

HYBRID APPLICATION FOR A MIXED-USE DEVELOPMENT, SEEKING FULL PLANNING PERMISSION FOR 28 DWELLINGS, 665M2 OF COMMERCIAL USE (CLASS E), PUBLIC OPEN SPACE, ALLOTMENTS, DRAINAGE, LANDSCAPE AND ANCILLARY WORKS AND OUTLINE PERMISSION WITH ALL MATTERS RESERVED BAR ACCESS FOR AN ADDITIONAL 3 SELF/CUSTOM-BUILD DWELLINGS.

**LAND BETWEEN NORTH ROAD AND HARVEST LANE,
CHARLTON HORETHORNE**

STATEMENT OF COMMUNITY INVOLVEMENT

August 2023

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REPORT CONTROL

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1.0 INTRODUCTION

- 1.0 On behalf of Hopkins Estates Ltd, Grass Roots Planning has been instructed to prepare and submit a hybrid application for a mixed-use development, seeking consent for full planning permission for 28 dwellings, 665m² of commercial use (class E), public open space, allotments, drainage, landscape and ancillary works and outline permission with all matters reserved bar access for an additional 3 self/custom-build dwellings at land between Harvest Lane and North Road, Charlton Horethorne (the site).
- 1.1 This Statement of Community Involvement (SCI) outlines the public consultation that has been undertaken to inform the proposed development and where appropriate, how the responses received has guided the finalised scheme now submitted.
- 1.2 The application site comprises 3.4 hectares of land which comprises agricultural land in an irregularly shaped parcel of land, the boundaries of which are delineated with hedgerows interspersed with trees.
- 1.3 The purpose of the SCI is to provide details of the engagement and consultation process; activities undertaken to consult with local residents and neighbours, local councillors and the Parish Council; analyse the feedback received from the responses to the consultation; and describe the applicant's response to the comments received.
- 1.4 Records of all material that was issued to advertise this consultation, the content and responses that were received from the consultation are contained in the appendices of this document. This comprises:
- Exhibition Boards
 - First questionnaire results
 - Response from Parish Council
 - Presentation Slides
 - Second questionnaire results

2.0 POLICY

- 2.1 The Government encourages applicants to engage with the local community prior to submitting a planning application.

- 2.2 The applicants have undertaken a formal consultation programme to engage with the community about its plans and this report outlines the activities undertaken, the issues raised and how they were addressed for consideration with the planning application. This report meets the requirements laid out on South Somerset's Statement of Community Involvement (September 2018).

3.0 ENGAGEMENT AND CONSULTATION PROGRAMME

3.0 The applicants and relevant agents have sought to involve the local community in the preparation of proposals for this development. The engagement and consultation programme consisted of a number of phases:

- Initial discussions held with the Parish Council (April 2019);
- Further meeting held with the Parish Council (September 2019);
- Wider public consultation with members of the public, Parish Council and local ward members via a public exhibition (December 2019); and
- Further Consultation with the members of the public and Parish Council as part of a presentation of the updated proposals (November 2022)

Initial Discussions with the Parish Council

3.1 The applicants and Grass Roots Planning met with members of the Parish Council in early April 2019 to discuss potential development options for the site, for a mixed use scheme. Discussions were held around the Parish Council's Community Plan, which sought to deliver 20 dwellings, two small office units, two small workshop units, and four starter homes.

3.2 It was agreed at the meeting that the applicants would provide a number of options for the Parish Council to consider with the wider community.

Further meeting held with the Parish Council

3.3 Following this, in August 2019, three concept layout options were provided to the Parish Council, all of which comprised a mixture of residential and commercial development. This was discussed at a Council meeting on the 12th August 2019, following which it was requested that the applicants attend a smaller meeting with members of the Parish Council and Community Land Trust. This occurred on the 16th September 2019 and further details were discussed regarding what the Parish Council would like to see on the site.

3.4 From the three concept layouts prepared and presented to the Parish, their preferred option was Option 2.

Wider Public Consultation

- 3.5 Consideration was then given to the methods by which the wider public could be undertaken to allow residents and other stakeholders to make comments and respond to the emerging proposals. It was decided that an exhibition would be prepared as the Parish Council highlighted that many residents did not have the internet to be able to see an online consultation.
- 3.6 The exhibition took place on the 3rd December 2019 between 3.30pm – 7pm. These timeframes were decided to ensure that the broadest range of people could attend.
- 3.7 A copy of the exhibition boards is available in Appendix 1. Over 60 people attended, and both the applicants and their representatives were on hand to answer any questions that members of the public had.
- 3.8 A questionnaire was also provided, and attendees could either fill this out on the exhibition day or take this away and send it via address or email at a later date a summary of responses is available in Appendix 2.

Questionnaire

- 3.9 The community was invited to view the website and to leave comments through an online questionnaire or respond via post or email, as discussed above. In addition to contact details, the questionnaire asked the public the following questions:
1. Do you consider that open market, affordable housing and some small-scale employment use is required in this location?
 2. Are there any infrastructure constraints that the proposals should be looking to address?
 3. Do you have any comments on the emerging layout – for example the location of the housing, offices / light industrial use or the public open space?
 4. Do you have any preference regarding style for the proposed housing – i.e. contemporary or traditional?
 5. What type of employment would you like to see in this location?
 6. Would you suggest any changes to improve the proposals?
 7. Do you have any other comments on the emerging proposals?

- 3.10 Following the consultation process which ended on the 3rd January 2020, the Parish Council held a further meeting with the local community on the 9th January. We received a summary of responses on the 20th January 2020 which is available in Appendix 3.
- 3.11 At this time, we were told that approximately 80 people attended and over two thirds of those that voted at the end of the meeting were against the proposed development.
- 3.12 Within the new year it was anticipated that further technical work would be undertaken and an application submitted in Spring 2020. However, in light of the coronavirus pandemic, all technical work was put on hold for several months which caused a delay in the submission.

Further update via Presentation

- 3.13 Given the time elapsed and the progression of the development it was considered pertinent to reconsult with local residents. This took the form of a presentation along with a questionnaire. The presentation took place on 22 November 2022 and a copy of which is provided in appendix 4. The questionnaire asked the following questions;
1. What form of housing would you like to see provided on this site?
 2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?
 3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?
 4. Do you support the proposals to provide allotments on the site?
 5. What would you suggest is incorporated into the areas of public open space?
 6. Would you support the provision of a virtual footway on North Road?
 7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?
 8. Do you agree with the emerging layout? If not, how would you change it?
 9. Do you have any general comments about the scheme?

3.14 Following this, a number of changes were made and the layout plan fixed. Detailed designs were then progressed and further technical work undertaken to support the application now submitted. In summary then substantive changes that were incorporated were as follows:

- Larger properties located close to neighbouring housing were removed and replaced with smaller single storey properties;
- A large landscape buffer along the eastern boundary of the site was provided;
- The extent of allotments was reduced and rationalised into smaller plots;
- The number of affordable dwellings were increased and mix changed to reflect identified need;
- A proposal to deliver a crossing point to the B3145 was also incorporated into the proposals.

3.15 We are therefore confident that a robust and ongoing dialogue with the local community has underpinned the development proposed. In fact the consultation and engagement programme that has been undertaken is one of the most extensive we have undertaken for a smaller site such as this.

4.0 CONSULTATION RESPONSE SUMMARY

4.1 As discussed in the previous section, the community was invited to an exhibition in early December 2019 and a questionnaire was provided at the time for attendees to either fill out at the time or take away and send back to Grass Roots Planning via email or letter at a later date. The consultation period ran from the 3rd December 2019 to the 3rd January 2020.

4.2 A total of 26 responses were received to the consultation process. All these responses are provided in Appendix 5 with the personal information redacted. Of the responses received:

- 42% said that some form of housing / employment was needed;
- 15% did not answer the question directly and focused on infrastructure constraints or other issues;
- 15% did not answer the question at all; and
- 27% said no housing was needed.

4.3 The key issues that were raised from our assessment of the consultation responses received directly from the exhibition, and the further meeting which took place without our involvement by the Parish Council, were the following:

- Highways – concerns raised over the number of trips presented at the exhibition stage and the narrow width of Harvest Lane;
- Requests for no street-lighting within the development;
- Concerns over how public open space would be maintained;
- Clarification over the level of affordable housing and agreement that any affordable units delivered could be provided to the local Community Land Trust;
- Concerns that further land to the north would be developed;
- Concerns over how drainage would be managed;
- Request for allotments / a croquet lawn;
- A traditional design for the proposed dwelling would be preferred;
- It was unclear whether employment use was required, with some residents stating there was no need, and others requesting it;
- Overshadowing and overlooking neighbours' houses, some of which are listed properties; and
- Concerns on whether schools could cope with additional capacity.

4.4 Following the revised presentation in November 2022 a questionnaire, detailed in the preceding section, was undertaken to gauge the views of the local residents on the revised scheme. Of the 53 responses received;

- 19% supported traffic calming;
- 17% supported the provision of allotments; and
- 13% supported the workshop/office provision.

4.5 The key issues that were raised from our assessment of the consultation responses received directly from the presentation, were the following:

- Noise / disturbance from Construction Traffic
- Scale of the development may be too large
- Office supported by some but only if low key and not noisy
- An off-set is needed to lower-level bungalows
- Park/open space shouldn't compete with Millennium Green
- North Road may be better for access than Harvest Lane

5.0 RESPONSES TO ISSUES RAISED DURING PUBLIC CONSULTATION

5.1 Following the extensive public consultation undertaken, the plans have been amended and further technical work undertaken to address the issues raised as far as practically possible.

5.2 Below is a summary of the issues raised during the consultation and how these have been addressed in bringing forward the application.

ISSUE	RESPONSE
1. Noise/disturbance from construction traffic	We will ensure that a construction and environmental management plan (CEMP) would be submitted to and approved by the Somerset Council prior to work starting on site. Any development would be carried out in accordance with the CEMP and this would regulate working hours, sensitive routing of delivery traffic, sound suppression mitigation measures amongst other things.
2. Scale of the development	The scale of the development has been influenced by the density of existing development within the area and the level of affordable housing need. Further details are examined within the design and access statement submitted with the application.
3. Employment noise	We have proposed Class E as the use class for the employment area as this is considered to be suitable for location within residential areas. In combination with this the smaller scale of the units proposed should ensure that there is not and adverse amount of noise for existing or future residents.
4. Overlooking of existing properties on North Road	The dwellings proposed closest to the existing neighbouring properties have been designed to be single-storey. Additionally, an area of publicly inaccessible woodland is proposed separating the development site from existing properties with a substantial vegetated buffer, which will also provide additional screening. This would be secured long term through a management company and as part of the biodiversity net gain

	of the site. Should SC wish, a condition could be imposed restricting permitted development rights for dormer windows and/or loft conversion for these properties.
5. Open space	The open space has been designed not to compete with the existing Millenium Green park but compliment it with an area of local play, with a trim trail proposed. This will create a wider network of publicly accessible open space through a wider part of the village.
6. Access / highways impact of Harvest Lane	A transport assessment has been carried out of the proposed access as well as the impact on Harvest Lane. This confirms that the proposed development would be suitable and not have a severe impact in terms of highways safety. Additionally a crossing is proposed within the village as well as passing points on Harvest Lane to allow two cars to pass one another at various points. See the Planning Statement and Transport Assessment for more details.
7. Design of proposed properties	A traditional design for the dwellings was identified to be the preferred in the first consultation undertaken. As a result the dwellings have been designed as such with materials found within the locale such as render and local stone. The Design and Access statement details this further.
8. Lighting	Concern was raised regarding any proposed lighting for the village as this was not part of its character. As a result the improvement works proposed have been limited to those that can be carried out without the provision of lighting in the first instance, although we consider that a better solution would, incorporate lighting and we wish to discuss this with the local community alongside the highways department as part of the application discussions.

6.0 CONCLUSIONS

- 6.1 One of the key objectives of the engagement and consultation strategy for the proposed development at land between Harvest Lane and North Road, was to ascertain the concerns and issues the local community might have had with the emerging proposals. It also ensures that there have been sufficient opportunities for individuals, key stakeholders and community groups to comment on the emerging proposals, and, if they wanted to, help shape the emerging proposals.
- 6.2 As a result of the feedback from the meeting with the Parish Council and public consultation process, extensive amendments have been made to the proposals and the scheme submitted with the planning application incorporates changes, where possible, as a result of the comments received.
- 6.3 The exhibition and questionnaire, as well as meetings held by the Parish Council, was a practical way of reaching a broad range of people, and, as a result, some positive views were identified and the needs of local individuals were presented in a more balanced way.
- 6.4 Consequently, it is proposed that a robust and comprehensive engagement and consultation process has been undertaken as required by South Somerset District Council's Statement of Community Involvement (SCI).



