



# Fradley Parish Council

Chair  
Parish Clerk / RO

David Leytham  
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## NOTES BLOOR HOMES MEETING

13<sup>th</sup> December 2024 12.00pm

Fradley Village Hall  
Hay End Lane  
Fradley

### Attendee's:

Parish Council: Cllr Phil Beswick, Cllr David Leytham (Chair), Cllr Matthew Richards.  
Claire Crompton (Clerk to the Council)  
Bloor Homes: Emma Foster  
Sulis Public Affairs: Johnny Kidney

### Overview of the Proposal:

Emma Foster and Johnny Kidney presented an overview of the development proposal:

Up to 280 homes, with a possibility of reducing to 230.

Half of the site to remain as public open space.

Aim to retain as many trees and hedges as possible, though some losses will occur due to access requirements.

Primary access proposed from Fradley Lane via a new roundabout.

Plans to move the 30mph speed limit to encompass the new development.

Fradley Lane to be widened to improve vehicle access.

Walking routes to be preserved and new routes introduced.

Provision for a GP surgery and dental practice included in the plans.

### Items Discussed:

1. Order of Development Phases.

Bloor Homes to provide a detailed timeline for the phases of development.

A38 junction improvements to be clarified: Will these be completed before or after housing construction?

Bloor Homes confirmed that they are still in the consultation phase. Detailed phases will be published once the planning application has been submitted. The A38 junction improvements are being actively considered in discussions with Staffordshire County Council (SCC) and Highways. Land adjacent to the A38 has been safeguarded for potential slip road improvements. When questioned about what would happen to the land if the proposed A38 junction improvements did not go ahead, Bloor Homes advised that this area of land would be safeguarded and not built on. At this stage, it is unknown when or if these A38 improvements will be made.



## 2. Fradley Lane Widening.

Confirmation requested on how much of Fradley Lane will be widened and where improvements will start and end. How will the construction traffic be managed.

Fradley Lane will be widened from the junction of Church Lane towards the A38 until it naturally widens before the entrance to the slip road. The Parish Council emphasised that not only the northbound slip road would need improvement, but also the southbound, as residents of the new homes would likely wish to travel both north and south safely. This would, in turn, create additional construction traffic that would need to be managed, funded, and controlled. The Parish Council asked if this would be a consideration for Bloor Homes. Bloor Homes stated they would commit some degree of finance to the road improvements. Construction traffic would be managed with the use of banksmen.

## 3. Pub Site Development.

Parish Council asked if the pub site would remain a designated site or if Bloor Homes would actively construct and market a pub for occupation.

There is currently scope to provide a pub and/or a community hub; however, the finer details of these are yet to be confirmed. Bloor Homes are using feedback from their resident consultations to determine the best plan of action. The Parish Council emphasised that Fradley has had many developers promise the construction of a pub, yet nothing has been built to date. Bloor Homes confirmed that they would not build a pub specifically, nor would they market it or have any involvement with it once they leave site.

## 4. Community Building Proposal.

Residents expressed a strong desire for a community building.

Parish Council queried whether space would be allocated and if Bloor Homes would fund construction or provide the land only.

As with the pub site, there is provision for a community hub or building. However, Bloor Homes have no plans to be actively involved once the site is completed.

## 5. Housing Proportions.

Clarification requested on the proportions of:

Social housing.

Affordable rent housing.

Locations of these within the development.

The housing mix will consist of approximately 30% two-bedroom homes, 40% three-bedroom homes, and 30% four-bedroom homes. Around 28% of the development will be allocated as social housing, with a 65% to 35% split between social housing and social rented homes. The Parish Council asked if there would be any provision for bungalows, considering the ageing population in the UK. Bloor Homes agreed to look into this. Discussions will take place as to the locations of the social housing and affordable housing once the application has been completed.

## 6. Wildlife Concerns.

Rumours of a badger colony on-site were raised.

Bloor Homes confirmed they would carry out ecological surveys to assess the presence of badgers or other protected species.

#### 7. Planning Application Timeline.

Bloor Homes stated they aim to submit their planning application in late December 2024 to early January 2025.

#### 8. Discussions with Local Authorities.

Parish Council asked what discussions Bloor Homes have had with Lichfield District Council (LDC). Confirmation was sought on which planners Bloor Homes are engaging with.

Bloor Homes confirmed that LDC is aware of this proposal, and they will actively promote the planning application as compliant with LDC's emerging Local Plan. They are aiming to submit an outline planning application by the end of next week (late December 2024).

#### 9. Alignment with the Local Plan.

Parish Council queried whether the proposed development aligns with the current and emerging Local Plan. Bloor Homes to confirm their understanding of the development's fit within local policies.

The proposal does not sit within the current Local Plan but aligns with the emerging Local Plan.

#### 10. Infrastructure Priorities.

Parish Council asked what infrastructure Bloor Homes views as priorities for this development. Requested details on whether any infrastructure (e.g. GP surgery, roadworks) would be delivered before building begins.

Bloor Homes will review the process and aim to deliver infrastructure at specific points as certain numbers of houses are built. They are using the public consultations to identify which infrastructure is considered a priority by local residents.

#### 11. Open Space Design.

The Parish Council raised concerns about large open spaces within the development. Requested assurances that open spaces would have character and purpose, rather than being left as undefined areas.

Bloor Homes are keen to highlight the vast proportion of open space within this planning development. They mentioned that we will need to wait until the full plans are released, but assured that the open spaces will form part of a complementary scheme.

#### 12. Reduction in Housing Numbers.

Bloor Homes explained that the reduction from 280 to 230 homes is under consideration to accommodate more public open space and minimise environmental impact.

#### 13. Play Areas and Youth Facilities.

Plans for play areas were discussed, with clarification requested on which age groups these would cater to. The Parish Council emphasised the need to consider facilities for teenagers, in addition to those for young children. As young families grow and the community expands, local teenagers will need provision just as much as younger children.

#### 14. Housing Need and Location.

The Parish Council questioned whether there is a demonstrable need for additional housing in Fradley and why this location was chosen for the development.

Fradley has been identified as a sustainable area for housing growth. Under the existing Local Plan, Fradley is still required to deliver around 400 additional houses. However, the emerging Local Plan outlines the need for areas like this to accommodate higher numbers of houses to meet current demand.

#### 15. Drainage Issues.

How will drainage be managed for the development, and what measures will Bloor Homes take to mitigate the impact of an additional 230+ houses on the existing drainage system?

Bloor Homes were not aware of the current drainage issues faced on Church Lane and the surrounding areas of Fradley near the proposed site. When the Parish Council informed them about the severe flooding and the inadequate drainage systems on Church Lane, Bloor Homes appeared visibly shocked. The Parish Council showed photographs taken only two weeks prior to the meeting, depicting flooded roads, pavements, and residents' properties and land. The Parish Council urged Bloor Homes to investigate the flooding issues already affecting local residents.