

# Winterslow Parish Council

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Minutes of the Winterslow Parish Council Meeting held on Monday 13<sup>th</sup> March 2017 at 19.30 hrs at Barry's Field Winterslow

## APPENDIX A

Presentation by Savills / Primetower; John Yeoman, Jon Gateley, Tim Grant

The potential development site at Middleton Road site been in the process of planning for 8 years. There has been 3 Public Consultations, feedback has been gathered and there has been a public inquiry regarding Brown's Copse.

There is a benefit to developing a larger site in the village as this will provide a total of 18 affordable dwellings and 28 dwellings as open market houses.

Smaller sites such as Fralex which are dispersed around the village provide less affordable dwellings as opposed to a larger site.

Savills / Primetower would provide a play area adjacent to the Village Hall, footpaths along Middleton Road. The development would make considerable gains to the Community by sustaining the schools, shop and local pubs.

In addition to this, Savills / Primetower would provide the following;

£100k towards the V.Hall

Upgrade the boiler at Barry's Field

Outdoor lighting at Barry's Field

New swings at the Recreation Ground

A total amount of £200k could be donated to the Community if the Savills / Primetower project is supported

**The next section details the salient points from the Q&A session with the public;**

**The original plans for this site had an access point near to the Village Hall, this has been changed to a potentially dangerous site, why was it changed?**

WC will ultimately decide on the access point, at a previous presentation there were comments made regarding the previous access point being too close to the Village Hall entrance

How will you guarantee that Winterslow 'residents' will be given priority over other applicants of the affordable homes

We will ensure that the social housing provider will give priority for Winterslow 'residents'

\*Affordable dwellings include part shared ownership, starter homes, socially rented homes.

Why has the PC been in discussions with Savills / Primetower over potential gains for the Community

The PC will hold discussion with all local developers

When would the Community see the potential gains for the Community?

The gains would be included in the outline planning application, there is a potential for funding for some projects, such as the heating system at Barry's Field, to be started along with the first build.

How much experience does Savills / Primetower have with regarding to building larger sites

Savills / Primetower has vast experience in building developments, large care homes, 200 residential units, 280 units in Christchurch

What will the development look like, structure, etc.

There will be additional consultations on the building structure / content, Outline planning will enable more opportunity for this

Brown's Copse will be given to the village with a 20 year funding provision for maintenance

The roads, infrastructure, buses, traffic, cannot take more additional cars

The Village Hall has experienced flooding in 2012, how do you propose to ensure there is no flooding at this site

Savills / Primetower will consult with principle designers and engineers to alleviate flooding, improve the drains, using sumps, ensuring the water dissipates on site as much as possible, hold the water from going downstream.

The Fralex site has insufficient drainage

Cllr Devine will investigate this matter

The Parish Council has allowed seven housing estates in the village and the roads / infrastructure / sewerage, drains, cannot cope with any more cars / traffic. If the Middleton road development takes place there may be a potential 200-300 further cars in the village.

Savills / Primetower may make a contribution towards the sewerage system but the plans needs to be formalised by W.C.

Smaller development sites will not contribute towards the sewerage / drainage systems.

There is a potential site on the NP for 15 dwellings at Weston Lane, this is not an ideal site as it is remote, not central, not sustainable.

How does the Savills / Primetower proposal fit into the NP

The Steering Group has taken direction from the Community on the NP sites.

The proposed site at Middleton road is not a proposed allocation site in the NP

The NP surveys highlighted the Community do not want sites with over 5 dwellings

Is the Middleton road site in the NP- why not?

The site has not been included in the NP, the landowner contacted a developer regarding the site for potential development and the was not included in the NP

What is the next stage of the NP

The NP will be forwarded to WC for Strategic Environmental Screening

The results will be formally published in the Parish and there will be a consultation

The NP will be send to WC for consultation

Clive Broadley made a statement on behalf of the Village Hall

The Village Hall are non-political and will remain neutral with regard to any planning applications.

If funds were made available the Village Hall would be interested