Welcome



Welcome to our exhibition for a new mixed-use development on land between North Road and Harvest Lane, in Charlton Horethorne. Hopkins Estates Ltd welcomes the opportunity to work with the local community to deliver a high-quality scheme in this location.

The purpose of today's consultation is to provide the local community with an opportunity to view our draft proposals and give us feedback to assist us in producing a finalised scheme for the site.

Representatives from Hopkins are on hand throughout this consultation to answer any questions you may have.

Please take the time to fill out the feedback form provided.

NEXT STEPS

Following today's event, Hopkins' team will review the feedback received and take comments into account prior to developing the scheme further. More detailed plans will then be shared with the local community and it is anticipated that an outline planning application will be submitted to South Somerset District Council (SSDC) in Spring 2020.

Any planning application will be published on South Somerset District Council's website. This will provide all interested parties with further opportunities to comment on the submitted proposals when they are finalised.

Thank you for taking an interest in our proposals for Charlton Horethorne.



About Hopkins & The Site

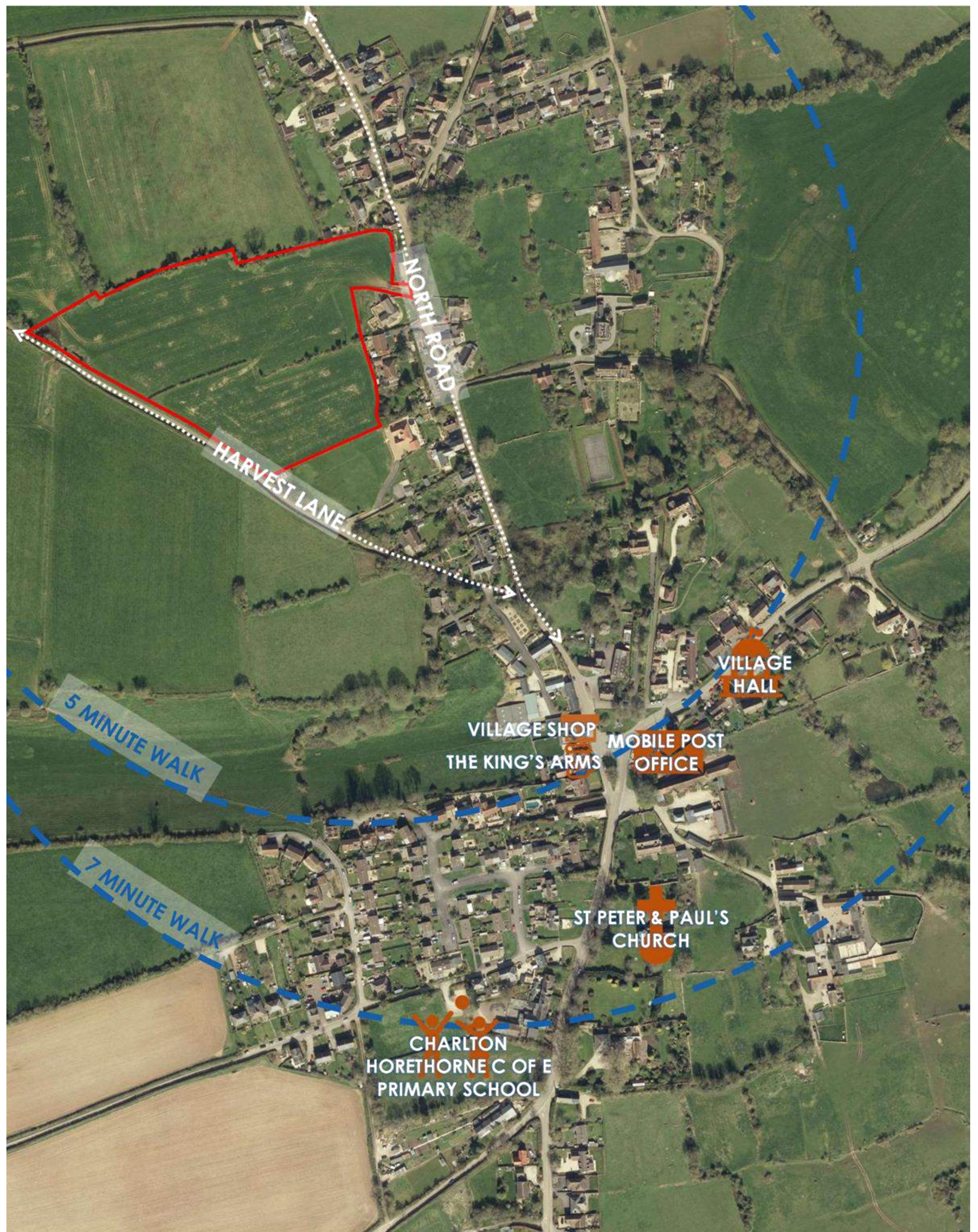
ABOUT HOPKINS

Operating over the last 40 years Hopkins Estates is a successful family run and owned business. They are a large employer in the area and are involved in numerous projects across Somerset and Dorset. As part of their development projects they aim to work with local communities to deliver high quality schemes that meet housing needs and provide appropriate community infrastructure.

THE SITE

The site lies between North Road and Harvest Lane and is approximately 3.5 hectares (8.6 acres) in size. The site is divided into two field parcels which are separated by a hedgerow and there are existing agricultural accesses taken from North Road and Harvest Lane.

The land is not subject to any specific planning constraints, such as an Area of Outstanding Natural Beauty (AONB), Flood Zone, Conservation Area, National Park, Special Area of Conservation (SAC), or Site of Special Scientific Interest (SSSI).





Planning Context

The delivery of housing is a key priority of Central Government due to the chronic housing shortage apparent across the UK. This is especially true in rural areas of South Somerset where issues of housing affordability are particularly acute.

South Somerset District Council are currently reviewing their Local Plan, which will seek to guide development in the area over the next twenty years. This will include deciding where new housing, employment and other types of development will go to meet need, including the provision of a minimum of 14,322 market and affordable homes up to the year 2036.

This is likely to include some housing growth in smaller existing settlements such as Charlton Horethorne. For a rural settlement, Charlton Horethorne has a good range of facilities and services including a village shop, pub, mobile post office, primary school, village hall and church, which makes it a relatively sustainable location for a modest scale of growth. Some development in this area, comprising residential and commercial uses, will provide additional residents and employers in this location to sustain these services by providing increased footfall.

In addition to this, South Somerset District Council cannot demonstrate a five-year housing land supply, which is a national requirement. In such instances, planning policies that restrict the supply of housing (such as countryside policies) cannot be applied in full and sites outside of the designated development area of a settlement can be considered acceptable in principle.

Finally, we have been aware of the Charlton Horethorne Parish Plan. Whilst this is not a statutory planning document that would be considered by the Council or a Planning Inspector dealing with any future application, we have used it to guide the quantum and type of development that the community might find acceptable here.



South Somerset Local Plan Review 2016-2036

Preferred Options Consultation (Regulation 18)

The Parish of Charlton Horethorne



Community Plan 2016-26



www.charltonhorethornepc.org.uk

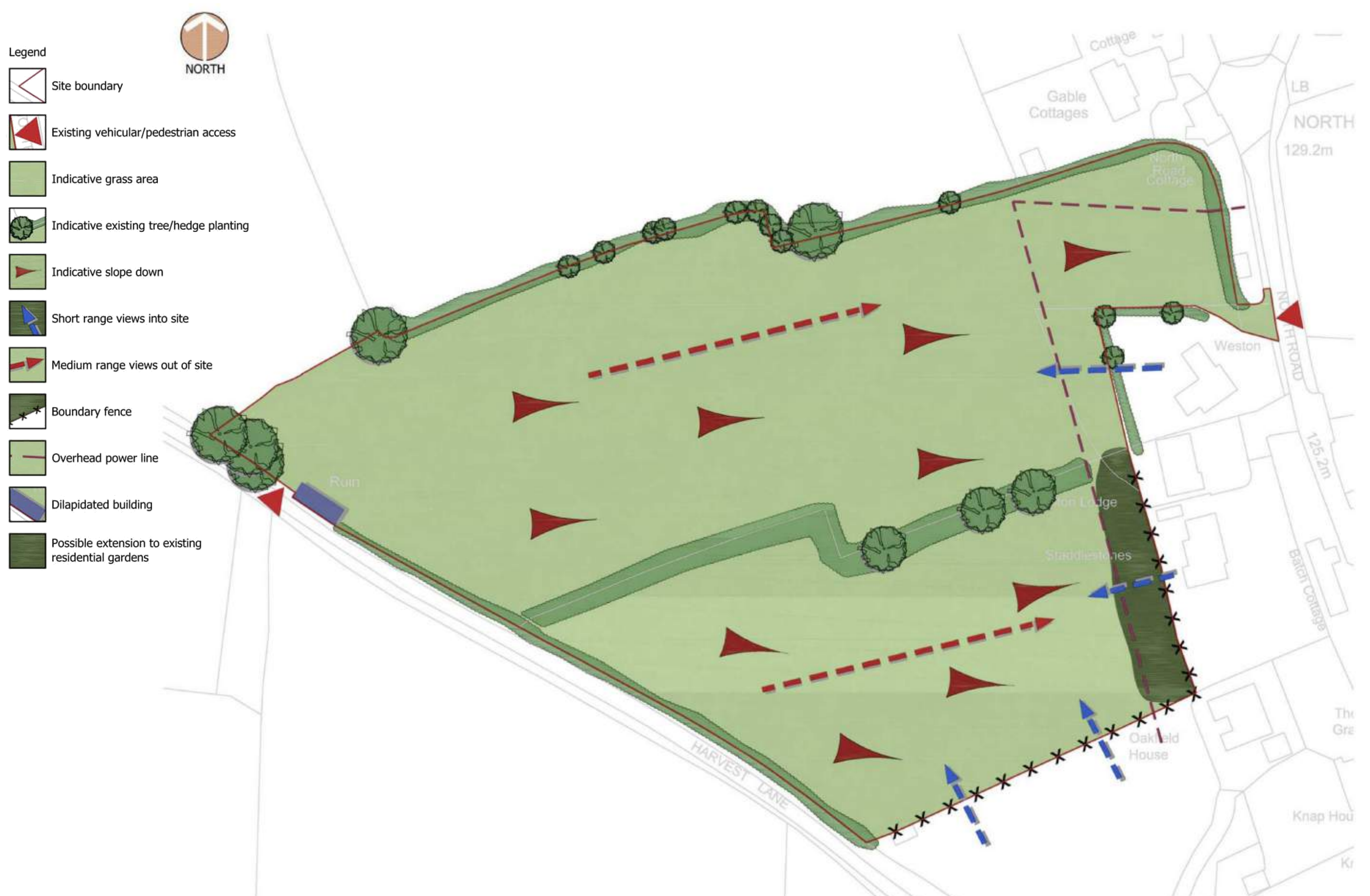
Constraints & Opportunities

When drafting the emerging proposals for the site an assessment of the factors that make the site and its surrounding context distinctive was undertaken, known as a 'Constraints and Opportunities' assessment.

This assessment has been informed and determined by technical specialists, including highways engineers, drainage engineers, architects, among others.

The constraints and opportunities identified include the following:

- The land slopes downwards from north-east to south-west;
- Potential for a primary access from Harvest Lane, with a secondary pedestrian / cycle access from North Road;
- Potential to bury the existing overhead power lines running north-south across the site;
- Retain existing hedgerows and trees;
- Short range private views from existing residential development on North Road into the site;
- Medium range views from west to east looking into the site and glimpsed views to the south;
- Potential to incorporate employment / commercial uses on the site; and
- Potential to provide extensions to residential gardens on North Road.



