

# SIBLE HEDINGHAM PARISH COUNCIL

Comments at Public Meeting, Premdor/Rockways consultation, held 25<sup>th</sup> June 2012

## Comments and questions

Mr. Andrew Lynch asked where mortgages will be obtained from when new houses are built.

A lady enquired about provision for car parking and that a minimum of two spaces per house are required. Infrastructure is needed first before houses are built.

Miss Jan Cole reported upon an accident black spot at the junction of Summerfields with Swan Street having witnessed various accidents. She could not agree to an increase in population unless highways and car parking is improved.

Mr. Nick Edmonds stated that when Wimpey had applied for planning permission for development of their part of the Premdor site BDC had been told that the roads in SH were poor and that the representations by residents at the time had since proved to be correct. Parking on double yellow lines in Summerfields was deplored. The location of the entrance to the Premdor site needs to be carefully considered.

Mrs. Gill Massey reported that the highway provision had not yet been finalised and that highway improvements were down to ECC Highways. Representatives from Bloor Homes confirmed that this was correct.

Mr. Roger Atkins referred to the bad road to St. Peter's Primary School at SH. He asked if a one way road system to the school could be considered. He also asked about capacity at local Schools.

Mrs. Helena Carter, Bursar, Hedingham School explained ECC calculations of approx 40 pupils per 200 houses for Secondary Schools but could not help with the formula for Primary Schools, but it was probably similar.

Mrs. Gill Massey advised that the building of houses will be phased.

Mr. Vic Lewis asked if an Environment Impact Assessment had been done. He also asked why a key service village such as Sible Hedingham had such poor public transport with no buses to Haverhill.

Mrs. Jenny Carlton enquired about money being allocated to education because Bloor Homes had expected about 300 children from 236 houses.

A representative from Bloor Homes reported that there was a specific formula for calculating education contributions. These financial contributions are sent to ECC, which decides how the money should be spent.

Miss. Jan Cole stated that SH needs reality not formulas.

Mrs. Lynda Waller will request that S106 contributions are an agenda item for a future SHPC meeting.

Mrs. Gill Massey reported that SHPC had been pro-active in keeping tabs on S106 money.

Mr. Adrian Corder-Birch reported that when the 'Wimpey' houses were built, SHPC was shocked to discover that some S106 monies were allocated to other parts of the Braintree District and not used in SH. Therefore when the procedure for S106 contributions was reviewed he had given evidence to BDC Overview and Scrutiny Panel requesting that all S106 contributions from developments in SH are used in SH. As a result of his representations this became BDC policy.

A resident enquired about Small Homes Bonus.

Mr. Jon Hayden answered that about half a million pounds is received from Small Homes Bonuses, which has been allocated for improvements to railway lines and the A120 road.

Mrs. Ruth Benjamin reported that a couple of years ago Hedingham School was oversubscribed. She was also concerned about the lack of facilities in Schools.

Mrs. Helena Carter stated that Hedingham School was full in all years except for the lower two years, which is common with the majority of Secondary Schools, which are not currently full to capacity. The future forecast is under capacity for the next few years.

Mrs Joyce Boshears asked the difference between Affordable and Social Housing, which was answered. It was estimated that there will be 71 affordable houses on the site.

Mrs. Gill Massey reported that the formula is 30% affordable houses, which is in the BDC Core Strategy.

Mr. Jon Hayden explained that it is difficult for people to get on the property ladder and therefore of the 71 affordable houses about 15 to 20 will be shared ownership to assist people to get onto the property ladder and the remaining houses will be at an affordable rent.

Mrs. Gill Massey reported that the proposed Medical Centre and Allotments had been deleted from the plan and asked the public what other community facilities they require.

Mrs. Mandy Roberts was concerned about the impact of large lorries and an increase of vehicles in the village.

Mrs. Georgia Wellard expressed concern about the lack of buses to Haverhill and that public transport needs to be in place.

Mrs. Lisa Shotten asked for a Super Store in SH.

Mrs. Eleanor Dash reported that a Super Store had been requested but was declined because the village was not large enough, with a population of only 3,000.

