

HOLT PARISH COUNCIL

TANNERY DEVELOPMENT DRAFT MASTERPLAN

Concerns and objections raised at the Public Meeting of the Council held on 20th July 2012.

Concerns and objections could generally be divided into main types:-

- Those about the process by which the masterplan had been produced and the consultation
- Those about the content of the plan

PROCESS

Several people were concerned whether the developers can be trusted to take account of the issues raised during the consultation, or whether it was just a window dressing PR exercise – i.e. is there an element of negotiation in it or not?

e.g. The analysis of the four main options for the development is weak and the preferred option was a *fait accompli* before the consultation.

The fact that the proposals extend outside the 'Area of Opportunity' was not specifically stated in the presentation, neither the fact that Wiltshire Council has already been approached to allow this.

The economic and financial analysis which must underlie the plan has not been made public, nor how robust it is in the face of changes in inflation, demand for small business premises, housing demand etc. Whilst realising that any development must be self-financing and show some profit, this must not be at the cost of ruining the village because of funding problems.

What is the developers' track record? Can we go and look, and discuss with those affected?

Representatives of existing businesses affected/closed down by the plan were supported in their view that prior discussion with them would have been polite, to say the least.

It was thought that the plan could be changed or over-ruled by Wiltshire Council or the Government without further involvement of the village. Perhaps there should be a guarantee that the developers do as they state and do not deviate from the approved plans. A clear time frame and a clear ratio between business and residential properties.

Minimal disruption to the Village, especially in The Midlands, during development of the site.

Is the plan actually phase 1 only of an intended larger development?

The timetable of development has not been stated.

CONTENT

Several people expressed the view that it was difficult to see what benefits the existing village and villagers would gain from this development.

Almost all respondents mentioned traffic problems. Traffic has a major impact on the village now, and what is needed is a traffic plan for the whole village, not just bits of it, as with the plan proposals, which most people thought would make matters worse, not better. More residents and more employment will inevitably lead to more traffic.

The suggested changes to the Village Hall junction
would not make it easier for HGVs to turn into the Midlands, but actually more difficult
would render the village shop non-viable by severely limiting its passing trade from outside the village because of restricted parking, which makes up 64% of its turnover
would cause damage and increased noise to houses in Bridge Terrace because of vibrations from rumble strips
would also remove their on-street parking

Residents of The Midlands object to the loss of on-street parking and the one way system proposals.

Several suggestions were made that the Village Hall should be reprovided within the Tannery and the existing demolished to widen the access to the site. A new village hall should emphasise the desire to have more facilities, a better stage, more space for indoor sport, more smaller rooms for meetings, clubs, games, etc. and outdoor activities for children.

Parking for the development should be contained within the 'Area of Opportunity' and not take up green field sites. (It was noted with trepidation that the Glove Factory field seems to have been already laid out as a carpark). If this carpark is approved, then access should be through the Glove Factory and not encroach on the children's play area and Dawes Pond.

The second biggest concern was that the development creeps outside the 'Area of Opportunity'. People thought it provided too many houses adding perhaps 300 to the village population, or 15%. Others were concerned about mix of housing types – not enough for the elderly, not sufficient affordable, who would want to live in a house with only a communal garden?

Other concerns regarding residential properties were:

- Possible over development of the site bearing in mind the length of time some of the new properties in The Midlands have taken to sell.

- Should all the historic buildings be renovated and sold.
- No three storey buildings as at The Spa Development.
- Should the properties be more upmarket; hence fewer of them and therefore reduced in crease in traffic from the site.
- Gardens too small – lack of space for children to play.

The third biggest area of concern was the school; would it be able to accommodate the potential increase in numbers on its present site or should a new school be part of the development,

Existing businesses displaced by the plan should be offered new locations in the development.

Business units should provide for different types of business – technical, manufacturing, etc, as well as hi-tech and IT. Some objections were raised to retail units as generating yet more traffic. Local people should be given high priority for business units,

There was also concern about how the units will be run long term. With changing times there may a reduction in IT/creative industries and the units may then used for less suitable purposes, perhaps creating an increase in HGVs.

Improved public transport – possibly a bus service similar to the Devizes Wiggly Bus.

A medical and nursing base should be provided.

A museum of Holt in one of the retained old buildings.

High standards of buildings and sustainable heating systems emphasised.

Concern about development of a flood plain and the resultant problems.

The enlargement of the Glove Factory was thought to be out of scale.

The village needs to know the full extent of the contamination of the site and the measures to be taken to remove it.

Finally, it should be remembered that Holt is a village and should remain so.