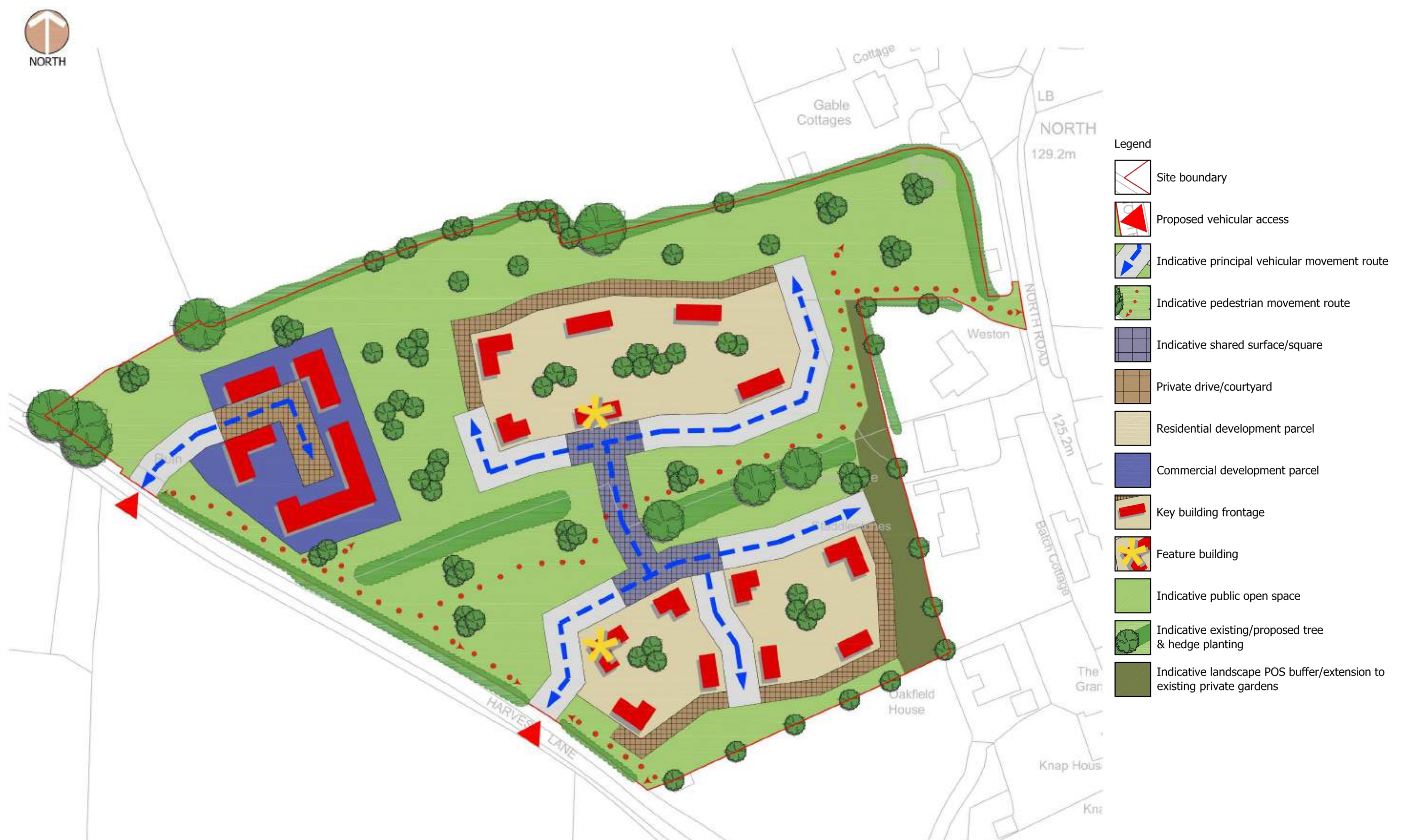


The Proposals

The proposals have been shaped to positively address the key opportunities and constraints as identified, alongside initial discussions which have taken place with the Parish Council who have advised us about the local community's aspirations for Charlton Horethorne (as set out in the Parish Plan), including discussions with the Local Community Land Trust (CLT) who are looking for land to accommodate 4-5 affordable dwellings. In the village.

The concept plan below is the first stage in the design process, and illustrates the following:

- Circa 18 – 20 dwellings, comprising a mix of homes including 2 – 4 bungalows suitable for downsizers / retirees and family sized homes to bring vibrancy to the village;
- Land to accommodate circa 5 dwellings to accommodate affordable housing which is likely to be administered by the local Community Land Trust;
- Small workshop units (for non-intrusive light industrial / service use) and office units for small to medium size business enterprises; this will be accommodated in a farmyard style courtyard development;
- Two vehicular access points from Harvest Lane to serve the proposed residential and commercial uses separately;
- Pedestrian access through to North Road to the north-east;
- Burying of the overhead power line which currently runs across the site; and
- Retention of the majority of existing hedgerows and trees running across the site and the provision of public open space / ecological habitats, including buffer zones to existing residential properties that lie adjacent to some of the site's boundaries.





Framework Plan

The concept plan on the previous board is the first stage in the design process. We wanted to present this to you before drawing up more detailed plans to ensure that the local community has the ability to influence the layout as it evolves.

However, to give you an idea of how the concept layout may evolve for the site, we have drawn one up and this is presented below:





Appearance

In terms of appearance of the homes themselves, we consider that a traditional design approach would be most appropriate given the context of the village. However, contemporary dwellings could also be proposed if residents would prefer this style of development. Examples of each potential design approach and photographs of the local area are provided for consideration below.





Technical Assessments

Highways

The site is located in proximity to the everyday facilities available in Charlton Horethorne including the Village Shop and pub, which lie approximately a 5 minute walk away from the site. The lack of footways is a characteristic of many rural villages in Somerset, especially away from busier through-roads. The route from the site to the local shop, pub, school, bus stop and village hall is the same one undertaken by existing residents.

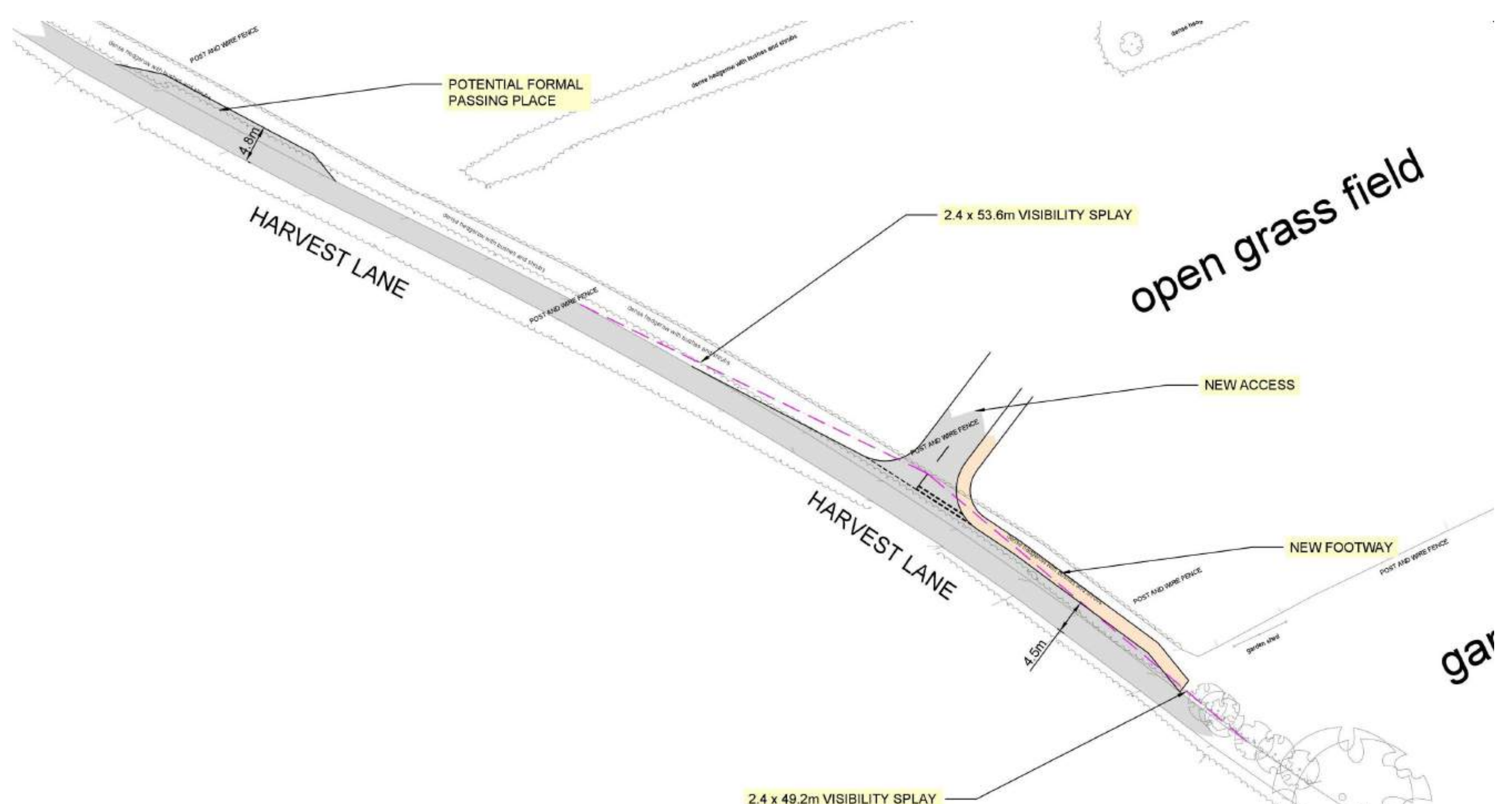
The proposed vehicular access is from Harvest Lane, with a pedestrian / cycle access proposed from North Road. A traffic survey has been undertaken on Harvest Lane to record vehicle speeds and flows – these vehicle speeds were used to prepare the visibility splays for the proposed access which are presented in the diagram. The road is proposed to be widened along the site frontage east of the access to allow two cars to pass. A new pedestrian footway has also been proposed as can be seen in the diagram to the east of the access to provide a safer route for pedestrians using Harvest Lane.

A passing place will be constructed to the western end of the frontage to the site, to benefit other users of Harvest Lane.

The traffic generated by the site has been estimated to a two-way flow of 9 vehicles in the morning peak hour (3 arrivals and 6 departures) and 8 in the evening (5 arrivals and 3 departures). This averages at 1 car every 6 minutes in the peak time.

Based on information from www.crashmap.co.uk, there have been no reported injury accidents along Harvest Lane or North Road for the past 5 years, and no reported pedestrian injury accidents in the village for the past 10 years which suggests that the use of country lanes for walking is safe.

A Transport Assessment will be submitted in support of the planning application. The scope of this will be discussed and agreed with highways officers at Somerset County Council and will consider the potential impact of the development on the wider highways network and how any additional impacts will be mitigated.



