

# KEMPSFORD PARISH COUNCIL

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## Minutes of the Meeting held on 12<sup>th</sup> February 2018 with Pye Homes and West Waddy ADP

Present: Tony Williams (KPC Chair)      Phil Nickson (KPC)      Tom File (Pye Homes)  
Mark Strange (KPC)      Alison Ward (KPC)      Mike Moss (Pye Homes)  
Sue Griffin (KPC)      Teresa Griffin (KPC Clerk)      Alan Divall (West Waddy)  
Christine Nugent (KPC)      Sue Coakley (CD Cllr)      Hugh Shepherd (West Waddy)  
Jerry Stokes (KPC)      Stephen Andrews (CD Cllr)      Trevor Rowe (Bromford Housing)

Trevor Rowe was asked if his attendance at the meeting was related to the affordable housing element of the application, or in respect of the announcement of regeneration plans for Cross Tree Crescent and Oakley Flats, Kempsford. This had come to the attention of the Parish Council through worried residents, rumours and a search on Bromford's website, and is considered unsatisfactory. It was agreed to discuss this matter first.

Trevor Rowe advised that Bromford Housing is commencing a consultation on the regeneration of the above residential areas.

- Stage one of the process is to inform residents, which has been done through door-to-door visits and letters. Kempsford Village Hall has been booked for a 'resident's drop-in event' on the 24<sup>th</sup> February 2018.
- Stage two involves notifying the parish council, other organisations and the wider community. Further information will be available shortly.

Tony Williams opened the discussions on the Pye Homes draft Section 106 by providing background on the communication to date, with the latest version being received by the Parish Council on the 7<sup>th</sup> February 2018.

Alan Divall explained that the draft has been compiled from the Parish Council's Community Wish list and discussions with the Planning Officer Deborah Smith. Any Section 106 contributions are required to meet the Community Infrastructure Levy (CIL) and National Planning Policy Framework (NPPF) tests.

Alan Divall outlined the proposed contributions:-

1. Education  
A standard contribution required by developers. Despite chasing GCC they have not responded with the level that would be required but as a 'standard' contribution Pye Homes would commit to it.
2. Libraries  
As above, GCC has not advised of the required contribution but again it will be accepted by Pye Homes.
3. Footpath Contributions  
Dunfield to Reevey - a contribution of £30,000 is proposed for the route identified in the Community Wish list. Details of the route have been sent to Gloucestershire Highways for confirmation of suitability and costings. If agreed in principle a technical drawing would be prepared.

The Parish Council advised the footpath should be on the north side of the highway to avoid any crossing of the road by pedestrians, and if possible the 30mph speed limit be extended to the Dunfield road junction. Alan Divall to make enquiries

One of the other footpath improvements identified within the community wish list is a new path to connect the Middle Farm public footpath to the pedestrian crossing to be installed by the school entrance. Tony Williams asked why this has not been included given that if approved, children from the new development would be most likely to walk from the emergency access on the Whelford Road along this route and therefore considered a justified link to the development. Alan Divall advised that all routes suggested had been considered by their highways consultants and this had not been identified as one which could be linked to the development. Alan will check that this opinion was formed with the knowledge that the emergency access would be used by children walking to school.

A further option raised in relation to this route being used by children walking to and from the proposed development is incorporating the existing public footpath through the allotments. It would involve 2 road crossings, but both would be away from the dangerous allotment corner junction. The Parish Council agreed to take this away and discuss further.

#### 4. High Street Traffic Calming Improvements

A figure of £50,000 has been identified by the Highways Consultant for traffic calming improvements, split between £10,000 for design and consultation fees and £40,000 for implementation. Again, details have been sent to the County Council Highways Team for confirmation that the scheme is required.

The Parish Council confirmed that speeding has been recognised in this area and approval was given by the Police and Highways Department for use of the mobile speed warning sign. Although the proposal stemmed from the community wish list there is concern about the type of measures that could be implemented given that the High Street is regularly used by large agricultural vehicles and lorries travelling to and from one of the village farms. The need for a footpath on the Manor side of the highway is something raised by residents to enable a continuous path from the George to the School, avoiding the need to cross the road close to the Chapel Road junction. It was agreed that the Parish Council need to consider a number of options to reduce speeding and improve safety in this area.

