



PEN MEADOW

DEVELOPMENT FACTS



Your guide to the proposed development on Pen Meadow

RURAL EXCEPTION SITE



These are small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

AFFORDABLE / SOCIAL HOUSING

Affordable housing is delivered by a Housing Association and will involve both socially rented housing and shared ownership. The rental levels will be no more than 80 per cent of the local market rent (including service charges, where applicable). In the future, there would be the opportunity for people in shared ownership houses to acquire the whole property.



WHO ARE LOCKINGE?

The land belongs to the Village Housing Charitable Trust which forms an important part of the Lockinge Estate in providing affordable housing. The majority of the properties owned by the Trust are situated in Ardington and East Lockinge where young people, families and the elderly who meet the registered charity's criteria are housed and if required supported in other ways. This enables people to live, work and retire within the local communities concerned.



HOUSING ASSOCIATION



English Rural are an example Housing Association already present in East Ilsley

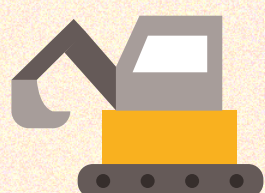
The chosen Housing Association will work with the village to prioritise those who identified a need for homes in East Ilsley. This can be children of current home owners or older people looking to downsize but can't find what they need or can afford in the village. Criteria can be agreed upon when selecting an association to represent these houses. There will be a legal agreement attached to the planning application to give the locals priority access to the new houses.

So what else does East Ilsley get ?

In exchange for building 14 x 2/3 Bedroom Houses that will meet the needs identified in the village housing survey carried out in March 2020, Lockinge have made the offer of giving control over the remainder of Pen Meadow to the Parish Council and not just the site of the old sheep fair by the High Street as in the previous proposal. Terms of the control are yet to be negotiated, but this could be something like Parish Council control for a minimum period of 125 years. Therefore, the area can be retained as a green and open space for the enjoyment of all the village residents.

IT IS WORTH NOTING THAT...

Pen Meadow is proposed as an exception site. Lockinge need this status to build on the land as there is no need noted in the current local or West Berkshire Council Plan. However, should a future need be identified by WBC and added into their plan, then this area could be developed without any deal in place. Previous development plans for this site have been unagreeable, this proposal allows us to meet the clear need in the village and retain the meadow as green open space for people to enjoy, regardless of any subsequent changes in UK Government or legislation.



WHAT DO YOU NEED TO KNOW?

Flooding in the Village:

The new development will be built with SuDS. These are sustainable drainage systems which are a collection of water management practices that aim to align modern drainage systems with natural water processes. SuDS make urban drainage systems more compatible with components of the natural water cycle such as storm surge overflows, soil percolation, and bio-filtration. These would not interfere with existing village alleviations in place and would assist the natural drainage in Filders Lane.

Environmental Concerns:

The houses will be built carbon neutral ready, can be fitted with Air Source Heat Pumps and Solar Panels. The build quality would not be compromised. Electric Vehicle charging points could be an option as well.

Housing Details:

At present, the finer details of the houses are still very much in pre-planning stage. Concerns, considerations and comments will all be sought from the village prior to an application being submitted to West Berkshire Council. It is proposed that an open evening will be held at the School Hall for you to view the plans, make comments and suggestions and see the development in much finer detail very soon.

Eligibility:

These houses are in response to an identified need from people currently in the village. They can also be offered to key workers and this detail can be arranged via the section 106 agreement with the identified housing association. Section 106 is a legal agreement which forms part of the planning application which in itself will ensure that the site remains an Exception site in perpetuity.

NEXT STEPS...

Complete the online form and have your say anonymously:

<https://forms.office.com/r/dcprFgW0Bi>

What do you think should happen to the remains of Pen Meadow once controlled by the Parish Council?

Either drop us a line via email to penmeadow@eastilsley-pc.gov.uk or give us your comments via the free text boxes in the form above.

At the next meeting of the Parish Council on 9th November 2021 a decision whether to support or object to the plans will be made based on the comments received via the form above and email address.

If the outcome is positive a further open evening will be held which will show you the finer details of the proposal in terms of housing style, eco-credentials, housing association link ups and access points. Only after these steps will a formal planning application be submitted to West Berkshire Council and the Parish will be invited to comment in the usual manner at a Public Planning Meeting, where once again your views will be considered.

THE REVISED PROPOSAL



The original proposal only guaranteed the Parish Council would control the site of the old Sheep Fair.

The revised proposal gives control of all the remaining meadow to the Parish Council, including the original site of the old sheep fair.