

Written Submissions

Tuesday 10 November 2020

Item 5a – Charminster Farm

Charminster Parish Council – SUPPORT

The Parish Council discussed this application at length at its meeting on 1st September. Our response to the consultation is as follows:

- The Parish Council supports the application to close the junction with Wanchard Lane and North Street.
- The Parish Council supports the application for a weight restriction on Weir View.
- The Parish Council believe all the residential roads in the development should have a speed limit of 20mph so that they are in line with the new speed limit through much of the existing village. This should be paid for by Wyatt Homes.
- The Parish Council still has concerns over the proposed new junction with the A37, particularly the difficulty of turning right towards Yeovil during peak times without a central refuge to enable drivers to cross half-way. We are also concerned about cars queuing to get out of the junction causing traffic to back up along the link road and preventing residents reaching their homes.
- The design and specification of the allotments needs to be agreed with the Parish Council before starting on site. Wyatt Homes should provide the play equipment/MUGA after consultation with the Parish Council and this should be included in the S106 agreement.
- The Parish Council would also like to see the allotments and play areas and other new facilities managed by the Parish Council rather than a residents owned management group as these facilities would be for the benefit of the whole village.
- The Parish Council has concerns about the parking standards used as Phase 1 has insufficient parking and is already experiencing problems with parking especially trade vehicles that are in addition to residents' own vehicles.

Tim Hoskinson, Planning Manager, Wyatt Homes

Wyatt Homes is proud of the new homes and community facilities that we are building at Charminster Farm. Phase 1 including the new Community Hall was completed last year. Phase 2 is well advanced and is due to be completed this year. All of the new homes are occupied or reserved, with 80% of the residents moving from within Dorset.

The application before you today is for Phase 3. This carries forward the design approach established by earlier phases and provides large areas of public open space and transport improvements that benefit wider area.

Phase 3 would deliver 82 homes with a mix of house types and tenures including 29 affordable homes, over 3.5 hectares of open space including children's play area, allotments, woodland and wild flower meadow planting, and highway improvements including a new link between the A37 and Wanchard Lane that will reduce traffic through the village (in particular HGVs). In addition, a CIL payment of circa one million pounds will be made to local infrastructure improvements.

The proposals are a culmination of several years of engagement with statutory consultees and the community. This has included a well-attended consultation event in July 2019, meetings with the parish council, discussions with allotment holders, and pre-application advice from officers. Amendments have been made during the application process including additional landscaping, design enhancements, and refinements to the package of highway improvement measures.

The proposals seek to reduce the environmental impact of development through:

- a masterplan that supports good pedestrian and cycle connections;
- green spaces that provide a net gain in biodiversity, support health and well being of residents, and include sustainable drainage systems;
- homes that are well built to stand the test of time, are energy efficient and incorporate features such as bat and bird bricks and provision for electric vehicle charging.

This application comes before you as we enter a second national lockdown. The construction industry can make an important contribution to the economic recovery. At the local level, there are over 50 people employed on Phase 2 of Charminster Farm, which is due to complete at the end of the year.

A decision to grant planning consent now would allow construction to roll forward onto Phase 3 in early 2021, supporting jobs and housing delivery. Phase 3 forms an important part of the Council's 5 year housing land supply with housing delivery forecast from April 2021.

In summary, the proposed scheme has been designed with care and attention to detail, to ensure that it makes a positive contribution to the village. A timely and positive decision on this application is critical.