



Notes on meeting with Cerda Planning 2nd September 2015

Present: NP Members - Sue Adams, David Ainsworth, John Sawyer
For Cerda Planning – Debbie Farrington, Principle Planner

Cerda Planning have been instructed by the Klere Group to draw up proposals for development on Porch Farm if it is considered the site has potential.

SA outlined progress to date on the Kingsclere NP. The NP group have completed a site assessment but have not gone public as the group wish to 'double check' their results at the next group meeting.

There was initially some confusion over the plot of land offered for development at Porch Farm. The group considered that the large field offered (on the east of the farm backing onto the buffer strip between Garrett Close, Wellmans Meadow, Keeps Mead) was too large for our purposes. A smaller plot at the top of the field (next to the buffer between Keeps Mead) was subsequently offered although the group would have preferred the plot above named The Marsh Playing Field on the map. The main concern with the plot offered was access. The only viable access would be via the A339, possibly from the track leading to the farm. Access via Keeps Mead is considered by the NP group as not viable – the road is a small cul-de-sac not designed for additional traffic plus it would cut through the buffer strip owned by BDBC containing a footpath and mature trees. Access to the village centre by foot would however be possible.

DA asked if the cost of providing an access road from the A339 would be economic as far as the developers were concerned. DF thought that the Klere Group would most likely want to build the full 50 homes on this site if this road was required. She will respond to the NP group on this issue prior to the next group meeting.

DF stated that Cerda Planning would undertake a landscape assessment if we were to propose Porch Farm as a site for development. She asked if we required any other amenities which the developers could provide. JS replied that the village was well provided for as regards community buildings.

DA asked for confirmation that the developer would provide at least 40% affordable housing as stipulated in BDBC's Local Plan. DF felt confident that the Klere Group would honour this requirement.

Sue Adams