Mr. John Nicholson stated that the population of SH was much larger than stated. He emphasised that more employment is required. However Bloor Homes have a good record for building houses but they cannot provide employment. Everyone needs to push the same way but must be realistic.

Mr. Roger Atkins stated that SH is larger than some towns. Community benefits should include Allotments. Infrastructure should include bus services and education.

Miss. C. Cannell reported that SH has an aging population, which prefer houses with gardens.

Mr. Nick Edmonds stated that he helped with the SH VDS and asked if BDC had taken the SH VDS into consideration.

Mrs. Gill Massey added that the SH VDS was accepted and adopted by BDC in September 2010.

Mrs. Wendy Scattergood explained that the VDS is not a supplementary planning document so is not taken into account.

Mrs. Julie Barrett stated that the village needs a Medical Centre and a good bus service. She was horrified about the proposed roundabout near Bewick Court. She was concerned about safety of the site access, children crossing the A1017 and people in disabled vehicles. She asked what safety precautions are being taken.

Mrs. Gill Massey stated that in the BDC Core Strategy it stated that a new GP Surgery is required.

Mrs. Eleanor Dash confirmed that BDC had consulted the PCT and at that time the PCT had supported a Medical Centre to service both SH and Castle H. Unfortunately during the last couple of months the PCT no longer feel that there is a requirement for a Medical Centre. She confirmed that BDC was happy with a Medical Centre.

Mr. Andrew Prill stated that health care cannot be delivered in Victorian Houses with long waiting lists, woefully inadequate and unsuitable surgeries. Finchingfield has a good new surgery which can be achieved in SH with commitment.

Mr. John Nicholson was also concerned that PCT had not prioritised the provision of a new surgery. He asked BDC to “get some teeth”. The residents will support BDC and SHPC to obtain a new Medical Centre, which is “required” and suggested that this issue is referred to the M.P.

Mr. Andrew Prill reported that sewage enters a Victorian drainage system in Alderford Street and at the meeting on 12<sup>th</sup> June Bloor Homes had agreed to look at this.

Mr. John Nicholson asked if SHPC will consider hiring a Planning Consultant.

Mrs. Lynda Waller considered that SHPC needs a vision first and will then consider if a Planning Consultant can help with that vision.

Mrs. Siobhan Prill referred to the Police and Fire Services and with more people there will be extra demands on these services.

Mrs. Gill Massey referred to Sports facilities and asked if residents wish the developer to make such a contribution.

Mrs. Helena Carter stated that Hedingham School is willing to host a Sports Centre, which will be available for community use out of school hours. This will also provide some employment. The meeting thought that this was a good idea in principle.

Mrs. Kim Turner considered that a Sports Centre would be good but SH needed infrastructure first.

Mrs. Helena Carter then spoke as a resident of SH and stated that it was a shame that Allotments were not included in the site.

Miss Jan Cole reported upon the newly established Allotment Association and emphasised that SH needs land for Allotments.

Mrs. Angela Weatherley referred to the need for small employment units to fit in with existing employment units. She suggested the Rockways part of the site as being most appropriate for employment units because it is near existing commercial properties at Rippers Court, Enterprise House, Everitt Way and Days Yard. All commercial and employment units should be in this one area off Station Road and not spread out.

Mr. Andrew Lynch reported that there was much asbestos on site, which will be costly to remove.

Mrs. Lynda Waller asked (1) will there be a road access from Brook Terrace or from the ‘Wimpey’ site to the Premdor site and (2) will affordable houses be near the existing affordable houses on the ‘Wimpey’ site or how will affordable houses be integrated into the site.

A representative from Bloor Homes answered that there will be no access through Brook Terrace or the ‘Wimpey’ site at all and that affordable houses will be allocated to various parts of the site and not near the existing ‘Wimpey’ affordable houses.

Mrs. Moira Moles reported upon the dangerous road near the Co-op and asked for double yellow lines along both sides of Summerfields Road and for parking on double yellow lines to be stopped.

Miss. C. Cannell reported that in connection with the 'Wimpey' planning permission, ECC Highways had stated that there was no scope for additional vehicles along Summerfields.

Mrs. Gill Massey confirmed that the comments from the public will be included in the SHPC comments to BDC. She thanked Bloor Homes, BDC and the public for attending the meeting.