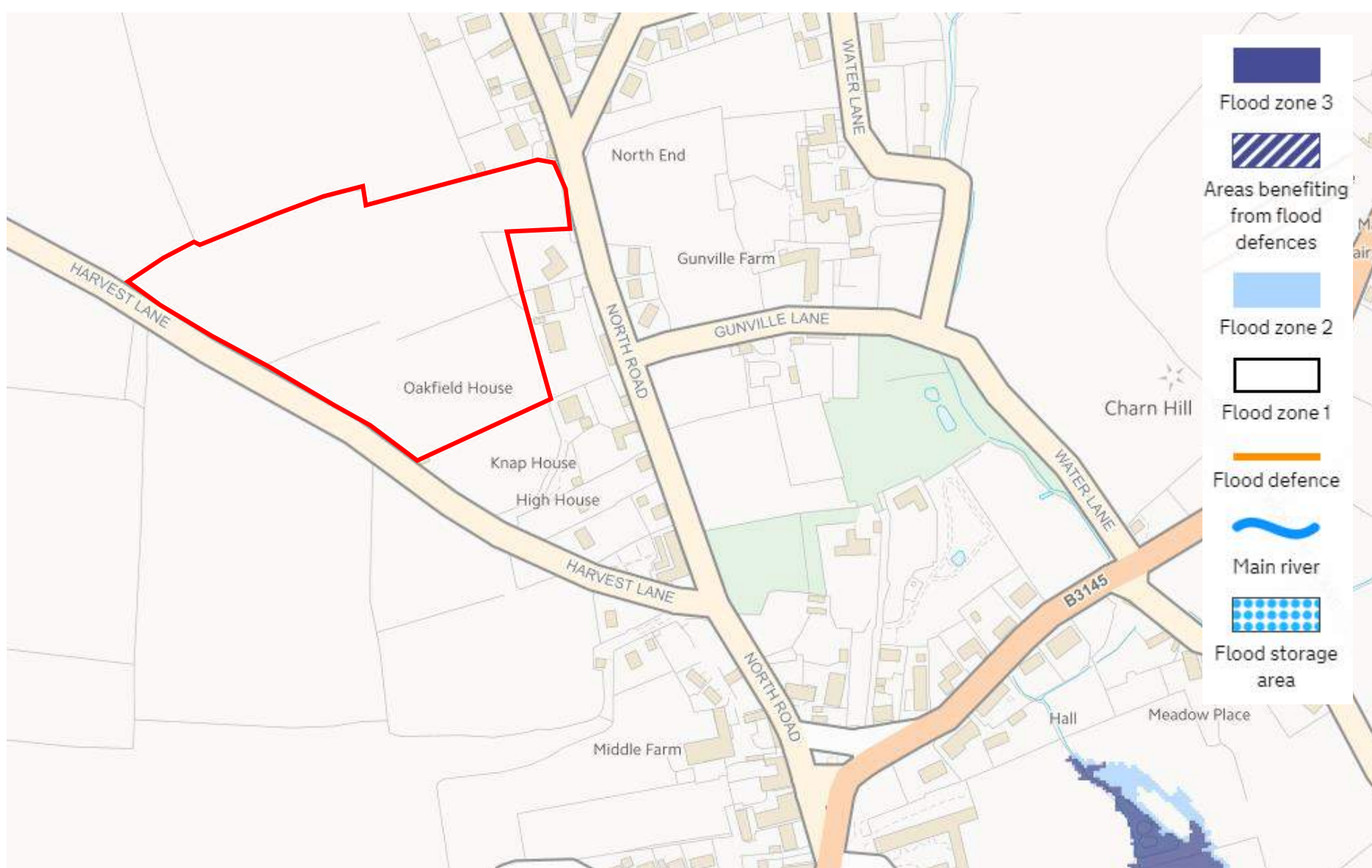


Technical Assessments

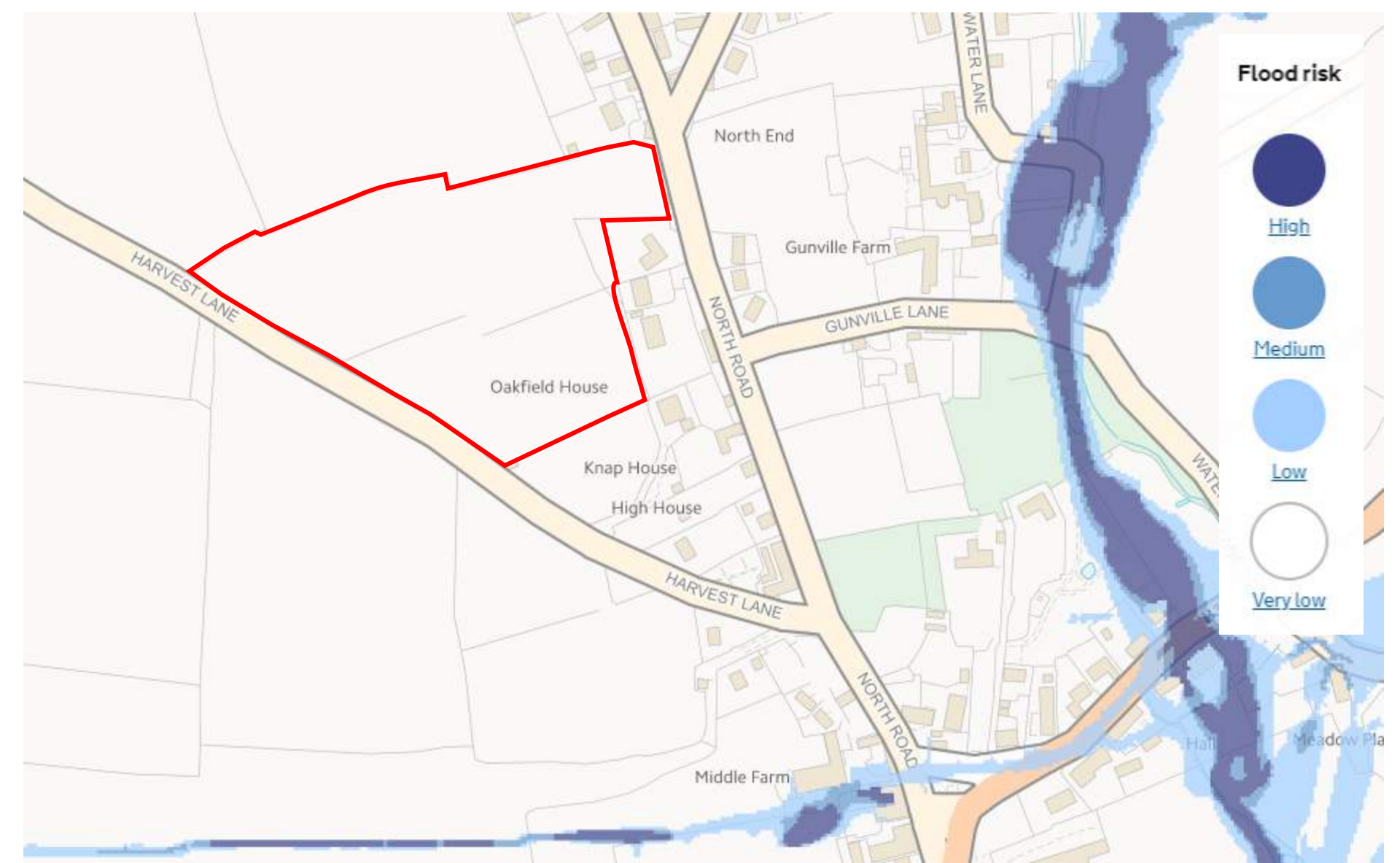
Flood Risk & Drainage

FLOOD RISK

The site is located within the Environment Agency defined Flood Zone 1, which means that the site is not at any significant risk of flooding from rivers or other watercourses. There are also no known surface water issues.



MAP SHOWING FLOOD ZONES



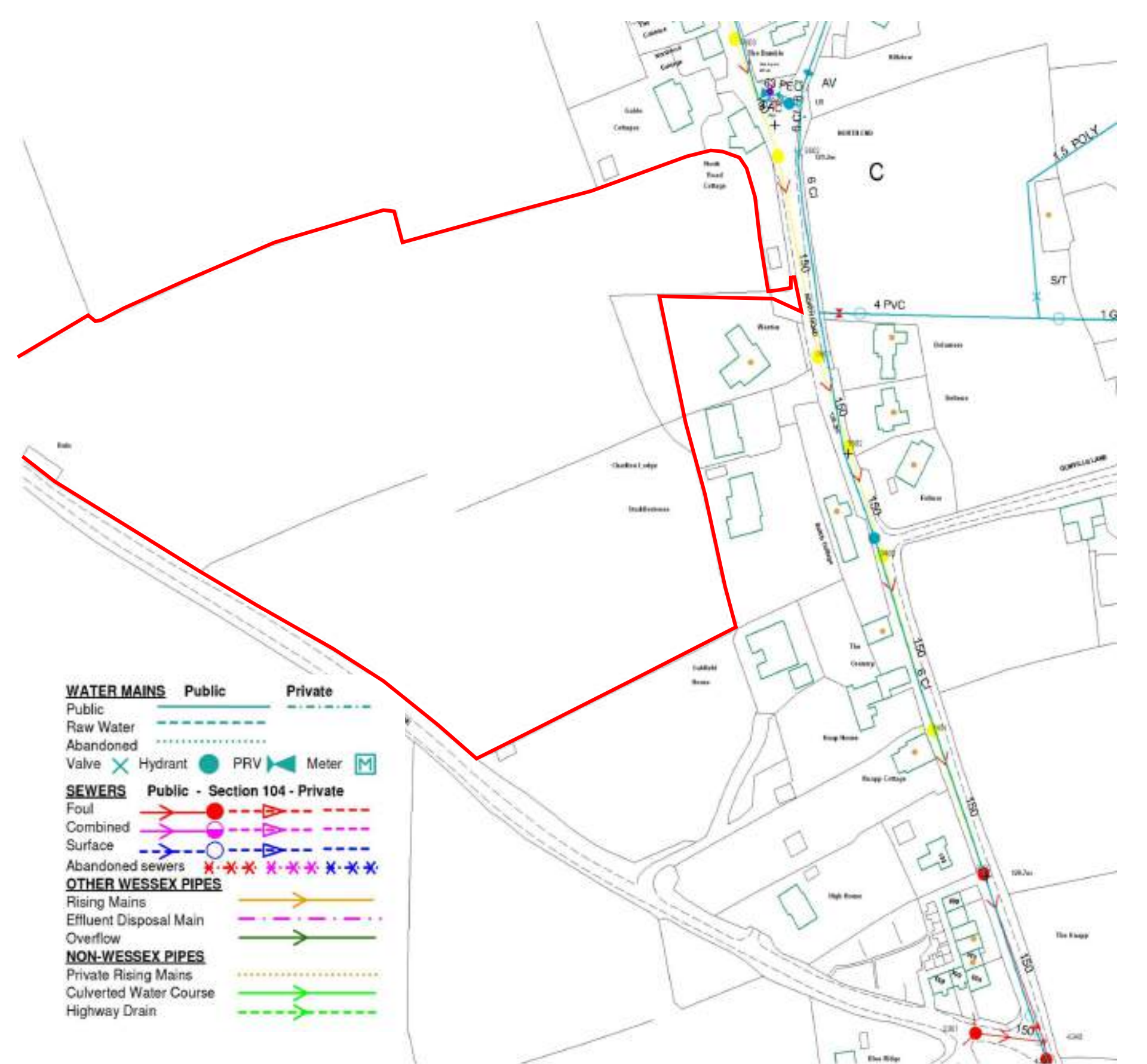
MAP SHOWING SURFACE WATER FLOODING

SURFACE WATER DRAINAGE

- Surface water will be managed using Sustainable Urban Drainage Systems (SUDs)
- Geology maps suggest that the site is underlain with limestone. Subject to a site investigation, this means the ground should be suitable for infiltration (disposal of surface water into the ground)
- If infiltration is not found to be suitable, an alternative outfall will be required and further investigations will be undertaken at this stage.

FOUL DRAINAGE

- A public foul water sewer is located in North Road and Harvest Lane. Given the size of the site (up to 20 units), a connection to this existing sewer would be sufficient and any upgrades to the sewerage infrastructure required would be the responsibility of Wessex Water.





Technical Assessments

Ecology

A Phase I habitat survey has been undertaken by Grass Roots Ecology who have recommended additional site surveys to be undertaken early next year in the optimum survey period.

The vast majority of hedgerows will be retained with the exception of where access needs to be facilitated between the field parcels. The rest of the site is deemed to be of relatively low ecological value given its agricultural use as improved grassland / pasture.

An ecological assessment will be submitted with the application which will consider any further constraints and recommend mitigation which will be incorporated into the site layout.



Landscape

A preliminary assessment and visual analysis of the site has been undertaken which has determined the following:

- Views of the site from Cowpath Lane are restricted mainly by dense hedgerows that bound the lane on either side; where views are available through gateways, no significant view of the proposed development site could be identified. From other public viewpoints such as the Public Right of Way that travels from Sigwells, Green Lane to the north-west, and paths to the east adjacent to the B3145, views of the site are heavily restricted by topography or intervening vegetation;
- To retain the existing field pattern, development parcels should be incorporated within the existing field boundaries;
- Planting should be proposed to strengthen the hedgerow framework, filter views, soften the appearance of the proposed development and to provide a sense of scale and enclosure; and
- The proposed density of the development has been kept deliberately low to allow for extensive planting to integrate the site into its surroundings and to reflect the rural character of the area.



Get Involved

It is anticipated that an outline planning application will be submitted to South Somerset District Council in Spring 2020. This will provide full details of the scheme, including all mitigation measures regarding highways, ecology, landscape, drainage, and design, etc.

Full details of the design of the dwellings and commercial land, including materials, height, layout, form, access and landscaping will be provided at this stage.

We are inviting you to make comments on the emerging proposals to shape and inform the masterplan for the site.

All comments received during this consultation event will be made public and considered in preparing the finalised plans for the application. A Statement of Community Involvement (SCI) will support the application summarising the general content of the responses received and showing how the comments have shaped the finalised proposals.

