

## **Ilchester Parish Council Open Meeting**

### **Meeting to discuss planning application for land north of Dragonfly chase.**

The meeting was opened by Mr N Knudson, Chairman of IPC, followed by a presentation by Pegasus who compiled the planning application for the land agent.

The following is a summary of questions posed by members of the public after the presentation and the responses from either Pegasus, the Land agent or the IPC Chairman.

#### **Q. Mr Bob Cruickshank (Trowbridge Park resident)**

Dragonfly chase existing residents are mainly MoD families. This means that they are less likely to object as they are transitory therefore the objections may be un-balanced?

- A. The application will be judged on its merits and not solely individual concerns. The demographic is not the responsibility of the applicant.

#### **Q. Nick Batchelor (Trowbridge Park resident)**

The development will generate a lot more traffic, how will this be catered for?

- A. There is a comprehensive transport plan within the application, Highway dept have been consulted. The analysis concludes that the extra traffic can be coped with and is within guidelines.

Q.

There is already transport gridlock at certain times of the day through the village, this will make it worse.

- A. N Knudson: The transport plan is not acceptable, there are both safety and security aspects that are not dealt with. The PC want the access to be via the old Fossway, for both the development phase and thereafter. The PC are pursuing a transport plan and that will require a controlled crossing at the North end of the village.

#### **Q Nigel Hiller**

The impact of 150 new houses in one phase uses the full allocation in one application. This is totally unacceptable as the Local Plan is almost certain to change and therefore more houses will be allowed.

- A. Yes the landowner is using the opportunity to apply for the full allocation. Houses are built on demand not speculatively. N Knudson: There is also concern that the Parish boundary on the East side of the Fossway is in Yeovilton Parish, therefore there is a real risk of another 150 houses on that location, also impacting the village.

**Q Jane Burrell (surgery Manager)**

The surgery is at its limit currently and could not possibly cope with the increase in residents.

- A. Obviously the health care in the village needs to be looked at and the surgery capacity needs to be increased. There may well be reasonable grounds for funding and a contribution from the developer to achieve this. Land is an issue, the current surgery cannot be developed so another site or second building may have to be obtained. Local health authority will also have to be consulted.

**Q Nick Heath/John (?) Headmaster and chair of Governors.**

How many additional children will need to be schooled, there is no more capacity for Primary children?

- A. The statistics state 1.5 children to each house, or possibly up to 2, not sure of how many of primary age. Again an extension or additional school may be required. Detailed negotiation with the Education Authority will be required. CoG noted that there had been plans to extend the school for over 20 years, still not happened!

**Q Emma Meacham**

Highways need to review the travel plan, it is full of errors – its “Tosh”! Concerns of the number of parking spaces that will be required – up to 444 cars – and the access issue must be addressed.

Also the Archaeological survey needs to be reviewed to possibly include some trench work to be dug. Agreed that this is the only logical location to develop within the village, however she did not like the plans regarding “shared” surfaces, plus there is a lack of green spaces.

- A. Applicant would not want to spend that money on a dig now – it may well be a condition of the planning permission if granted. Plans are currently outline, however the planning officer has been consulted.

**Q Ray Brock**

Is there an issue of aircraft overflying the site?

- A. Not sure – should avoid built up area. The view from the participants was that helicopters do overfly the area and it was agreed to check with RNAS Yeovilton.

**Q Ray Brock**

Who is responsible for the maintenance of the properties and the green spaces?

- A. A property management company will be established within the development and funds will be made available for 10 to 15 years.

**Q Scarlet Jones**

What is the plan for the farm that remains, ie access and mixing with other road users via the Fosseway?

- A. The current plan is that access will be via and through the estate, but taking on board comments from parishioners Pegasus will review.

**Q. Dave Board**

The drainage from the site is going north. This requires long distances to get to the brooks and open ditches.

- A. Foul water will drain through Dragonfly chase, surface water will drain via ponds and attenuation features which will be large enough to drain after specific periods. N Knudson – the Parish Council did not look too closely at the water and flood plan as the drainage was going to go north and will not impact the lower end of the village.

**Q. Tony Cappozzoli**

Attenuation ponds will require maintenance if they are not managed well. Who will be responsible for this?

- A. The ponds will not be visible to residents. They will be underwater ponds specifically designed for the purpose of collecting run off water and delivering into appropriate water courses. The Water Authority will be responsible for any maintenance.

**Q. Marlene Paterson**

The land east of The Fosseway is also in the local plan to be developed. This could mean another 140 houses within the village. Is the land east of The Fosseway owned by the same land owner?

- A. Yes this is correct. Combining the Ilchester and Yeovilton plan could have a significant impact on the village, however that is how the Parish boundaries are drawn. Yes the land is owned by the same land owner.

Land Agent R Rhys agreed to discuss the development on the land east of The Fosseway with the owner and report back to the PC.

**Q. Nigel Helier**

The development will suffer from significant noise from the A303. Will this be catered for? Who will live in the development, will it just be service personnel?

- A. Yes there will be both screening and all the houses will be soundproofed to the appropriate standard. It is a personal choice of course, if people wish to purchase a house with such close proximity to the road. Also, it may be a planning condition for example that acoustic fencing of 2mtrs in height is required.

No predetermined demographic is targeted, it will be a personal choice for those who wish to live in the development.

**Q. Nick Knudson**

With the assumption that planning permission may be granted, when could we expect to see the first house built? What is the development timeline?

- A. We expect to go to a planning committee in April and if approved the legal process will be in place by August. We can then advertise that the land is available for development and the main house building contractors would bid for the land. This would usually take up to six months with a sale expected in March 2016. Then, I would expect a one year plan for the detailed planning to be completed and building to commence in spring 2017.