

**Interim summary of Norton St Philip Parish Council's response to Lochailort Investment Ltd's proposals presented to the village on 21 February 2008****This is not a final document: Questions and work in progress are identified in the text****1 INTRODUCTION**

- i. Lochailort Investment Ltd presented their proposals to Norton St Philip Parish Council and seventy parishioners at the Parish Council meeting on 21 February 2008. A question and answer session followed the presentation, the record of which was included in the March 2008 edition of the Norton St Philip Parish News.
- ii. The village thanks Lochailort for discussing their proposals at an open meeting, prior to making any planning applications.
- iii. In order to assist it in formulating its response to the proposals, the Parish Council sought the help of villagers who formed working groups to consider various aspects.
- iv. The reports of the working groups were submitted to the Parish Council at its April meeting. The reports have been referred to in the preparation of this interim summary. Minority views are included.
- v. The aspirations of the village as expressed in Norton St Philip's Parish Plan, published February 2005, have been the basis for any comments on the proposals.
- vi. The Parish Plan (page 21) identifies the following potential mixed usage of the chicken factory site, implementation of which should be phased:
  - (a) Starter homes.
  - (b) Homes for the elderly.
  - (c) Affordable housing.
  - (d) Garaging.
  - (e) Allowances for certain village facilities.
  - (f) Open ground.
  - (g) A small number of business units.
  - (h) Possibly overflow for the churchyard.
  - (i) Possibly a multi-purpose building to include provision for sports facilities and young people's needs.

**2 WORKING GROUPS**

- i. At their meeting in March the working groups decided to consider:
  - (a) Overall size of development; Volume of housing; Mix of housing.
  - (b) Village shop and associated parking.
  - (c) Landscape strategy; Wildlife and ecology.
  - (d) Section 106 agreement for the land south of Church Mead; and for any other land not built on.
  - (e) Contribution towards health & education; Facilities for children; Multi purpose community building.
  - (f) Parking spaces for High Street residents; Hard surfaced track adjacent to south side of Church Mead and car parking behind the sports pavilion.
  - (g) Traffic calming measures in the High Street between Laverton Lane/ Mackley Lane and the Plain.
- ii. The working groups agreed that the following matters were acceptable as proposed and they were not considered further:
  - (a) Accommodation for a part-time consulting room for doctor and similar uses.
  - (b) A small number of business units.
  - (c) Building design and materials.
  - (d) New footpaths linking the brown field site to the westerly end of Norton St Philip.
  - (e) Protection of the existing badger sett.

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**3 PARISH COUNCIL’S RESPONSE: GENERAL POINTS**

- i. Only the existing brown field site, as defined by the Development Limit of the village, should be used for development. The village would strongly oppose any further development beyond the Development Limit as currently defined.
- ii. There is strong support from local residents for the planted bank fronting High Street to be retained as, historically, domestic development has not existed directly onto the road in this location. However, the Parish Council disagrees.
- iii. The road layout within the development should be altered so as to be continuous and avoid any cul-de-sacs with the potential for leading out of the Development Limit.
- iv. The Parish Council agrees that the matters listed in para 2 ii (a) to (e) above are acceptable.

**4 PARISH COUNCIL’S RESPONSE: OVERALL SIZE OF DEVELOPMENT; VOLUME OF HOUSING; MIX OF HOUSING**

- i. The emerging South West Regional Spatial Strategy, together with other policies, indicates that developments in small rural communities should be compatible with their size, local needs and not foster growth in the need to travel.
- ii. The proposed 44 dwellings would be an increase of about 12% on the village’s existing housing stock. Can Lochailort demonstrate that this increase would be acceptable having regard to the lack of facilities within the village and also the vehicles of the new residents which would use the village streets daily. Please advise
- iii. No mention is made in the proposal of the possible mix of housing. Page 17 of the Parish Plan identifies the village’s needs. Could Lochailort supply a detailed breakdown of the proposed housing mix? Please advise
- iv. Has there been any consideration for sheltered housing with warden assistance? Please advise

**5 PARISH COUNCIL’S RESPONSE: VILLAGE SHOP AND ASSOCIATED PARKING**

- i. We are not ready to respond at this time because this matter is still being considered.
- ii. The Parish Council has decided to organise its own survey to establish whether or not the village wants a shop and, if so, what type and size.
- iii. Pending the outcome of the above survey, a space for a shop should be reserved.
- iv. We should be interested to learn about the outcome of Lochailort’s questionnaire. Please advise