#### 5. Public Transport

The proposal is to contribute £300,000 to the County Council in order to provide enhancements to the existing 77 bus service for a period of 3 years. Discussions have taken place with the bus operator Stagecoach and the proposal has been put to the County Council. They have not responded as yet.

The type of service improvements proposed includes conversion of peak hour scholar service for public use and a 2 hour off-peak daytime service.

Tony Williams explained that a similar scheme using the school bus service had been trialled some years ago but was not very successful. The buses were often full and the public felt uncomfortable sharing the service with school children. The Parish Council welcome improvements to bus services but are not sure how many people would use them. Concern was raised over what would happen at the end of the 3 year funding period.

Jerry Stokes asked what happens if the County Council come back and say they do not consider the proposals viable. Alan Divall explained the decision rests with the County Council. This led to further questions about some of the other proposed benefits such as footpaths and traffic calming, and if they were not supported would the community end up with nothing? Sue Coakley stated that there are other mechanisms through which benefits can be provided and in other developments this has

been done through Unilateral Agreements and ex-gratia payments. Mike Moss advised there is in principle a 'pot' of money to provide benefits to the community.

6. Allotments

It is proposed to provide 35 allotments with required services on an area of 0.85ha. This has been calculated using CDC's Open Space, Sport and Recreation Study target. A plan of the land area of which Pye Homes have an option on was circulated and the Parish Council was asked to consider where within this land (excluding the application area) would be the best location for the allotments. It was agreed the Parish Council need to take this away for discussion, bearing in mind that vehicle access and parking will need to be considered. Alan Divall confirmed that the proposed emergency access would be strictly for emergency vehicles only.

7. Village Hall Improvements

The original proposal was a contribution of £67,500 towards village hall improvements. Advice from CDC Planning Officer was to calculate the value based on the Parish population increase (13.2%) which resulted in a sum of £26,400. Pye Homes consider it is justified to contribute the originally proposed sum of £67,500. Alan Divall was asked to confirm this would still apply if only part of the sum was included within the Section 106 and the remainder by separate agreement as over and above what is required. He confirmed this.

The Parish Council requested any contribution be defined as 'Village Halls contribution' and not specific to Kempsford Village Hall.

8. Defibrillator

A contribution of £1,400 is offered for the purchase and installation of a community defibrillator within the application site. Stephen Andrews advised that currently the cost of equipment is £1,650 and installation around £200 to £300 depending on the type. Tony Williams explained that one of the other Parish defibrillators has been housed within a redundant red BT kiosk and this could be considered for this site. It would require the purchase of a second-hand kiosk and therefore a further cost.

## Further information on amendments to the application and management of open spaces

1. Management of open spaces

Following concerns raised in the recent Parish Council response, Mike Moss explained that the responsibility for all maintenance will be with a management company. He accepted the importance of defining all the areas within the site. The management company will be paid by the residents, which is common within new developments and will be a legal agreement entered in to by all property purchasers. Tom File advised that the existing Local Plan and the emerging new Local Plan both contain a preference for areas to be managed by Parish and Town Councils. This has been put to their solicitors and they foresee no issues with going against this preference.

Pye Homes were asked if it is proposed for all roads within the site to be adopted. They confirmed the main trunk road will be and the only other roads not planned to be are small roads leading to parking areas and garages off the main loop. Tony Williams advised that John of Gaunt Road has not been adopted.

2. Design Layout

Alan Divall advised that following detailed discussions with County Council Highways the design layout has been amended and submitted to CDC. Highways are now satisfied with the amendments. This will result in a further 14 day consultation.

In light of the comments received from the Housing Officer at CDC, the application now includes 2 one-bedroom affordable bungalows and in line with the emerging Local Plan 3 plots have been

identified for self-build. These plots are shown in the application as 'Pye' homes, if approved they will be marketed as self-build but if not taken up Pye will build them.

#### Other questions

Phil Nickson asked if consideration had been given to the idea of other walks identified within the Community Wish list, such as by the river and the Nature Reserve in Whelford? Alan Divall explained that they are only able to consider land within their ownership or land owned by the County Council.