

#NAME?	Parish Question	Response
General	1 Can the date for consultation questionnaires to be returned be extended until Jan 31st 2023, in order to allow time for as many members of the Parish as possible to understand the proposals and respond	Already agreed to extend to mid January
	2 How does the development proposal support the policies in the Charlton Horethorne Community Plan?	This will be set out in the planning application in due course - but self evidently it meets the plans desire to deliver housing (including affordable which smaller scale development would not do) and employment land at a smaller scale appropriate to the village's role and function, and we are also looking at many of the other issues it raises like highway safety, public open space/allotments and high quality design, given that a bespoke and high quality proposal is put forward here, not a volume house builder proposal ,with generic house types.
	3 Do you envisage any further plans for development within the Parish, if successful at this site?	No, this scale of site is considered to be an appropriate level of growth for this village, no further development is planned.
	4 What is the estimate for the number of people - adults, children of primary school age and children of secondary school age - who will live in the houses in the development?	The national average is 2.4 people per household. So the development is projected to accommodate circa 58 residents. If you apply average national statistics from the census it would suggest that 2.5 would be primary school age children and 2.5 secondary - but given that many of the houses are family sized we have assessed Somerset Education Dept Pupil Generation figures and this suggests the following based on 24 dwellings: Early Years - 2.16/ Primary - 7.68/ Secondary - 3.36. The final question is obviously not something we can answer, but developments of this sort will have a range of people relocating from the local area, returnees from other parts of the UK and new incomers - its always a mix.
	5 How much (as a %) would the scheme increase the number of houses and the number of residents in the village?	Population increase based on last data of 561 residents = 10.3% / We estimate total number of houses to be circa 250 so increase in number of houses = 9.6%
	6 What is the estimate for the number of cars owned by residents of the development?	Somerset Average is 1.4 cars per household, but rural areas will be higher so would estimate closer to two per household.
Design/Environmental	7 How visible will the development be from the houses and gardens in North Road? Could banner poles be erected indicating the ridge heights for the various parts of the development for the community to assess the impact?	Buffer planting has been proposed and the revised proposals have substantially increased that, this will be planted with trees so visibility once these have established will be limited. 30m separation distances which far exceeds the normal 21m rule have been allowed for. Banner poles cannot be erected, we will supply scaled cross sections as part of the future planning application.
	8 Are the house sizes in the scheme negotiable? 3-4 bed houses, rather than 4-5 might be more acceptable to the local community.	There is already a broad mix of dwelling sizes proposed, there are just five 4-bed units and two 5-bed. Fourteen are 3-bed and three are 2-bed. So the large majority are smaller units and the mix would meet planning policy guidance.
	9 How many bedrooms will the bungalows have and how will they be priced? (The Community Plan clearly states these should be downsizing options for existing local residents)	The bungalows are three bedroom so are sized appropriately in this regard. In terms of price this will be dictated by the market as is the case with any house that is sold on the open market, recent sales of bungalows in the surrounding area suggest circa £500k.
	10 Where will the scheme involve the removal of hedgerows or mature trees, will these all be replaced?	Yes, all hedgerows lost will be replaced and in order to meet biodiversity net gain requirements this is likely to be much higher than a 1:1 replacement - likely to be a circa 1:1.5m replacement ratio.
	11 How will water run off be handled as part of the scheme?	Via soakaways given that the ground is not impermeable. Surface water will be routed to the basins shown on the plans via swales and other features that are not only water conveyance measures but attractive and ecologically beneficial features.
	12 How will the additional sewerage needs be planned for and financed by the development?	As already explained a connection charge is paid to Wessex Water, per house, this pays for connection and any upgrade works. It is now the statutory duty of the provider to address any capacity issues.