Once the planning application has been submitted the finalised plans and technical documents will be available via the planning application section of South Somerset District Council's website. The Council will invite comments directly at this time.

One way of making comments is to fill out our questionnaire, copies of which are available at the end of the exhibition and you can either hand these to a member of our team or pop this in the available boxes.

Alternatively, the consultation period will run from today (3rd December) to the 3rd January 2020 and you can submit your questionnaire or email / write to us at the following address:



Email us at: enquiries@grassroots-planning.co.uk

Write to us at:
Grass Roots Planning – Charlton Horethorne Consultation
86 Colston Street
Bristol
BS1 5BB

Thank you for taking your time to look at this exhibition today, we are happy to discuss anything you've seen in more detail and we look forward to receiving your comments.

Coral Curtis

From: Enquiries - Grassroots Planning
Sent: 09 December 2019 09:40
To: Coral Curtis
Subject: FW: Harvest Lane, Charlton Horethorne

Categories: 538 Charlton Horethorne

Regards

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Director



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From: h [REDACTED]
Sent: 07 December 2019 17:06
To: Enquiries - Grassroots Planning <enquiries@grassroots-planning.co.uk>
Cc: p [REDACTED]
Subject: Harvest Lane, Charlton Horethorne

Dear Grass Roots

At the presentation on 3 December we completed brief comments on your questionnaire and indicated more detailed observations would follow. These are set out below using the headings from the various information displayed.

The Site

The aerial view demonstrates that Charlton Horethorne has developed in linear form radially from the centre. The development proposal would clearly be an unwarranted encroachment into the green space to the west and will be resisted. We object to this entire scheme.

Planning Context

While it is understood that a Community Plan has no statutory basis, it does remain a material consideration in determining planning applications. Importantly, the Plan seeks to ensure that any future development is achieved on infill sites and not on agricultural land.

Constraints and Opportunities

There are significant errors in this assessment. First, it suggests that the land slopes downwards from north-east to south-west. It does not. There is a substantial gradient from west to east. This is shown clearly on OS maps. It is important to understand this in the context of overlooking of existing properties in North Road, siting of single storey dwellings rather than two storey, surface water run-off etc.

Secondly, the plan ignores the short range private views from Gable Cottages and North End Cottage.

You have also made erroneous statements with regard to the buffer zone behind North Road properties. We will return to this issue under the Framework Plan.

The Proposals

The concept plan indicates there would be just 2 - 4 bungalows within the total number of dwellings. This is clearly an insufficient number of single storey units to counter the strong objections with regard to overlooking of existing properties, and the loss of amenity resulting from urbanising the outlook from existing properties in the settlement and elsewhere in the surrounding landscape.

Policy HG3 of the SSDC Local Plan requires 35% of all developments of 6+ housing units to be affordable, i.e. at least 6 of your suggested 18. There is no indication of where these would be sited, other than a statement that the concept plan illustrates land for circa 5 affordable dwellings. It does not. Also, your representatives at the presentation seemed unsure which part of the site was to be transferred to the CLT. This whole issue needs clarification.

With regard to the small workshop and office units, some residents at the presentation seemed to doubt the demand for these as it is alleged there remain existing unused small commercial units within this rural settlement.

Framework Plan

The Parish Council had asked you to identify proposed dwellings in terms of bedroom numbers, bungalow or house, terrace or detached and window orientation. Without this it is difficult to finalise comments. So far, HEL has confirmed that only the units closest to the North Road properties would be bungalows. This is a start, but more would be needed to effectively reduce the overlooking problems. On this issue, Matthew Kendrick's letter to the PC of 2 August 2019 had proposed 'extension to the residential gardens of Charlton Lodge and Staddlestones on North Road - subject to these residents accepting this land'. This offer was perpetuated in subsequent discussions and following further representations has been extended to include the rear of Weston on your latest Framework Plan. At the presentation Nathan Hopkins stated this was not his intention and all he intends is to provide tree screening in consultation with the District Council's Forestry Officer. We hope for early clarification of this matter between HEL and GRP.

The attenuation pond is shown along the south boundary of the site. Measures will be needed along the eastern boundary to collect run-off in view of your misunderstanding of the site gradients.

Appearance

As there is no limitation on building footprint on this large land area, dwellings should be predominantly bungalows. Elevations should be in natural stone quarried locally to reflect the predominance of stone buildings in the settlement. Roofs should similarly reflect the use of grey and slated materials. Definitely bright red concrete tiles favoured by some developers must be avoided.

Technical Assessments - Highways

The greatest problem here is the totally inadequate width of Harvest Lane from the south corner of the site to its junction with North Road. In places the carriageway is only 2.7m - 3.0m wide and there are no footways or verges. Pedestrians would be at great personal risk. Widening along part of the site frontage would simply encourage faster speeds into the narrow section. No doubt SCC Highways will examine this aspect carefully together with the seemingly inadequate x distance shown for the visibility splay.

Technical Assessments - Drainage

We have commented above on the problem of surface water run-off. We do not believe you will find the underlying geology is suitable for infiltration. The soil overlays fractured brash which at a shallow level becomes compacted limestone. Drainage is poor with surface water run-off during peak storms.

We assume that foul drainage will have to be taken in a new sewer to connect at the southern end of Harvest Lane.

Technical Assessments - Landscape

Your conclusions about views of the site from other locations are wrong. Cowpath Lane is irrelevant in this context. What is most important are direct views of the field from adjoining properties, those from openings in both Harvest Lane and North Road, together with the longer distance westward view from Charn Hill on the east side of Golden Valley which is crossed by two public footpaths. The land currently provides an attractive rural backdrop to this edge of the settlement. The proposed development would interrupt this landscape setting and consequently would give rise to significant harm to the character and appearance of the area.

We reiterate that we totally object to this proposal. Please ensure these observations are taken fully into account in the preparation of the next draft.

Coral Curtis

From: [REDACTED]
Sent: 20 December 2019 20:26
To: Enquiries - Grassroots Planning
Cc: davideipeet@gmail.com
Subject: Harvest Lane, Charlton Horethorne

We object to this scheme for the following reasons:-

1. The Charlton Horethorne Community Plan proposed all new development in the village should be provided via infill sites within the current built environment limits.
2. New development should only take place on open farmland in exceptional circumstances. There are no such circumstances associated with the current proposal.
3. Harvest Lane is unsuitable and unsafe for traffic generated by this proposal.
4. The proposed development would be visually damaging to the village environment and would be particularly damaging to a number of existing properties backing onto the field.

Signed
[REDACTED]

WE WANT YOUR VIEWS

We would appreciate you taking some time to fill out this questionnaire regarding your views on the proposed development. If you don't have time to fill this in now, remember you can email or write to us at the addresses at the end of this paper. We are accepting comments on the proposals until the 3rd January 2020.

Name: [REDACTED] Address: ... [REDACTED]
Email: [REDACTED]@mail.com [REDACTED]

Questions:

1. Do you consider that open market, affordable housing and some small-scale employment use is required in this location?

A limited amount of affordable housing is required in the village - controlled by the CLT to ensure it remains affordable. A very small no. of units for small businesses may be useful - but not industrial, more likely offices or "home industry" such as fringing (dress making/financial services etc)

2. Are there any infrastructure constraints in the village that the proposals should be looking to address?

Flooding/drainage is absolutely critical - as evidenced recently. Traffic is also a major issue - roads are narrow & restricted, & are unlit (should remain so). Broadband is also currently at full stretch within the village.

3. Do you have any comments on the emerging layout - for example the location of the housing, offices / light industrial use or the public open space?

Who will maintain the public open space? What purpose?

Additional tree planting in the remainder of the site creating a woodland/nature trail site as well as improving drainage would be of benefit

4. Do you have any preference regarding style for the proposed housing, i.e. contemporary or traditional?

Definitely traditional style - but with mod cons to ensure energy efficiency etc.

5. What type of employment would you like to see in this location?

See (1) above. Traffic considerations are important - hence the need for small office/home business units rather than large units that require parking etc. Affordability of such units is however an issue & may make it non-viable.

6. Would you suggest any changes to improve the proposals?

Woodland planting on the remainder of the site.

7. Do you have any other comments on the emerging proposals?

Formal arrangements with CLT are essential.

If you would like to post this response, please send it to:
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86-88 Colston Street
Bristol
BS1 5BB

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Land between Harvest Lane & North Road, Charlton Horethorne
Public Consultation

RESPONSE

Answers to Question:-

1. Affordable housing and small scale employment use – yes ok.
2. We need to ensure farmland is maintained. Drainage issues need to be carefully considered To ensure no knock-on effect occurs further down the line.
3. The layout could be reduced considerably by removing the public open spaces. This would mean that less farmland and natural countryside would not disappear. The public open spaces need to be managed and this costs money and commitment. They could end up being eyesores if not maintained. If the Council agree to manage these areas then their costs will obviously be added onto our Council Tax.
4. This is a rural area and so any development should be sympathetic to the surrounding buildings and not overpower them. So more traditional houses would be much more acceptable.
5. The type of employment is difficult to specify as people might have some very new and innovative ideas that we might not have thought of.
6. Removing the open spaces, reducing the number of houses by half.
7. Some development on the site would be acceptable but this is not to be an open door for further development on land around the site. By removing the open spaces areas and reducing the number of dwellings less countryside will be swallowed up by the development.

Response to “We want your views” proposed development on land between Harvest Lane and North Road, Charlton Horethorne.

Coral Curtis

From: [REDACTED]
Sent: 03 January 2020 15:14
To: Enquiries - Grassroots Planning
Subject: Re Land between Harvest Lane and North Road, Charlton Horethorne Nathan Hopkins

'We want your views'

I am totally against the proposed development for many reasons – most of which have been aired by other residents of Charlton Horethorne, especially those living within full view of the development and who will be affected most.

I do not want Charlton Horethorne to turn into Milborne Port or Queen Camel where more and more housing estates are being built around every corner – especially by someone who does not live in the village.

There are a total of six properties which will be adversely affected by this proposed development. This is unacceptable.

A development on this scale is most certainly not justified, is excessive and is drawn on total greed (maximum profit).

The highways do not allow for a development on this scale.

Our Community Plan recommends development should be provided on infill sites, not prime agricultural land.

May I suggest Nathan Hopkins finds an alternative site for such a development slightly closer to home – where no existing property will be adversely affected? What about Sutton Farm, Sutton Montis? Not one existing property would be adversely affected – not in Corton Denham, Queen Camel or Sutton Montis – apart from Sutton Farm itself, his own property. He would not have any objections to such a development from anyone.

[REDACTED]
Charlton Horethorne
3rd January 2020

WE WANT YOUR VIEWS

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Name: [REDACTED] Address: [REDACTED]

Email: [REDACTED].uk

Questions:

1. Do you consider that open market, affordable housing and some small-scale employment use is required in this location?

I think we definitely need some affordable housing and some open market housing and small scale employment use would be good - my concern is that this could be the thin end of the wedge, and a much more extensive development could follow.

2. Are there any infrastructure constraints in the village that the proposals should be looking to address?

I think traffic may have been underestimated in the plans. Also - the village currently has no street lighting (which is good) - would this change things?

3. Do you have any comments on the emerging layout - for example the location of the housing, offices / light industrial use or the public open space?

How will the public open space be managed?
How will the balance between one/older/larger houses/affordable accommodation be achieved?
Otherwise I think the plans look attractive.

4. Do you have any preference regarding style for the proposed housing, i.e. contemporary or traditional?

I think both look good - maybe there is room for both - but I think I prefer the traditional.

5. What type of employment would you like to see in this location?

Nothing too large scale, but I'm quite open minded - start ups, specialist firms - or a personal care, I'd quite like a space for my therapy work with children and young people - but I doubt I could afford it!

6. Would you suggest any changes to improve the proposals?

No - just an assurance that this is not the start of something much bigger by other lines just outside Chichester, and how is virtually in Chichester because the scale of local development.

6. Do you have any other comments on the emerging proposals?

I think all parties should act openly and honestly, regarding intentions, misgivings etc. The "human" scale should be respected at all stages - and the housing tenure offered should offer something for all stages of life and income levels.

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Bristol
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Land between Harvest Lane & North Road, Charlton Horethorne
Public Consultation

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Name: Address:
Email:
btinternet

Questions:

- 1. Do you consider that open market, affordable housing and some small-scale employment use is required in this location?

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- 2. Are there any infrastructure constraints in the village that the proposals should be looking to address?

