

Meeting with Linden Homes and Parish Council to discuss land North of Norton Road – Phase 2

In attendance:

Hannah Short – Linden Homes – Planning and Design Coordinator; Lydia Voiias - Savills.

Parish Council - Chair C. Dashper; Cllr. K. Towers; Cllr. D Haley; Cllr. B Morris; Cllr. J. West & Mrs V Waples (Clerk).

1. Opening & Welcome by the Chair of the Parish Council

2. Update on Phase 1 currently being built = 87 - Issues raise by the Parish Council:

Access and movement of vehicles - *HS - Linden had met with the planners before Christmas over a number of enforcement issues and in particular the verges on Meadow Lane – barriers should now be in place to offset further damage being caused. Repairs will be affected under a s278 agreement.*

Existing access = farm access off Meadow Lane - no proper access – *HS need formal access prior to commencing next stage – s278 agreement needs to be in place which the Highways Dept / Legal Teams are just about to sign this off. Agreement to be signed and then licences will be issued. Verges will be regraded, topsoil, reseeded and farm access stopped up once the main access point has been installed.*

Carriageway on Meadow Lane damaged – *HS need to ensure that the Contracts Manager carried out a pre-commencement survey on the road to allow damaged caused to be corrected etc.*

Wheel wash – why still not in situ? *HS confirmed that the road sweepers contracted for a certain number of visits per week – is this happening and could it be extended? Contracts Manager to be requested for an update on this and to ensure a wheel wash was installed without delay. KT confirmed that there was no need to ensure drainage was on site for this as the water would be recycled.*

Verges – how are they going to be corrected? *HS confirmed that under the s278 agreement these will be reinstated.*

Hedgerow – *HS stated that on Meadow Lane majority to be retained and in parts will be enhanced.*

Separate access for school – *HS stated that Linden had obligations to service the school entrance site – contractually obliged to provide this under the terms of the planning permission.*

General update for Phase 1 – reserve matters approval – started on site prior to Christmas – 1st units at front – infrastructure– roads and drainage. Show home open late Spring/early Summer 2020. Start selling from that point onwards.

3. Phase 2 – balance of site is to be covered by this. Thurston NDP adopted October 2019. Benchmark for assessment of any future applications.

2 Plans were circulated – one for the balance of homes to come forward under the live outline planning application – 133 and one for an uplift on the outline approval of 200 homes to take the total numbers on site to 267 – this would be subject to a new application to be submitted.

PC expressed deep concerns as it had expected that the balance of the site was to come forward for 133 which would take the total up to 200 – as approved. It was noted that the plan submitted for 133 had deliberately left areas on the site blank merely to allow for a resubmission of the plan to show that it was acceptable to take an uplift of the site to 267.

PC reiterated that it had expected the conversation to be over the plans to be submitted which would show the layout to take the site up to 200 which was approved at outline. As there was a request to discuss something totally different to the approval that had been given, the PC were of the opinion that further discussion at this point would have little merit.

Remaining land as shown in green on both plans was land upon which nothing would be built and would be retained as per the approved outline plan as green open space and woodland – Lady Greene Wood – *the plan also showed this wood split in two – clarification was required as to the wooden land included within the application.*

PC raised the following general issues:

- There was an expectation that the plans to be submitted would adopt a more rural approach – PC questioned why the density was now to be upped – original permission was for 200.
- The PC stated that it felt that Lindon Homes were trying to hijack the process by which permission had been granted for a specified number of dwellings.
- Failure to take into account the comments raised at the first reserve matters submission - PC felt that both plans had ignored all comments made in the Officer Report. Total disregard for what has been said and no clear intention of following what has been said in the Thurston NDP and what was said in the Officer Report as submitted for the Reserve Matters for the 1st phase.
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PC raised the specific issues with the reserve matter plans as submitted:

Layout - crescent shape

Street scene – not in keeping with the ideal as per the Thurston NDP

Density – too high

Rural feel – why was the street scene and layout so urbanised

Garages – every four/five bed has one or two garages. Why so little.

Every plot should have a garage as well as parking space allocated irrespective of the SCC Parking Guide

PC issues with the uplift plans as submitted:

Uplift to 267 – numbers and therefore density

Crescent shape

Layout – not in keeping with the street scene of the Thurston NNDP

Density – still too high

Urban feel

Garages – every four/five bed has one or two garages. Every plot has a parking space allocated.

PC plus points:

Cycling provision – shared surfaces can accommodate cyclists and links through the estate to points beyond.

Request from Linden Homes as to some guidance over play equipment – photos shown of woodland play area equipment suitable for young persons with all equipment designed to be quite naturalistic. Aim to open up the footpaths. Natural aspect of the landscape (wooded) to be enhanced or at least not compromised.

PC confirmed that, given the number of developments coming forth, that they had previously expressed the aspirations for all play areas to be complementary and that all should be convenient for all in the village.

Play areas close to attenuation ponds could be an area for Under 12s and might be most suited for the type of equipment in the photos shown.

Expect to submit reserve matters in next couple of weeks and the uplift application to follow a few weeks later.

4. Close of Meeting – 11.09am.