	13	How will phosphates be handled and paid for as part of the scheme?	Either via the emerging credit scheme that Somerset are dealing with (i.e. each plot pays a charge that then pays for off site mitigating - i.e. new wetlands etc.) or the site will utilise a package treatment plant that is designed to remove phosphates and nitrates - this has been successfully delivered on other schemes we have been involved in.
	14	What environmental assessments will be carried out prior to and as part of any planning application?	The application will be accompanied by ecology surveys, flood risk assessment and drainage strategy, landscape assessment and transport assessments.
	15	Do you have any further detailed landscaping plans that can be shown?	The location of planting is shown on the layout, finer detail like tree sized, planting pits etc is a detail that would be supplied via condition if permissions is granted
	16	Would you consider giving over some or all of adjacent land to (e.g.) the Woodland Trust, as a buffer?	A woodland buffer to the east and POS area can be passed to the parish council is that is preferred, otherwise it will be managed by a management company. Land to the north is in agricultural use and part of the wider Hopkins Agricultural business so that cannot be gifted.
Traffic/ Access/ Safety	17	What routes will construction vehicles use to access the site? How many vehicles per day, over how many weeks/months? How will this be "policed"? Will any of the above be tailored depending on the size of the vehicles?	Vehicles will travel from the B3145 via Harvest Lane, this will be the primary construction traffic route. Planning permissions are normally controlled by what is known as a construction management plan (CMP) which sets timing of deliveries (deliveries would be restricted outside school start/finish times), vehicle numbers, timing of construction works etc. The advantage here is that Hopkins Estates would be building the site so they will do this sensitively and at a rate that is appropriate - rather than a PLC who want to build a higher volume of housing faster. We would estimate the delivery of the 24 units will take 12-18 months and lorries per day would average around 1-2 per day at most during the busier period of construction and tradesmen's vehicles circa 10-12 per day, workers are already incentivised to lift share to reduce the number of traffic movements- in Hopkins Company vehicles so this is fully controlled.
	18	Will there be access to the development from North Road during the building phase? And can you confirm only pedestrian/cycle access once building is complete?	No vehicle access is proposed via north road either during construction or after. It will be cycle/pedestrian only.
	19	What are the forecast vehicle movements, domestic and commercial (for the proposed office/workshop units) to and from the site, peak hours and daily total, after the development is completed?	For the development as a whole peak hour flows are predicted as 11 vehicles arriving in the morning peak hour and nine leaving. In the evening there would be 8 arriving and 11 departing. This makes no allowance for local residents working in proposed offices/workshops, which would reduce trips. Daily trips would be 164 vehicles throughout the day, two-way. HGV rates for the office element are in the region of one lorry every 3 days, 4 vans (Amazon, TNT, post etc) a day, which is included in the figures above.
	20	How will Harvest Lane be made safe for the additional traffic and pedestrian movements that the scheme will generate? There is particular concern regarding junction of North Road and Harvest Lane.	Localised widening and passing places will be installed. The junction refer to is not a high speed environment and there are no reported accidents in any of the data we have obtained, so there is not a specific safety risk here. As part of the transport statement for the planning application, collision history for roads in the surrounding area would also be examined and any problems identified and mitigation proposed (if required).
	21	If desirable, what scope is there for road adaption / improvement beyond Harvest Lane and how can this be progressed?	Not sure we understand this question - do you mean traffic calming measures on the B3145? If so happy to explore and agree this within the County Council and Parish during the processing of the planning application.
	22	What, if any, traffic calming measures are practical on Harvest Lane, given the width of the carriageway?	Traffic speeds do not warrant any physical measures but we would be proposing that the 30mph limit be extended further to the north.
	23	Will there be sufficient access to the development for emergency service vehicles, e.g. a large fire engine?	Yes, emergency access will need to be provided for and the layout tested via what is known as tracking to ensure it is physically possible to manoeuvre a large vehicle through the development.
	24	Will the roads within the development be adopted by the council? If so, will they require street lighting?	Given the villages desire to restrict street lighting the roads may need to be private, because Somerset may not adopt unlit roads in residential developments, however given the unlit context of the village we may be able to persuade them and would seek to do this at an early stage in the planning application process.

Affordable Housing	25	How (and when) will Hopkins liaise with the Community Land Trust, the designated Housing Association and the PC to finalise the number, size, tenure type and design of the affordable housing units?	We have a meeting scheduled this week.
	26	Who will hold the freehold for these properties?	To be confirmed - but if preference is that the CLT hold this, and a register provider (RP - Yarlington or similar) of affordable housing is happy with this, Hopkins have no objection.
	27	Who will specify and control the criteria for tenancy - the CLT as freeholder and S106 clauses?	The S106 always defines how the allocation of the housing is dealt within (i.e. There is hierarchy that prioritises local people, or people with a link to the village via work or family) - I believe if the CLT are involved and take the freehold they will get further control but that is a question for their advisors or an RP.
	28	What mechanism exists to oversee the build quality of the affordable housing itself?	These are stringently controlled by the RPs, space standards are also often more onerous than for market housing.
	29	How can the community be sure that the proposed affordable housing units will actually be provided as part of the scheme?	The S106 legal agreement will ensure it - it will be a legally binding commitment on the land, you can't avoid such a requirement. Furthermore, the affordable will be phased alongside the open market housing so it will be delivered in step.
Community Provision	30	If the parish does not want allotments, what other facilities could be provided on that land as part of the scheme?	Generally responses have said allotments are not needed, so we have reordered the site to reduce the area committed to this - this has allowed the treed buffer zone to adjacent properties on the eastern edge of the site to be increased in size.
	31	If the parish does want allotments, or an alternative community facility, who will be responsible for their management and pay for their maintenance?	They will either be transferred to the parish could or managed by a management company set up to manage all of the communal open space on site. It's a decision for the parish.
	32	How much money would the development provide via the "levy" for local education? Who decides how this money is distributed?	This needs to be confirmed with the local educating authority as part of the planning application process and they control that money - however a large proportion would almost certain be directed to the local school to fund improvements. To give you an estimate we have recently been asked to pay £12k per plot elsewhere in Somerset.
	33	Will the development provide other funding for local community, e.g. via CIL (Community Infrastructure Levy) or S106?	South Somerset does not collect CIL because it never implemented it. S106 would provide funds towards sports and recreational facilities, education and potentially libraries. Additionally the New Homes bonus will also apply, and some of this money goes straight to the Parish Council, more information can be found here: https://www.planningportal.co.uk/permission/common-projects/neighbourhood-planning/new-homes-bonus-scheme
Commercial/ Office Units	34	Can you confirm that neither the tenants in the affordable housing nor the CLT would have to contribute to any ongoing service charges related to the development?	I believe this to be the case but would need to be checked with an RP.
	35	Who will be responsible for maintaining the public open space within the development; who will fund it, and how?	Either the POS areas would be transferred to the Parish Council with some commuted sums to fund their maintenance or a management company would, with all the open market residents paying a management charge per month.
	36	How will the tenure for the office/workshop units work? Will these be sold off or retained by Hopkins for renting out?	Undecided, they may be sold as completed units to occupiers or Hopkins may retain and rent.
	37	Could there be an option for a community organisation to take over the freehold and manage these units?	Unlikely unless the community organisation can purchase at market rates.