ACCESS ONTO HARVEST LANE ROAD
AND NUMBER OF CAR/LORRY THAT WILL USE
LANE IF THIS SCHEME (IF COUNCIL GO-AHEAD)
HAS BEEN UNDER ESTIMATED.

- 3. Do you have any comments on the emerging layout – for example the location of the housing, offices / light industrial use or the public open space?

NOT AN INDUSTRIAL SITE

WE WANT YOUR VIEWS

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Name: [REDACTED] Address: [REDACTED]
Email: [REDACTED]@Gmail.com

Questions:

- 1. Do you consider that open market, affordable housing and some small-scale employment use is required in this location?

..... No

- 2. Are there any infrastructure constraints in the village that the proposals should be looking to address?

..... INCREASE IN FOUL WATER DRAINAGE TO ~~HARVEST~~ NORTH ROAD
..... ARE THE EXISTING SEWERS/PIPEWORK SUFFICIENT?
..... ARE THE EXISTING PIPES STILL THE ORIGINAL ONES
..... AND ABLE TO CONTAIN THE ADDITIONAL FLOW,

- 3. Do you have any comments on the emerging layout – for example the location of the housing, offices / light industrial use or the public open space?

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4. Do you have any preference regarding style for the proposed housing, i.e. contemporary or traditional?

..... IN KEEPING WITH CURRENT VILLAGE PROPERTIES.
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5. What type of employment would you like to see in this location?

..... OFFICE
.....
.....

6. Would you suggest any changes to improve the proposals?

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6. Do you have any other comments on the emerging proposals?

..... POINTS AS RAISED & THE ~~AMT~~ AMOUNT
..... OF HEAVY TRAFFIC / PLANT ACCESSING THE
..... SITE THRO' THE VILLAGE
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Bristol
BS1 5BB

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Our detailed comments and objections will be emailed to you in the next 2 weeks

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Name: [redacted] Address: [redacted]
Email: [redacted] [redacted]

Questions:

1. Do you consider that open market, affordable housing and some small-scale employment use is required in this location?

No. The Community Plan proposed all new housing to be on infill sites. We object to the principle of building here on good agricultural land.

2. Are there any infrastructure constraints in the village that the proposals should be looking to address?

None

3. Do you have any comments on the emerging layout – for example the location of the housing, offices / light industrial use or the public open space?

Overlooking of existing properties in North Road is not addressed sufficiently. Buffer zone needs to extend around rear of 'Weston'. It should be at least 7m wide, securely fenced and trees planted.

4. Do you have any preference regarding style for the proposed housing, i.e. contemporary or traditional?

Definitely traditional bungalows. They are sought in Ch. Horethorne and should be built in local stone.

5. What type of employment would you like to see in this location?

Small scale - quiet uses

6. Would you suggest any changes to improve the proposals?

Many. We'll elaborate in our emailed submission.

6. Do you have any other comments on the emerging proposals?

Wait for the email!

But the Parish Council did ask for details of type of each dwelling, no. of bedrooms, house or bungalow, orientation (of windows etc.) Without this, comments are incomplete.

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Land between Harvest Lane & North Road, Charlton Horethorne
Public Consultation

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Name: [redacted] Address: [redacted]
Email: [redacted] uk [redacted]

Questions:

- 1. Do you consider that open market, affordable housing and some small-scale employment use is required in this location?

Definitely - especially affordable housing (the maximum possible)

- 2. Are there any infrastructure constraints in the village that the proposals should be looking to address?

Widen the Harvest Lane access.

- 3. Do you have any comments on the emerging layout - for example the location of the housing, offices / light industrial use or the public open space?

[Redacted area]

4. Do you have any preference regarding style for the proposed housing, i.e. contemporary or traditional?

Preferably traditional

5. What type of employment would you like to see in this location?

6. Would you suggest any changes to improve the proposals?

Possible use of part of the site for sports facilities - eg. croquet lawn, say in the north east corner.

6. Do you have any other comments on the emerging proposals?

No, but please keep up the public involvement.

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Name: Address:

Email:

Questions:

1. Do you consider that open market, affordable housing and some small-scale employment use is required in this location?

YES BUT WITH A PREFERENCE
FOR SMALL SCALE EMPLOYMENT
ON A PERIPHERAL SITE EG
GUMVILLE FARM, ALLOWING FOR OTHERS

2. Are there any infrastructure constraints in the village that the proposals should be looking to address?

NO AS LONG AS WESSEX
WATER ADDRESSES ANY POTENTIAL
CAPACITY ISSUES

3. Do you have any comments on the emerging layout – for example the location of the housing, offices / light industrial use or the public open space?

LOW DENSITY +
GOOD SPREAD OF OTHER
HOUSING DEVELOPMENT IN THE
VILLAGE EG OFF COWPATH LANE
+ GOOD BUFFER ZONES

4. Do you have any preference regarding style for the proposed housing, i.e. contemporary or traditional?

- VERNACULAR + MODERN
- MAXIMIZE AFFORDABLE TO MEET KNOWN DEMAND
- PERHAPS MORE CONTEMPORARY OR DOWN SIZING

5. What type of employment would you like to see in this location?

SURVEY METHOD FOR EXISTING SELF EMPLOYED IN VILLAGE

6. Would you suggest any changes to improve the proposals?

LEISURE USE WITHIN SCHEME OR RELOCATE EMPLOYMENT

6. Do you have any other comments on the emerging proposals?

Good proposals

Method in village

ensure ongoing liaison with Cllr

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Name: *h* [Redacted] Address: [Redacted]
Email: [Redacted] 17@btinternet.com

Questions:

1. Do you consider that open market, affordable housing and some small-scale employment use is required in this location?

*SURELY A BETTER POSITION COULD BE FOUND?
WHY SHOULD AGRICULTURAL LAND BE USED?*

2. Are there any infrastructure constraints in the village that the proposals should be looking to address?

CAN HARVEST LANE AND NORTH ROAD COPE WITH THE INCREASE IN VEHICLES AND TRAFFIC THE DEVELOPMENT WOULD PROMOTE? ARE PASSING PLACES SUFFICIENT? CAN THE CURRENT SEWERS COPE? CAN THE LOCAL SCHOOL ACCOMMODATE?

3. Do you have any comments on the emerging layout – for example the location of the housing, offices / light industrial use or the public open space?

IF IT DOES GO AHEAD THE LIGHT INDUSTRIAL SECTION IS IN AN APPROPRIATE POSITION. WIND WILL CONTROL & MAINTAIN THE OPEN SPACE?

4. Do you have any preference regarding style for the proposed housing, i.e. contemporary or traditional?

TRADITIONAL

5. What type of employment would you like to see in this location?

OFFICE / CRAFT / DESIGN

6. Would you suggest any changes to improve the proposals?

6. Do you have any other comments on the emerging proposals?

WE HAVE CONCERNS ABOUT THE AREA TO
COPE WITH THE PREPARATION AND CONSTRUCTION
OF SUCH AN UNDERTAKING. AS TO THE
FINISHED BRIDGE WE ARE WORRIED ABOUT
MOST ASPECTS OF THE PLAN AT PRESENT

If you would like to post this response, please send it to:
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Bristol
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Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Questions:

1. Do you consider that open market, affordable housing and some small-scale employment use is required in this location?

I think affordable housing for local residents is needed to enable families to stay in the village. I am fortunate to be able to run my business from the village but have not been aware of any demand for commercial premises

2. Are there any infrastructure constraints in the village that the proposals should be looking to address?

We are fortunate to have a shop, school, church and several local businesses but further pressure would be put on the nearest doctors surgery, secondary schools etc

3. Do you have any comments on the emerging layout – for example the location of the housing, offices / light industrial use or the public open space?

Our property's entrance/exit is directly on to the bottom of Harvest Lane - a single track road totally unsuitable for extra traffic

4. Do you have any preference regarding style for the proposed housing, i.e. contemporary or traditional?

I feel any style of house should be in keeping with the rural setting - appropriate size gardens, plenty of parking space etc

5. What type of employment would you like to see in this location?

I run my business here and have never been able to recruit locally, so staffing a business would be a concern. Therefore can only envisage one "man" business/artisans etc would find this appropriate

6. Would you suggest any changes to improve the proposals?

A small number of quality but affordably priced house to primarily offered to local people

6. Do you have any other comments on the emerging proposals?

The additional traffic would be a major concern. The lane is single track which could not cope with the level of additional traffic that would inevitably arise. It is popular with walkers / horses etc. My family own the adjacent farm and previously this was the main route for animals to be transferred from the farm buildings to the fields. *

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(* Highways expressed huge concerns over the extra traffic into Middle Farm etc)

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Name: [Redacted] Address: [Redacted]
Email: [Redacted] @ [Redacted].com

Questions:

1. Do you consider that open market, affordable housing and some small-scale employment use is required in this location?

Could be a benefit to the village

2. Are there any infrastructure constraints in the village that the proposals should be looking to address?

Smaller dwellings

3. Do you have any comments on the emerging layout – for example the location of the housing, offices / light industrial use or the public open space?

Industrial units should have as little impact on village. Additionally the narrow lanes do not allow large trucks easy access. No pedestrian access / pavements in most of the village - or lighting.

4. Do you have any preference regarding style for the proposed housing, i.e. contemporary or traditional?

Traditional.

5. What type of employment would you like to see in this location?

6. Would you suggest any changes to improve the proposals?

It would be beneficial to have documents to view (in hand) rather than making quick decisions.

6. Do you have any other comments on the emerging proposals?

There is always the possibility when one development is created for more to follow. As the land belongs to Hopkins is there anything to stop further developments being added?

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Name: .. [redacted] Address: [redacted]
Email: .. [redacted] *caruk*

Questions:

- 1. Do you consider that open market, affordable housing and some small-scale employment use is required in this location?

YES
.....
.....
.....
.....

- 2. Are there any infrastructure constraints in the village that the proposals should be looking to address?

.....
.....
.....
.....

- 3. Do you have any comments on the emerging layout – for example the location of the housing, offices / light industrial use or the public open space?

YES I'D LIKE TO SEE SOME ALLIEMENTS
.....
.....
.....

4. Do you have any preference regarding style for the proposed housing, i.e. contemporary or traditional?

TRADITIONAL.

5. What type of employment would you like to see in this location?

OFFICE / LIGHT INDUSTRIAL (BI)

6. Would you suggest any changes to improve the proposals?

YES ALLOT MORE!

6. Do you have any other comments on the emerging proposals?

I WELCOME THE NUMBER OF AFFORDABLE HOUSES.

YOU INDICATED IN THE LETTER TO THE VILLAGE IT COULD BE 9 HOUSES NOW YOU SAY 5 AND IN ANOTHER PLACE 4-5 WHICH IS IT I THINK WE NEED TO SEE MORE THAN 5 AFFORDABLE UNITS A MINIMUM OF 6.

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Name: [Redacted] Address: [Redacted]
Email: [Redacted] W0 UK [Redacted]

Questions:

1. Do you consider that open market, affordable housing and some small-scale employment use is required in this location?

Yes.
.....
.....
.....
.....

2. Are there any infrastructure constraints in the village that the proposals should be looking to address?

NO
.....
.....
.....
.....

3. Do you have any comments on the emerging layout – for example the location of the housing, offices / light industrial use or the public open space?

NO.
.....
.....
.....
.....

4. Do you have any preference regarding style for the proposed housing, i.e. contemporary or traditional?

Traditional

5. What type of employment would you like to see in this location?

Any

6. Would you suggest any changes to improve the proposals?

Allotment space

6. Do you have any other comments on the emerging proposals?

I am someone looking to buy a house in the village I grew up in, however this would take me years / would not be possible due to the ~~high~~ house prices - Affordable housing in the village would be very welcome for me. However there are a lot of people like me in the village who will not necessarily come to consultation events - I would suggest a minimum of 6 affordable houses rather than 4-5.

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Name: ... [redacted] Address:
Email: ... [redacted] E. Com:

Questions:

1. Do you consider that open market, affordable housing and some small-scale employment use is required in this location?

I consider limited open market housing is needed - the emphasis being on "limited" i.e. no more than the proposed 18-20. That said I'm even more clear that 35% of this must be "low cost" - I don't like the word "affordable" as it means something different to everyone. We urgently need low cost units suited to young people and older folk who want to stay in the village. Provision of 2-3 small employment units may also be desirable but not as important as housing.