**6 PARISH COUNCIL’S RESPONSE: LANDSCAPE STRATEGY; WILDLIFE AND ECOLOGY**

- i. The outline landscaping proposals are acceptable subject to further detail being provided as to the extent of the removal of existing inappropriate species, their replacement, and the provision of newly planted indigenous species throughout the proposed development. Please advise
- ii. Certain areas of the undisturbed land outside of the brown field site currently provides habitat for a variety of wildlife species.
- iii. An up-to-date species survey should be conducted before any development proceeds, to include protected species under current legislation.

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- iv. The field immediately adjacent to Church Mead has the potential for being turned over to a nature reserve, containing three distinct habitats namely, woodland, grassland and wetland. (For a possible alternative use refer to para 8 iv.)
- v. The bank facing High Street could also benefit wildlife as a linkage corridor to the existing and proposed landscape.

**7 PARISH COUNCIL'S RESPONSE: SECTION 106 AGREEMENT FOR THE LAND SOUTH OF CHURCH MEAD; AND FOR ANY OTHER LAND NOT BUILT ON**

- i. Is Lochailort willing to safeguard all areas of their existing land ownership, outside of the village Development Limit for long term non-development use (except for approved community development) by agreeing to an appropriately worded provision in a Section 106 Agreement? Please advise

**8 PARISH COUNCIL'S RESPONSE: CONTRIBUTION TOWARDS HEALTH & EDUCATION; FACILITIES FOR CHILDREN; MULTI PURPOSE COMMUNITY BUILDING**

- i. A new building on the school field is currently being planned to provide essential additional teaching space for the school and a dedicated space for the preschool.
- ii. Apart from Church Mead the over 12's have nowhere "safe" in the village to play and there are no facilities for them to use.
- iii. The kind of facilities the village has in mind are a community hall (for playing table tennis, table football, pool, music etc and also for general village use), an outside play area for the older children to include football goals/ pitch, basketball nets, skateboard ramps and a youth shelter.
- iv. There are two possible locations for such facilities. One is on the Laverton Triangle; the other is on the field south of Church Mead. (For a possible alternative use refer to para 6 iv.)
- v. There are also various minor facilities which are beyond the village's means, such as all weather footpaths across Church Mead (although some funding has recently been promised), improved access for disabled people at the church, dropped kerbs throughout the village to assist mobility and decking in front of the pavilion.
- vi. Is Lochailort willing to provide funding (or development obligations) to construct off-site school and/or community facilities by agreeing to an appropriately worded provision in a Section 106 Agreement? Please advise

**9 PARISH COUNCIL'S RESPONSE: PARKING SPACES FOR HIGH STREET RESIDENTS; HARD SURFACED TRACK ADJACENT TO SOUTH SIDE OF CHURCH MEAD AND CAR PARKING BEHIND THE SPORTS PAVILION.**

- i. The majority of local residents consulted would prefer garages rather than car parking spaces located on the brown field site at the High Street end of the development. Please advise
- ii. There is some support from local residents for a car park at the High Street end of the development.
- iii. There is little support from local residents for a hard surfaced track adjacent to the south side of Church Mead with car parking behind the sports pavilion.
- iv. The Rector supports a modest sized car park behind the sports pavilion which would benefit the church and school and obviate the need for parking on Church Mead for village events. An alternative position for a short access road could be on the Please advise

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opposite side of the field away from Church Mead.

**10 PARISH COUNCIL'S RESPONSE: TRAFFIC CALMING MEASURES IN THE HIGH STREET BETWEEN LAVERTON LANE/ MACKLEY LANE AND THE PLAIN**

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| i. We are not able to respond at this time because a revised scheme is awaited from Lochailort's consultants. | Please advise |
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**11 PARISH COUNCIL'S ADDITIONAL QUESTIONS**

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| i. Can you supply us with a summary of who are Lochailort Investments Ltd and what its experience is in delivering the kind of development envisaged for the chicken factory site? | Please advise |
| ii. Could an area outside of the brown field site be allocated for overflow for the churchyard?  | Please advise |