



FROM:

 PRINCE'S FOUNDATIONTHINK BEFORE
YOU INK.

ACTIVITY 2B

Possible Development Areas

Local communities often don't get enough say on the actual locations where development would be most appropriate. As many communities object to new housing development the safest option for developers is usually to site them far away from the existing community.

This approach often results in poorly placed homes that are cut off from existing settlements and don't integrate fully with the rest of the community. It can also place strain on existing systems and networks such as roads and mains services. BIMBY will empower you to choose better locations for more beautiful homes.

What do I need to know?

Areas that will be unsuitable for development include:

- those in flood zones
- those of ecological significance
- those where development would badly alter/impact on important views
- those that are difficult to access from the road network

Your local planning authority should be able to provide guidance or information on this and help you prepare a constraints plan where new development is not appropriate.

It's important to remember that the sites you suggest may ultimately not be developable. But, going through the BIMBY process is valuable because it opens a crucial conversation between stakeholders without a political or financial agenda. Local stakeholders ultimately need to understand how important the location of new homes is and be able to take part in the debate on the grounds of good access, walkable neighbourhoods and community cohesion.



Before the workshop starts, find out if there are any other sites being put forward to the local authority for consideration at point 5 in the activity.

Activity 2b Instructions

1. Using the map from activity 2a, hatch/shade possible places for development by marking areas that have the best access to primary schools. (A new development of over 800 homes may well need to provide its own new school).



GROUP MEMBERS MARKING THEIR AREA MAP.

2. Repeat for local shops, pub and community centre.
3. Repeat for access to bus stops, tram or rail halts. Compare and contrast this map with the map created during Activity 1c.
4. Would new development in any of the areas you've identified, help improve the areas labeled with blue dots (opportunity areas for improvement)? Would they have a negative effect on those with green dots (places liked as they are)?
5. If you have found out any other sites being put forward to the Local Authority, consider them alongside the conclusions the workshop have come up with. Do any seem more sensible than others?
6. Take a high quality picture or scan your map



HELPING HAND

DOWNLOAD THE SHERFORD MASTERPLAN BOOK FROM THE BIMBY.ORG.UK WEBSITE AT BIMBY.ORG.UK/RESOURCES/SHERFORD-MASTERPLAN-BOOK.PDF, FOR MORE INFORMATION ON PLOTTING YOUR MAP (PG. 50 ONWARDS).

