



(Draft Street Scene Sketch – Land South of Smugglers' Lane)

SLRCONSULTING.COM

Land South of Smugglers' Lane, Barns Green

Welcome to the Public Consultation
Event for the Draft Proposals

Aug 2025

mler
homes

SLR



Introductions In Attendance Today

Nick Billington

Principal Planner



Neil Marshall

Transport Consultant



Aidan Robson

Planning Director



Tim Wood

Drainage Engineer



Our Team

- Architects
- Landscape Architects
- Heritage and Archaeology Consultant
- Ecologists
- Air Quality, Lighting and Noise Specialists
- Arboriculturist





Where is the Site?



1. View of the Site from the northwest corner



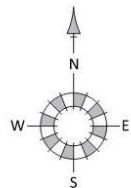
2. View of the Site from the southwest corner



3. View of the Site (left) from Chapel Road



The Site and Surrounding Context



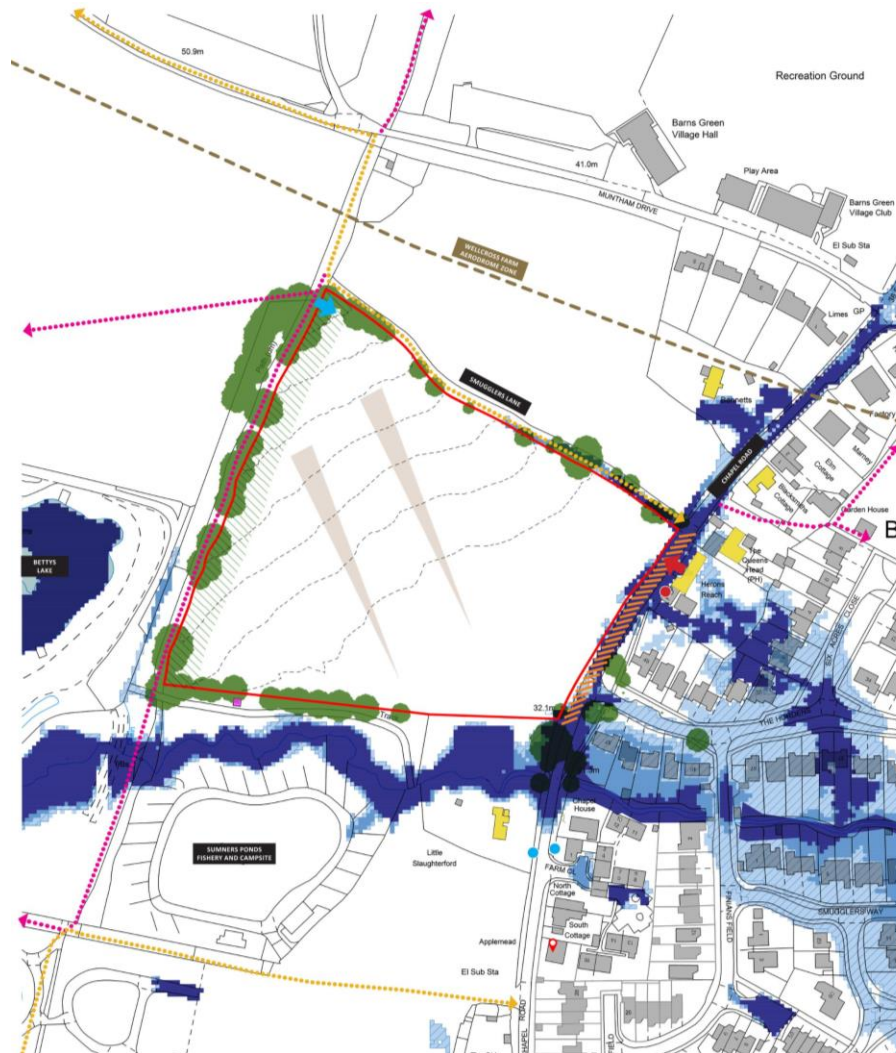
0 10m 20m 30m 40m



KEY

- Site boundary
- Site access
- Gated access from footpath
- Existing trees
- Surrounding built form
- Low flood risk (1:1000 year)
- Medium flood risk (1:100 year)
- High flood risk (1:30 year)
- Ancient Woodland
- 15m buffer to Ancient Woodland

- Fall of land
- Contours (1m intervals)
- Existing pond
- Potential noise from roads and residential areas
- Bus stop
- Post Office / shop
- Public footpath
- Bridleway
- Listed buildings
- Mast
- Wellcross Farm aerodrome zone





What is our Vision?

