

Site 3 – ALL SITES: CORRESPONDENCE

Dear Marc

Thank you for your response regarding the sites going forward for further consultation.

We are aware that some of the queries we raised could have been clearer. We hope the following clarifies those areas:

- Farmyard access: a comment was offered by highways (without prejudice) *“Manor Farm Lane too narrow to accommodate additional traffic movements. Lack of pedestrian refuge along the lane. Could not be supported.”* However the team felt that this could be overcome by gaining access from Little England (with associated width and pedestrian footpath) through the site '3g', we are not expecting the plot to be expanded to include the Dairy House.
- Permanent Church parking – a request was made for this to be explored, we will be asking for more clarification on this, as we are not sure whether the request was for the existing area to be made permanent, or a new area completely (maybe adjacent to Mike Mulletts old house), we will let you know when we know more. The church has indicated its appreciation of your continued acceptance of car parking when needed.

You mentioned on our site visit that the farm operations currently carried out from the buildings would be relocated to a new and more suitable modern barn on your land, potentially the other side of the track from the other new barns. We would like to make your intentions clear at the open day event (as we are bound to be asked about this) and we know that some parts of the farm are potentially more sensitive (such as the listing of manor and its curtilage), so with this in mind could you please give us a short explanation of what you intend, which we could use at the consultation.

We have evaluated each site against 7 criteria (based on the questionnaire and research): a working, active village, which is walkable and retains green spaces, without encroaching into the countryside, and creating pleasant places to live. We want to minimising flood risk and trying to avoid increasing congestion and on street parking.

Your sites 3b, 3c, 3f and 3g have been selected for further consultation.

Sites 3d and 3e falls within the existing settlement boundary, are relatively small scale, and could come forward without the Neighbourhood Plan making a site specific allocation, and so will count as 'windfall' sites and this will be explained at the Open Day.

Sites 3a, 3h and 3i, have not been selected as a preferred option, however, they will be shown at the Open Day in the Village Hall on 10th June, with an explanation of the decision process, and this result may change if the public disagree with our conclusions.

We hope that this clarifies the current issues, and the position as regards the sites originally put forward. If you need a village map, with associated numbers for each plot, please let us know.

Kind regards

Sue Gould

Secretary

MSA Neighbourhood Plan Working Group

From: Marc Frampton

Subject: NPG Manor Farm

Date: 1 June 2017 15:11:43 BST

To: Sue Gould

Hello Sue

Sorry for not getting back to you sooner.

With regard to your query about developing the old farm yard site and building new livestock/storage facilities elsewhere we have not made any firm plans for this and only discussed it as we assume this would be many years away. It seems to make sense to us that a building that is going to be used to lamb sheep in is sited near to the farm house so i do not have to walk far in the middle of the night and also not having to cross the track with the sheep would be simpler. With this in mind a site near to the sewage pumping station seems suitable to us.

Thank you for coming back to me about the church car parking. We do not want to provide any provision for church parking at the top of church hill because as discussed with the neighbourhood planning group we would like to one day develop that site. We have also already taken farm land out of production to provide free church parking in the grove and feel this should be enough parking. Its a shame the church sold off land with the rectory that could have been used for parking because the cost of this mistake seems to be falling on my family.

I hope this answers your questions but if not please get in touch again.

Thanks

Marc

From: Marc Frampton

Subject: Re: Queries regarding land put forward for the Neighbourhood Plan

Date: 30 April 2017 22:44:46 BST

To: Sue Gould

Dear Mrs Gould

I can confirm that all of the owners at Manor farm give consent for the application. In response to the second query we are willing to discuss access through 3g as well as Manor Farm lane. Presumably if access through 3g is used the whole of the 3g site would be developed.

We are not currently in a financial position to give land for a doctors surgery or pre-school and the negative feedback you spoke of regarding access sounds like it would make ours an unsuitable site.

Our family has provided parking for the church for many years and are happy to carry on giving permission when needed. We are unsure what you mean by on a more permanent basis.

Thanks

Marc

From: Sue Gould

Sent: 22 April 2017 09:19

To: Marc Frampton

Subject: Queries regarding land put forward for the Neighbourhood Plan

Dear Marc

Please find attached letter concerning plots of land known as Manor Farm farmyard

buildings (3f) and land adjacent known as Dairy Paddock (3g). I look forward to hearing from you as soon as possible.

Kind Regards

Sue Gould

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MSA NPG

Date: 19th April 2017.

Mr M Frampton

Manor Farm

Dear Mr Frampton

Ref: Manor Farm farmyard buildings (3f) and land adjacent known as Dairy Paddock (3g)

Further to your submission of land in the 'call for sites', the above sites are among those that have been allocated for further consultation, however, the below issues need addressing before we can go forward.

1. In your original application you stated that you are part owner of these (and other) plots, and to continue we need the consent of all owners. Please could you confirm that this is the case.
2. There has been negative feedback regarding the proposed access to 3f on to Waterbarn Lane via Manor Farm Lane and suggest that an alternative access may be through from 3g on to Little England, however this is a decision that is up to you, and must be arranged before we can go forward.

As part of the consultation exercise, we are asking all landowners if they would consider making available at low cost or donating in trust, either a Doctors Practice (size 1500m² including parking) or/and a pre-school (building 15mx10m with outside playing area, or a temporary site or 'woodland' site with a smaller 'portacabin' for outdoor activities, any piece of land would be considered). And if you would consider continuing to provide church car parking, but on a more permanent basis.

We would appreciate clarification of all points as soon as possible please, the closing date being the end of April 2017.

Thank you for your anticipation co-operation on these matters, I look forward to hearing from you. However, if you have any queries, please do not hesitate to contact the team.

Kind regards

Sue Gould

Secretary

MSA Neighbourhood Plan Working Group.