



## Notes of Public Consultation Event

**Tuesday 11th July 2017**  
Re: Glendale, Butchers Hill, Fivehead

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## Proposed Development of Glendale, Butchers Hill, Fivehead

### Summary of Comments and Responses

**In addition to verbal responses given at the meeting, it is the intention that the points raised will be addressed in detail in the written statement which will accompany the planning application. Brief summaries of responses given by Helen Lazenby (Clive Miller Associates and Tom Hartley (re:DSGN) are provided in italics.**

**Where points of clarification have been requested, these will, where possible, be provided direct to the Parish Council over the forthcoming weeks.**

#### Summary

- There are occasional flooding issues close to the proposed access point which is also a constricted section of the main route into the village. Surface water runoff from the site should not worsen this situation;

*Noted – the development will be expected to ensure that surface water runoff from the site does not increase. The submitted plans will provide details of surface water drainage measures and planning permission would be granted subject to a planning condition requiring the detailed specification of the surface water drainage scheme to be approved by the District Council prior to any development commencing.*

- Clarification is also required in respect of the means of surface water drainage within the site;

*Noted – see above*

- Site preparation needs to ensure that drainage measures are in place to avoid problems with mud being transferred to the highway during the early stages of construction;

*Agreed – this would fall within the scope of the surface water drainage scheme*



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- Ownership of the stream needs clarification i.e. does the landowner own to the centre of the stream?

*To be clarified.*

- Is there potential for a pavement to be provided along the frontage of the site or within it for existing residents of Butchers Hill to the north?;

*To be considered further.*

- The dwellings should include measures such a solar panels and rainwater harvesting;

*Agreed and other means to reduce the carbon footprint of the units will be considered.*

- Positive comments made in respect of the design of the dwellings and their relationship with the site. However, others felt that the design was not in keeping with the rest of the village;

*It has been a deliberate decision to produce a concept and design which relates directly to the site within which it sits; rather than taking inspiration from the surrounding architecture within the village.*

- Plot 4 is too close to the neighbour's boundary and large trees (Weaver's Lawn) and would affect the outlook and privacy of their garden, also making maintenance of trees difficult;

*To be considered further.*

- Four dwellings is overdevelopment and it would be preferable to see one or two dwellings with the remainder of the site left undeveloped;

*It is the intention that this site remains as unchanged as possible whilst still providing an attractive, viable and manageable form of development. If large areas of it were to be undeveloped, it could raise potential issues in respect of management and ownership of that land.*

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- Some participants felt that the site should contain smaller and more affordable houses for local people; whilst others considered that there was a need in the village for family sized dwellings of this nature.

*To be considered further.*

- The majority of CIL and affordable housing levies go direct to the District and not to the local community. Therefore, in order for the village to benefit from the development; consideration should be given to whether a contribution could be made to funding community housing within Fivehead, for which there is a need;

*To be considered further.*

- The proposal would be unlikely to be permitted if it were not for the Council's shortfall in meeting its 5 year housing land supply targets;

*Disagree. The Local Plan policies support the provision of new residential development in sustainable locations, irrespective of the 5 year housing land supply figures.*

- The presence of badgers and slow worms on the site has not been adequately addressed by the ecologist;

*Additional information to be provided with the planning application.*

- Clarification is required in respect of the management and long term maintenance of communal areas of land within the site;

*An example of how such a scheme could function has been forwarded to the Parish Clerk.*

- Discussion took place in respect of whether the owner intends to develop the site himself and also the likely timing of the development;

*The owner is currently intending to undertake the development of this site.*

- Are there examples of similar constructions in the area?

*Whilst design inspiration has been drawn from various projects, the proposed dwellings are entirely bespoke and have not been developed elsewhere.*

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- The timescales for submission of a planning application and then the likely construction period was queried.

*It is anticipated that the planning application would be submitted within the next 4-6 months. If permitted, the permission would be subject to a condition requiring commencement within three years of that permission.*

- A request was made that the Parish is consulted again if plans change to any great extent;

*If the proposed plans are amended and the concept changed to any great extent, a further local consultation event will be undertaken. Once the planning application is submitted, it is our intention that we will attend the meeting of the Parish Council during which it is to be discussed. This will also be the opportunity for residents and the Parish Council to make formal representations to the Council about the proposals.*

- The ownership of The Pound.

*Information provided to the Chair of the Parish Council in respect of ownership.*

Helen Lazenby  
Associate  
July 2017