"Create a place which is sensitive to its landscape setting, and which will create an attractive residential environment where people will aspire to live."



About 65 New Homes



35% Affordable Housing



Sustainable Development



Pedestrian and Cycle priority



New village green public space



Play Space





What is being proposed?



- About 65 New Homes*
- 35% New Affordable Homes
- Attractive publicly accessible Open Space and Play Area along the front of the site
- New Access Road & Pedestrian and Cycle Links
- Sustainable Drainage Systems (SuDS)
- Provision of 10% Biodiversity Net Gain

*subject to finalised proposals



Respecting the Local Environment



Ancient Woodland Buffer
(15 metres)



Village Green Frontage /
Open Space



Homes in keeping with local
character (2 storey) and
respecting traditional
architectural style



Enhancing habitats with new
planting and landscaping and
achieving a Biodiversity net
gain of 10%



Responsibly managing flood
risk

How Will It Look?

- Respect design of local homes
- Set back from Chapel road and historic properties
- Highly efficient, in accordance with the current Building Regulations



Section A-A



Section B-B



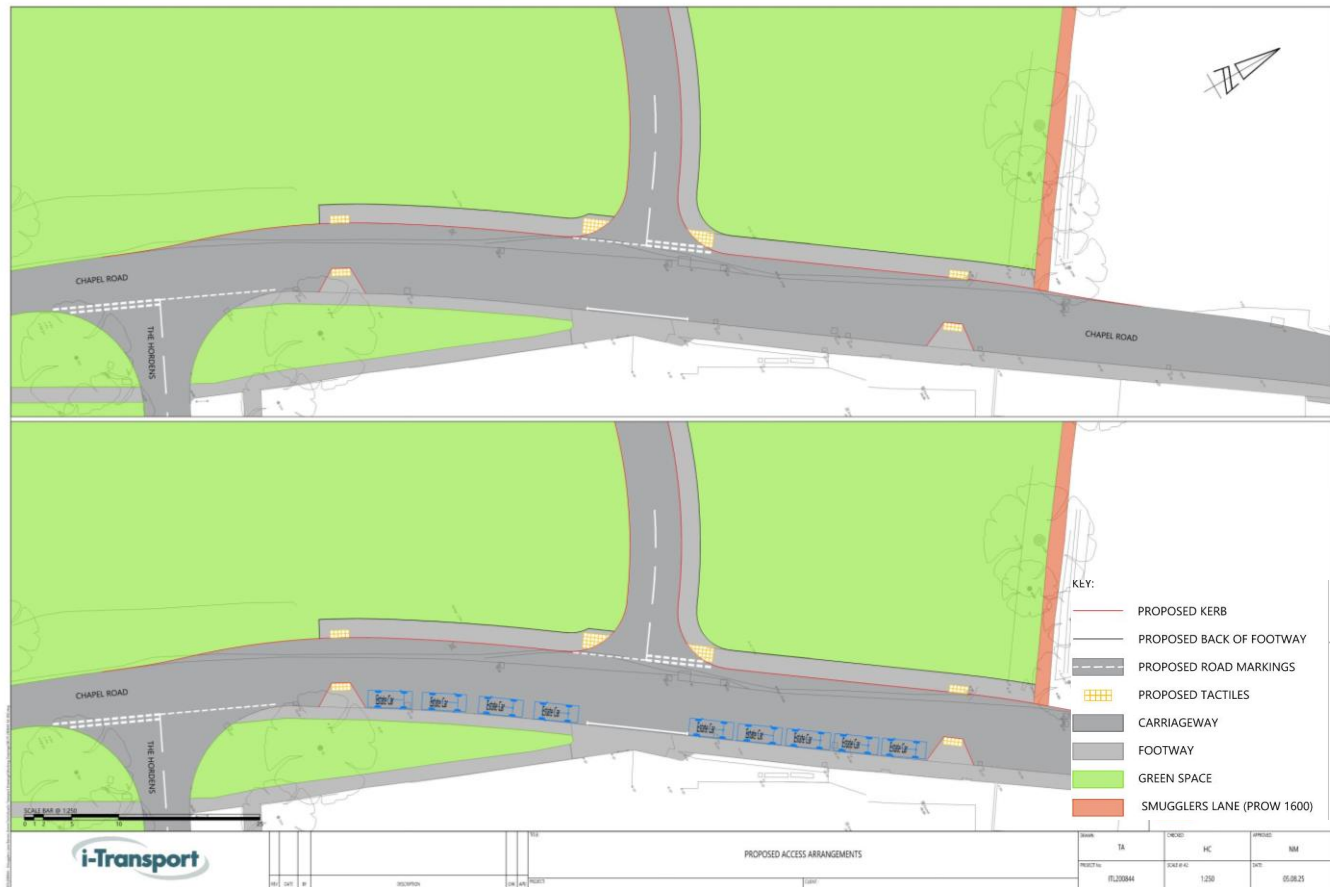
Section C-C



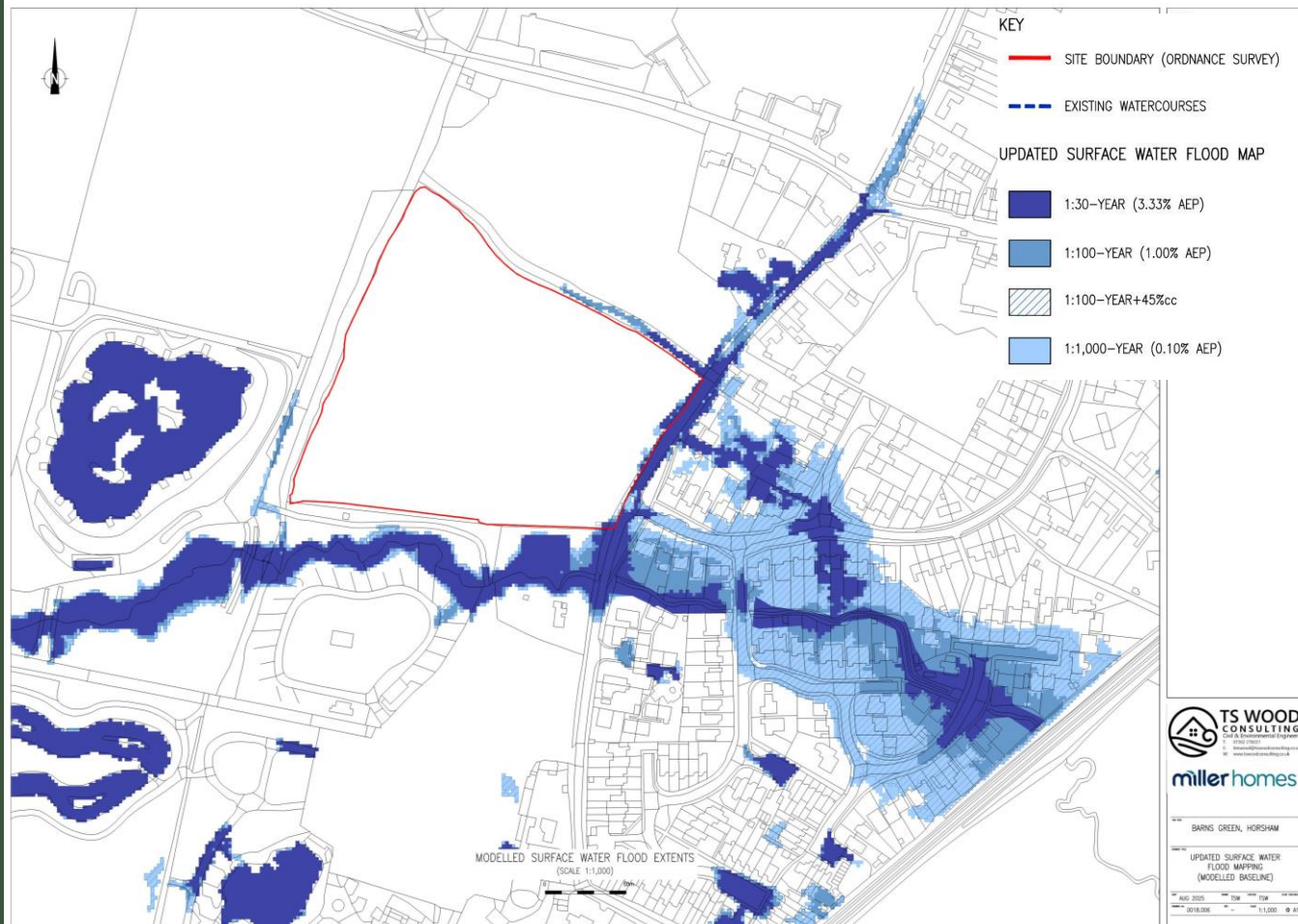
Key Plan (not to scale)

