

**Land off Dillmore Lane, Fernhill Heath**

**Green Infrastructure Statement – April 2024**

An Outline Planning Application (OPA) was submitted for Land off Dillmore Lane, Fernhill Heath in December 2023 (reference W/23/01323/OUT)

‘Section 5 – Outline Application Matters’ of the submitted Design and Access Statement provides the following schedule of proposed land-uses:

<b>Total Site Area</b>	<b>7.94ha</b>
Developable Area	4.37ha
Site Access	0.19ha
Green Infrastructure	3.38ha

‘Section 6.7 – Green Infrastructure’ of the Design and Access Statement states that “...the masterplan complies with policies SWDP5 and SWDP 39 of the South Worcestershire Development Plan. The development includes 42.6% green infrastructure (3.38ha total), which is above the 40% required by SWDP5.”

Since submission of the OPA, consideration has been given to how a village hall could be accommodated within the development (should the OPA be Approved).

While the masterplan remains as per the version submitted for the OPA, a new version of the masterplan (‘Potential Land for Village Hall’ - April 2024) has been prepared to show the indicative location and arrangement of a village hall. The size of the plot for the village hall is 0.2ha (0.5 acres), allowing for building, parking and amenity space.

Should the village hall be delivered, this would increase the overall developable area / reduce the amount of green infrastructure as follows:

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<b>Total Site Area</b>	<b>7.94ha</b>
Developable Area	4.57ha
Site Access	0.19ha
Green Infrastructure	3.18ha

3.18ha of green infrastructure represents 40% of the total site area, and therefore the 'village hall' masterplan would remain compliant with policies SWDP5 and SWDP 39 of the South Worcestershire Development Plan.

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