2. Are there any infrastructure constraints in the village that the proposals should be looking to address?

Clearly there is concern over drainage and the risk of increased water run-off. The roads are also narrow and have limited capacity to take additional traffic. As a community we are proud of our night skies and absence of street lighting; this needs to be respected in any new development. Finally we suffer a lot of power outages as a village so there's a big question mark over the current supply's capacity to take added load - especially as Inverness heating will be primarily electric.

3. Do you have any comments on the emerging layout - for example the location of the housing, offices / light industrial use or the public open space?

Not really - as a member of the CHT board, I'm clear we do not want any sort of "ghettoisation" of the low cost housing - it needs to look and feel an integral part of any development. I do also fully support the need to properly screen those homes that will be most impacted by the proposals.

4. Do you have any preference regarding style for the proposed housing, i.e. contemporary or traditional?

My definite preference is for a traditional style using genuine local materials and not bogus stone cladding, etc. I'm happy to see some solar panels incorporated, but would also want to see chimneys on some or all the units, even if only decorative

5. What type of employment would you like to see in this location?

Clearly not open-cast mining, large scale chemical manufacturing, etc, but am open to office based work/employment and also small scale industry, e.g. joinery, metal work, etc.

6. Would you suggest any changes to improve the proposals?

The biggest flaw in the whole proposal is the lack of long-term (30 yr+) commitment to no further development of the rest of the site in possession of Hopkins. There also needs to be clarity on whether or not there is the possibility of sale by Hopkins to a third party of the rest of the site currently not slated for development

~~7~~ Do you have any other comments on the emerging proposals?

See 6 above. Also I see no merit in having Charlton Horethorne's current status as a "rural settlement" being amended to "village", however I can see a lot of down-sides to any such change and would therefore challenge Hopkins Estate's apparent desire to see such a change. That is in short simply when it comes to the Hopkins name in the area, so it's no use pretending that everyone is euphoric with the outline plans. Some, limited, development is needed to keep the village alive but there is no need to destroy the place in the process

If you would like to post this response, please send it to:
Grass Roots Planning - Charlton Horethorne Consultation
86-88 Colston Street
Bristol
BS1 5BB

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we will only hold your personal information to contact you about this consultation event. We will only hold your information until the application is submitted.

Land between Harvest Lane & North Road, Charlton Horethorne
Public Consultation

WE WANT YOUR VIEWS

We would appreciate you taking some time to fill out this questionnaire regarding your views on the proposed development. If you don't have time to fill this in now, remember you can email or write to us at the addresses at the end of this paper. We are accepting comments on the proposals until the 3rd January 2020.

Name: [REDACTED] Address: [REDACTED]
Email: [REDACTED]@net.com

Questions:

1. Do you consider that open market, affordable housing and some small-scale employment use is required in this location?

No development is "required" on this site which is prime agricultural land. In the event that some development goes ahead, this should not include employment units on this site. More appropriate locations within the village should be explored.

2. Are there any infrastructure constraints in the village that the proposals should be looking to address?

Harvest Lane is narrow/very narrow & there are no footpaths along the whole length of the lane. There are stretches of the road, particularly towards the junction with North Road, that are single lane only and that junction gives poor visibility.

3. Do you have any comments on the emerging layout – for example the location of the housing, offices / light industrial use or the public open space?

See above re: industrial units. Due consideration should be given to the neighbours adjoining the site in providing a buffer and natural screening.

4. Do you have any preference regarding style for the proposed housing, i.e. contemporary or traditional?

Traditional. Eco-friendly and carbon neutral.

5. What type of employment would you like to see in this location?

None

6. Would you suggest any changes to improve the proposals?

None other than more serious consideration of the acute highways and footpath problems. The traffic statistics quoted at the exhibition were misleading and unrealistic in relation to traffic movements.

7.6. Do you have any other comments on the emerging proposals?

Who owns the land between the proposed site and Violet Lane?

Given the highways issues, we consider that the proposal is disproportionate in its scale to the location.

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Name: [REDACTED] .. Address: [REDACTED]

Email: [REDACTED]

Questions:

1. Do you consider that open market, affordable housing and some small-scale employment use is required in this location?

not particularly

2. Are there any infrastructure constraints in the village that the proposals should be looking to address?

a pavement along Harvest Lane would help. Perhaps widen Harvest Lane beside the development so traffic can pass.

3. Do you have any comments on the emerging layout – for example the location of the housing, offices / light industrial use or the public open space?

There seems a great deal of public open space which might cause trouble to maintain

4. Do you have any preference regarding style for the proposed housing, i.e. contemporary or traditional?

Traditional natural stone but with good sized windows to let in light.

5. What type of employment would you like to see in this location?

Quiet employment which does not create a lot of traffic.

6. Would you suggest any changes to improve the proposals?

Perhaps plant some trees in the public open spaces to screen the houses from each other - but not too tall trees close to the houses.

6. Do you have any other comments on the emerging proposals?

I suggest that some of the market price houses should be less well fitted and cheaper than others so that they can be bought by first time buyers.

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Name: [Redacted] Address: [Redacted]
Email: [Redacted]@.com

Questions:

- 1. Do you consider that open market, affordable housing and some small-scale employment use is required in this location?

Not particularly

- 2. Are there any infrastructure constraints in the village that the proposals should be looking to address?

Adequacy of Harvest Lane to serve as access route for the development

- 3. Do you have any comments on the emerging layout – for example the location of the housing, offices / light industrial use or the public open space?

Responsibility for maintenance of public open space, welcome in itself though it is, will have to be considered

4. Do you have any preference regarding style for the proposed housing, i.e. contemporary or traditional?

Traditional

5. What type of employment would you like to see in this location?

None because employment would attract further traffic along the narrow access lane.

6. Would you suggest any changes to improve the proposals?

A reduction in the scale of the proposals

6. Do you have any other comments on the emerging proposals?

No

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Name: [Redacted] Address: [Redacted]
Email: [Redacted]

Questions:

1. Do you consider that open market, affordable housing and some small-scale employment use is required in this location?

Yes

2. Are there any infrastructure constraints in the village that the proposals should be looking to address?

Public Transport

Aesthetics - listed buildings on the development boundary

3. Do you have any comments on the emerging layout – for example the location of the housing, offices / light industrial use or the public open space?

Majority of the build should be Harvest Lane side

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Name: [redacted] Address: [redacted]
Email: [redacted] @ gmail.com

Questions:

- 1. Do you consider that open market, affordable housing and some small-scale employment use is required in this location?

Affordable housing is always required but market forces prevail.

- 2. Are there any infrastructure constraints in the village that the proposals should be looking to address?

Roads are inadequate.

- 3. Do you have any comments on the emerging layout – for example the location of the housing, offices / light industrial use or the public open space?

The development seems land hungry. If building is required why not terraced houses. There would be no need to use up the whole 9 acres.

Dear Grass Roots

Further to your presentation in the Charlton Horethorne village hall on the 3rd December I would like to make the following observations.

To use nine acres to build 18 houses seems a waste of very good agricultural land. These dwellings look decidedly middle class and suburban and have nothing to do with affordable housing. Two rows of terraced houses built on half to one acre of land would still leave room for allotments if required and achieve the same amount of housing still leaving 8 acres of land for farming or tree planting

In these times we realise that we cannot live without regard for how large our footprint is on the earth, why is it necessary for every family to have its own individual four walls and concrete plinth? Well designed terraced houses can be spacious and much more economical to run. They would be more in keeping with a village settlement whether of contemporary or traditional design, subject to being sited where they would not directly overlook or overshadow existing properties. I consider that very serious thought should be given to any development on green field sites, especially when it is very good agricultural land.

I come from a farming family and it was always held in mind that we were merely custodians of the countryside and should always have regard for future generations.

I think your present plans would encourage people to think of infilling and the original concept would soon be lost anyway

With regard to small workshops and office units, I believe there are already units available in the village which are not yet taken. I don't believe any more are required

Charlton Horethorne is identified on the South Somerset Local Plan as a rural settlement where development should be strictly controlled. What are the exceptional circumstances of clear and proven benefit to the parish which makes it necessary to build on this site?

We are opposed to this proposal and consider it ill conceived

[REDACTED]

CC : CPRE

WE WANT YOUR VIEWS

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Name: [redacted] Address: [redacted]
Email: [redacted]

Questions:

- 1. Do you consider that open market, affordable housing and some small-scale employment use is required in this location?

In the village yes, but not in this location as access is via Harrow Lane and is very narrow

- 2. Are there any infrastructure constraints in the village that the proposals should be looking to address?

Roads are narrow and busy
Drainage could be a problem

- 3. Do you have any comments on the emerging layout – for example the location of the housing, offices / light industrial use or the public open space?

refer to question 1

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Name: [REDACTED] Address: B [REDACTED]
Email: [REDACTED]@gmail.com [REDACTED]

Questions:

1. Do you consider that open market, affordable housing and some small-scale employment use is required in this location?

I don't agree with building at the proposed location adjacent to Harvest Lane owned by Hopkin's. It is outside of the existing village boundary. The land is Grade 2 farming land for many many hundreds of years.

2. Are there any infrastructure constraints in the village that the proposals should be looking to address?

Any building should be at in fill locations with good access and wide roads. Low cost housing essential for persons from Yeovil and Wincanton to live in.

3. Do you have any comments on the emerging layout – for example the location of the housing, offices / light industrial use or the public open space?

The site at Harvest Lane has many restrictions due to it being on high ground seen all around. North road is narrow and Harvest Lane is narrow. Drainage is essential due to stone

4. Do you have any preference regarding style for the proposed housing, i.e. contemporary or traditional?

All properties should be built of local stone be single story and be of low cost use

5. What type of employment would you like to see in this location?

Currently there is no extra requirement for light industry site. Currently Middle Farm has empty sites not used. Light industry at Yeovil - Sherborn - Wincanton

6. Would you suggest any changes to improve the proposals?

South Somerset District Council advise that the five year plan for housing in rural settlements is far ahead of target and greater than required at this time

6. Do you have any other comments on the emerging proposals?

Hopkins land at Harvest Lane is not the place to build houses or light industrial works. (Wincanton has many sites approved)

This Hopkins proposal should be rejected

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Public Consultation

Coral Curtis

From: [REDACTED]
Sent: 04 December 2019 11:37
To: 'Jenny Peet'
Cc: [REDACTED] al
Subject: RE: Charlton Horethorne Presentation
Categories: 538 Charlton Horethorne

Many thanks, Jenny; this is extremely helpful. Well done on setting up the consultation yesterday; it was very worthwhile.

A few reflections (in no particular order), if that helps:

- We are very supportive of the application and positive about Hopkins' and Grass Roots' awareness of the Community Plan, which they have taken into account
- Yesterday we were reassured about matters relating to the affordable homes element, density, highway access, pedestrian/cycle access and buffers. For example,
 - As the presentation states, residents already walk from that area to the centre of the village on roads not pavements, so what is the difference?; it is typical of rural areas – so not a valid issue
 - The numbers involved are small regarding additional cars and pedestrians, but could strengthen our community
- If children of long-standing residents are able to return to their home village because of the affordable homes and we can deliver the objectives of the Community Plan through the CLT, it will be worthwhile
- Looking at the map and comparing the site with Manor Close etc off Cowpath Lane, the Hopkins development has fewer homes and seems to have a lower density off a similar narrow road. The new development would provide greater balance across our village without destroying the nature of this small rural settlement
- Additional mixed housing should improve the sustainability of Charlton Horethorne in relation to the school, shop and pub.

Our only preference with regard to the development would be to have more affordable, down-sizing and small family homes instead of the commercial units. It would be better to have light industrial and workshop etc at Gunville Farm (if highways reservations can be addressed) – especially given that SSDC turned down the Archers' application to have light industrial at Hull Lane. The relocation of the commercial element could allow a small site for a MUGA or sports facilities eg tennis court or croquet lawn, for that end of the village.

Thanks for all you are doing on the Parish Council

Best wishes

Ann and Tim

From: Jenny Peet
Sent: 04 December 2019 11:05
To: David Peet <davideipeet@gmail.com>
Subject: Fw: Charlton Horethorne Presentation

You might find this helpful.

Jenny

From: [REDACTED]
Sent: [REDACTED]
To: [REDACTED]
Subject: RE: Charlton Horethorne Presentation

Dear All,

Thank you for your time yesterday and for helping us set up and take everything down – it was much appreciated.

Please find attached an electronic copy of the consultation boards, as promised.