- Chapel Road widened in the vicinity of the access
- New pedestrian crossings provided to enable safe access to and from the shop, village, and rights of way
- Informal parking outside the shop retained in number and location
- No traffic regulation orders (parking controls) necessary

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- Detailed, site specific flood risk modelling undertaken
- Opening up of culverted water course, removing a maintenance liability and reducing flood risk on Chapel Road
- Drainage Basins to hold surface water on site and gradually release at existing run off rates
- Naturalistic design to avoid an over engineered appearance and provide ecology benefits





Benefits for the Community



New Homes

- Including new affordable homes
- In keeping with local character – 2-storeys and a varied mix



Village Green Frontage

- Maintains sense of openness in this area
- New play area to complement existing spaces



Potential to improve Surface Water Drainage along Chapel Road

- Implementation of naturalistic Sustainable Drainage Systems (SuDS)



Potential to improve traffic along Chapel Road

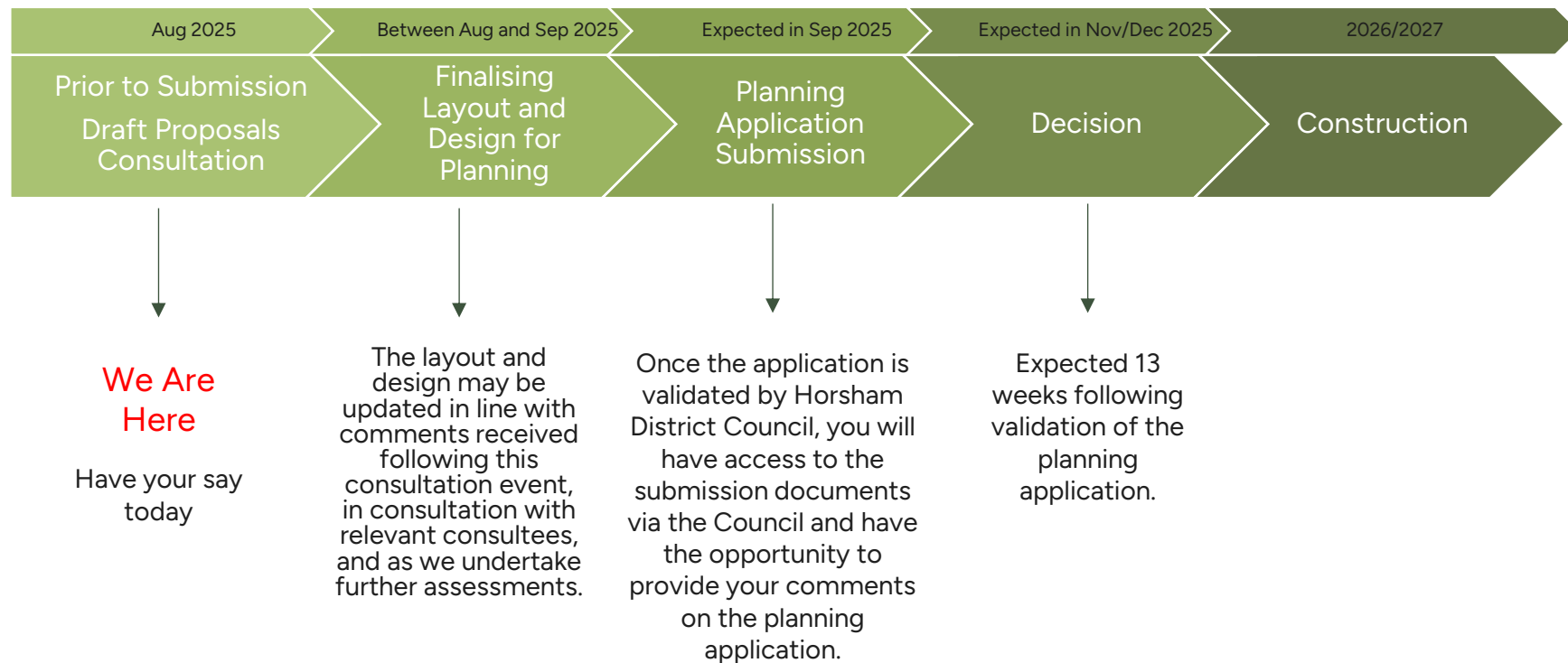
- Provision of traffic calming and retention of parking for shop on Chapel Road
- Addition of informal crossings



Financial Contributions towards local community infrastructure via CIL



What Happens Next?





Thank you for your time today.



Do you
have any
questions?