

RECOMMENDATIONS TO HOLT PARISH COUNCIL

OF THE OPEN MEETING HELD 20 JULY 2012

ON THE TANNERY DEVELOPMENT MASTER PLAN.

At the public meeting held on 20 July 2012, held jointly between the Parish Council and the Neighbourhood Plan group, 122 attended of which 95 returned completed feedback.

This document seeks to highlight the strengths and concerns raised by those who either attended the meeting or gave written feedback in their absence.

There is support from the majority for a development of the site, bringing a derelict site back into use by renovating the existing buildings, building new and decontaminating what is perceived to be a dangerous area.

The mixture of residential and business was also largely welcomed and this falls in line with previous feedback the neighbourhood Plan group received from the Tannery Site Redevelopment Survey conducted in 2011. A split of 50:50 was the most popular and this seems to fall broadly in line with the current master plan.

The commitment to the design being sensitive to the look of the village was also widely appreciated as was the hope that one developer will bring a holistic approach to the development rather than a piecemeal one.

The wide range of housing was also widely supported.

It is a widely held view therefore that the master plan of the Tannery site itself in its current form is not opposed.

The strongest concern, expressed by almost everyone, was that the development must solve the continuing issue of traffic and parking in the area. It is already problematic and adding new business and residential traffic will only make it worse.

When asked about what wider benefits any development might bring to the village, people expressed their aspirations in the form of a "wish list". The most popular hope being a doctors' surgery situated on the site. Although some space (the Hub) has been shown on the master plan which could be used for this, there is concern that it is not within the power of the developers to deliver any sort of medical service to use the premises. In order to establish whether this is a realistic proposal an informal discussion with Stephen Rowlands in his professional capacity is recommended before any such proposal is formally discussed with HVR. If his view is that this is unlikely to happen, we would need to revisit what other benefits could be considered.

Concern about the extension to the current "area of opportunity" was also raised with the resulting development of land outside the envelope of the village and the possibility of future build encroaching on surrounding countryside.

The proposed car park on the field west of the Glove Factory received mixed comments. A large minority were opposed in principle while others were in agreement as long as it was done sympathetically, no gravel or tarmac. Others stating that the car parking problem should be solved within the Tannery site.

With the increase in the local population many raised the issue of local amenities and how the increased demand would be managed, such as the school.

The biggest concern that the majority had was the traffic problems within the village, the impact the development would have

- a) During construction
- b) After completion with the increased residents and businesses.

It is recommended that HVR are asked for their proposals on how they intend to manage traffic movement during construction to keep to a minimum the impact on residents.

The majority were of the view that the current road layout at both ends of the Midlands are inadequate for the current weight of traffic and therefore the current master plan of the junction from the Midlands onto the B3107 doesn't go far enough to solve the problem.

It was also widely acknowledged that ideally the traffic issues for the whole of the village should be addressed as part of the development.

Other comments made were the concern that the local businesses affected by the master plan had not been consulted prior to the plan being drawn up and published.

OVERVIEW

No opposition to the master plan of the site itself.

Traffic issues during and after construction to be reviewed.

Layout of the junctions of the Midlands with the B3107 to be reviewed.

Impact of development on village amenities.

Informal consultation on viability of Doctors' surgery.

Car parking issues to be addressed

Consideration given to the preferred benefits to the village under the Community Infrastructure Levy.

This report is based on the master plan being a visual plan with no detail. Additional comments to be made as the process goes ahead based on the feedback received from the residents of Holt.

FACILITATORS OPEN MEETING 20 JULY 2012.