Kind Regards,

Coral Curtis
Senior Planner



Grass Roots Planning Ltd
Unit 106
86-88 Colston Street
Bristol
BS1 5BB
t: 01179 300 413 m: 07818426490
e: coral@grassroots-planning.co.uk
w: www.grassroots-planning.co.uk

4/12/2019

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Name: [redacted] Address: [redacted]
Email: [redacted].com [redacted]

Questions:

1. Do you consider that open market, affordable housing and some small-scale employment use is required in this location?

No - scheme oversized and will totally change the atmosphere / ambience of the village

What is the purpose of X2 "Feature Buildings"?

2. Are there any infrastructure constraints in the village that the proposals should be looking to address?

Narrow lanes - NB - where HARVEST Lane joins North Road would become a bottle neck + hazardous to pedestrians.

Fibre broadband capability up North Rd + Harvest Lane

3. Do you have any comments on the emerging layout - for example the location of the housing, offices / light industrial use or the public open space?

Difficult to judge - how tall are the houses, which way are the windows oriented - will we be overlooked?

Who will buy / own public open space + manage it thereof? Is access to sewer by commercial units planned to be via North Road?

4. Do you have any preference regarding style for the proposed housing, i.e. contemporary or traditional?

To match current character - traditional

5. What type of employment would you like to see in this location?

Rural / appropriate employment to fit in with existing needs

6. Would you suggest any changes to improve the proposals?

Smaller scale scheme which is less intrusive

Lower x4 dwellings seem to overlook North Road dwellings?

6. Do you have any other comments on the emerging proposals?

A number of highways issues still need to be addressed to S120, height and style of houses as well as orientation

Would like landscaping along lower slopes of the site

Confirm area of extra land offered, planting of trees as a screen + review fencing to be funded by Hopkins

Confirm need for surface water drainage

Attenuation to be tested + installed before any

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Dwelling is allowed to start

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Public Consultation

Charlton Horethorne Parish Council

Since the exhibition on 3 December the Parish Council has received emails and letters from 31 residents.

Of these, four people are in favour of development on the land in Harvest Lane.

The remaining 27 are either wholly opposed to development or might be agreeable to a smaller development subject to conditions.

The main issues raised are as:-

Access, narrowness of Harvest Lane, no footpaths in either Harvest Lane or North Road, danger to pedestrians and horse riders, already limited parking for residents at North Road/Harvest Lane junction. (22)

Increase in vehicular traffic. Concerns about size and weight of vehicles using commercial buildings. Likely bottleneck at the junction with North Road, particularly at peak times. GRL's calculation of the number of vehicles accessing the development appears to be a gross under-estimate. (22)

Excessive number of properties on site. Development too big and will damage the appearance of the village. (13)

Loss of agricultural farmland. Community Plan specifies no building on agricultural land. (10)

Concerns about who will maintain roads and green spaces on site and who will pay for this work? (10)

Loss of hedgerows and wildlife habitat generally, on site and in Harvest Lane (10)

Is there really a need for commercial units? There are said to be two vacant commercial units available in the village? Concerns about possible noise and increased traffic from the units. (10)

Concerns that the development of the site could lead to large scale development on land owned by Hopkins Estates Limited in the village. (10)

Over shadowing and overlooking neighbouring houses, some of which are listed properties. Also concerns from neighbouring properties about the terms on which a strip of land could be conveyed to them. (9)

Concerns about rainwater run-off and flooding and about the capacity of the sewers and the electricity supply. (5)

Would there be street lights? Community Plan specifies no street lights. (5)

Concern that HEL could sell the site with planning permission to other builders. (4)

Amongst the questions and concerns were some positive comments as follows:-

The proposals were well presented and well thought out. (1)

Not opposed to development in the village but not on this site. (1)

Affordable homes should be built elsewhere in the village. (2)

Affordable homes should be in towns where there is public transport. (1)

Development is needed in the village. (1)

Would support a smaller development on that site. (2)

Jenny Peet. 9 January 2020.

Land off Harvest Lane, Charlton Horethorne Public Consultation

22.11.2022

1. Introduction

Land off Harvest Lane, Charlton Horethorne Public Consultation



Charlton Horethorne is a village blessed with a range of core community facilities including a village shop, meeting hall, church, play area, school and well used pub. It therefore offers an appropriate location for housing where new residents have the opportunity to access such facilities by walking and cycling.

Providing a housing development of over 10 dwellings here will address the current five-year housing land supply deficit that affects South Somerset, and deliver much needed affordable housing where none has been provided in many decades.

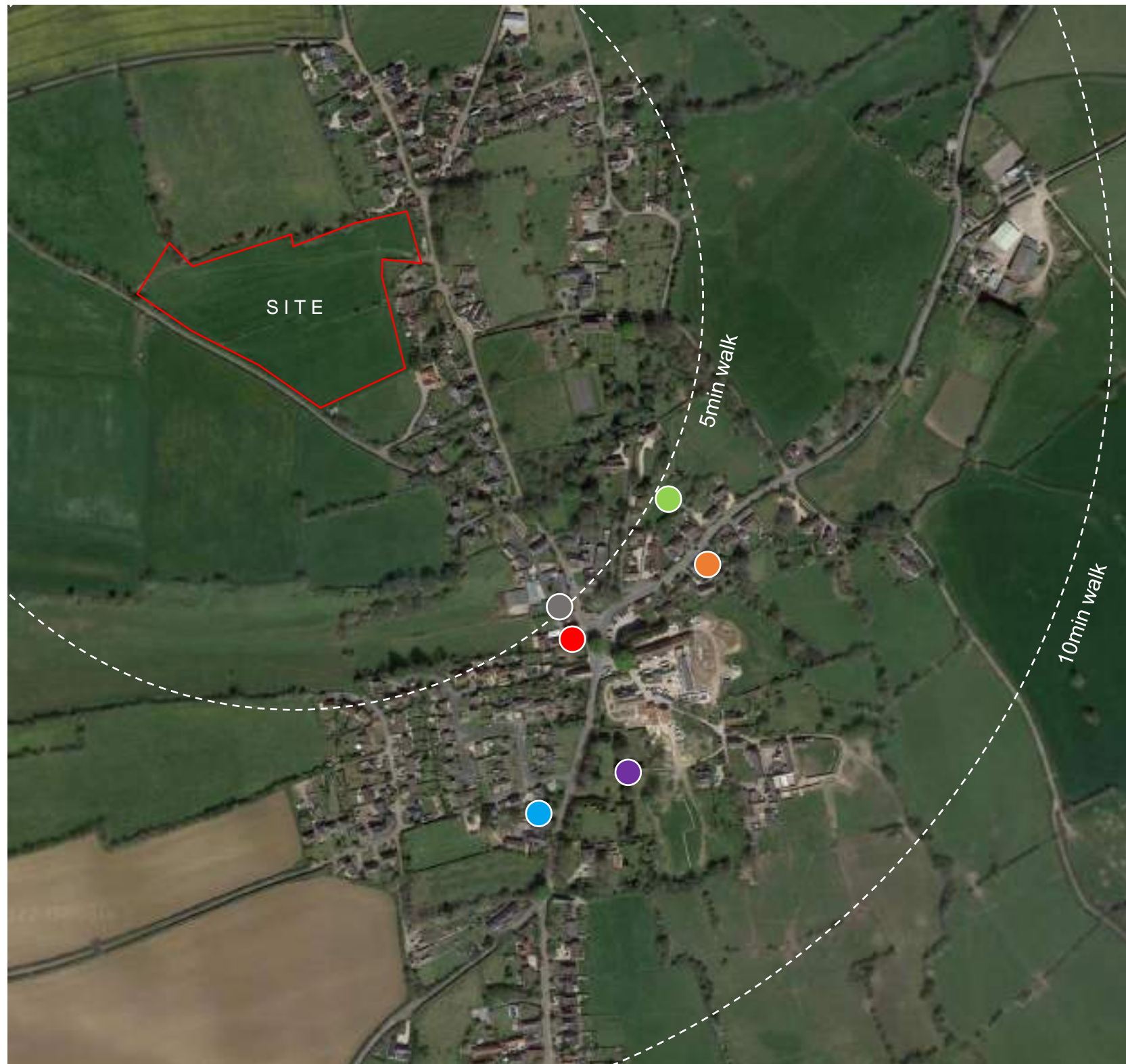
In 2016 the Parish produced a 'Community Plan', which while not an adopted Neighbourhood Plan that would have significant weight in planning decision making, does provide a clear steer on what the local community would like to see occur in the coming years.

Some of the key things the plan identified included:

- A maximum target of 20 new dwellings should be built up to 2026;
- Of which at least 4 should be affordable – to be delivered by the end of 2022;
- Retirement homes were wanted;
- A desire to deliver two new workshop units by the end of 2022;
- That all development needs should be met on infill plots;
- Demand for allotments was to be investigated, and any delivered self-financing with future management by the Parish Council;
- Speeding is an issue through the village and needs to be addressed;
- Street lighting should be restricted in the village; and
- The need for new play and sports facilities, for both younger children and teenagers, was to be investigated further.

The proposals we would like to speak to you about today seek to meet the aspirations of the plan and deliver much needed open market and affordable housing, as well as employment floorspace, generally in accordance with the aims of the Community Plan. The land on which we propose to develop is owned by Hopkins Estates who are local farmers and developers who employ over 80 people in the local area, some of whom live in Charlton Horethorne.

2. Local Context



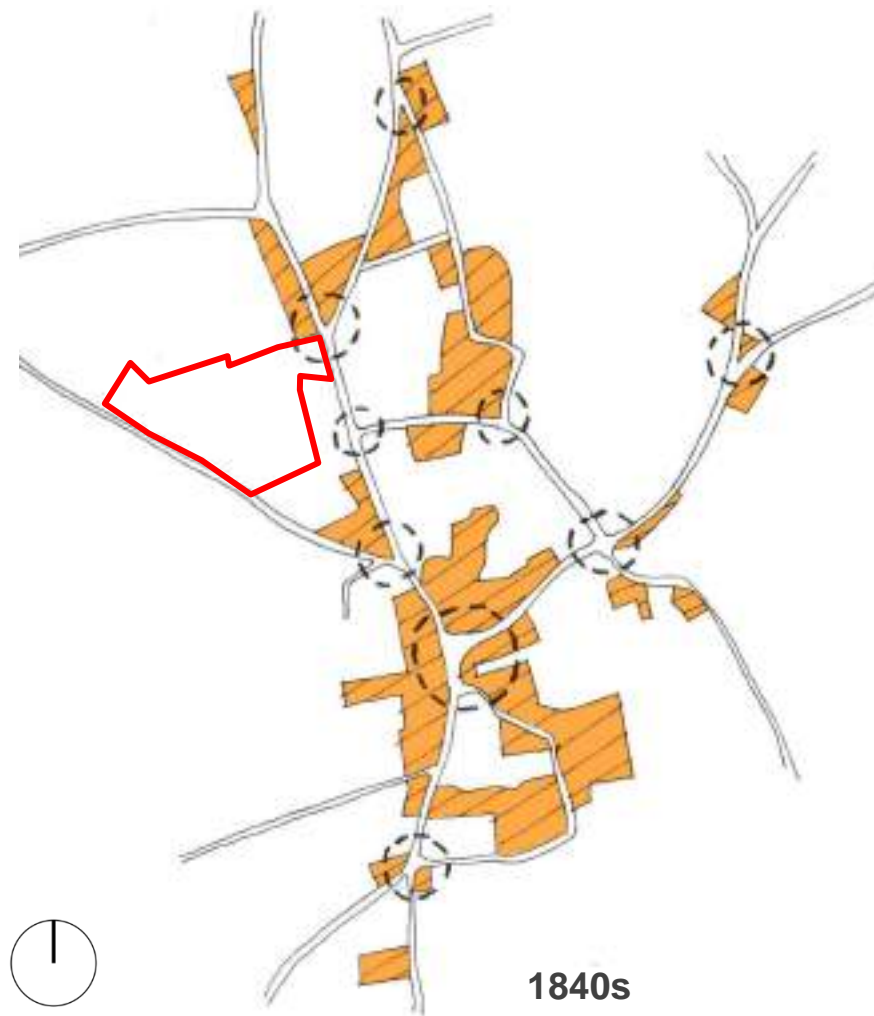
The site proposed for development is situated to the north west of Charlton Horethorne, less than a 5 minute walk from the village centre, providing good access to the village amenities.

Charlton Horethorne Primary school is less than a 10 minute walk from site, as are the pub, church and village hall.

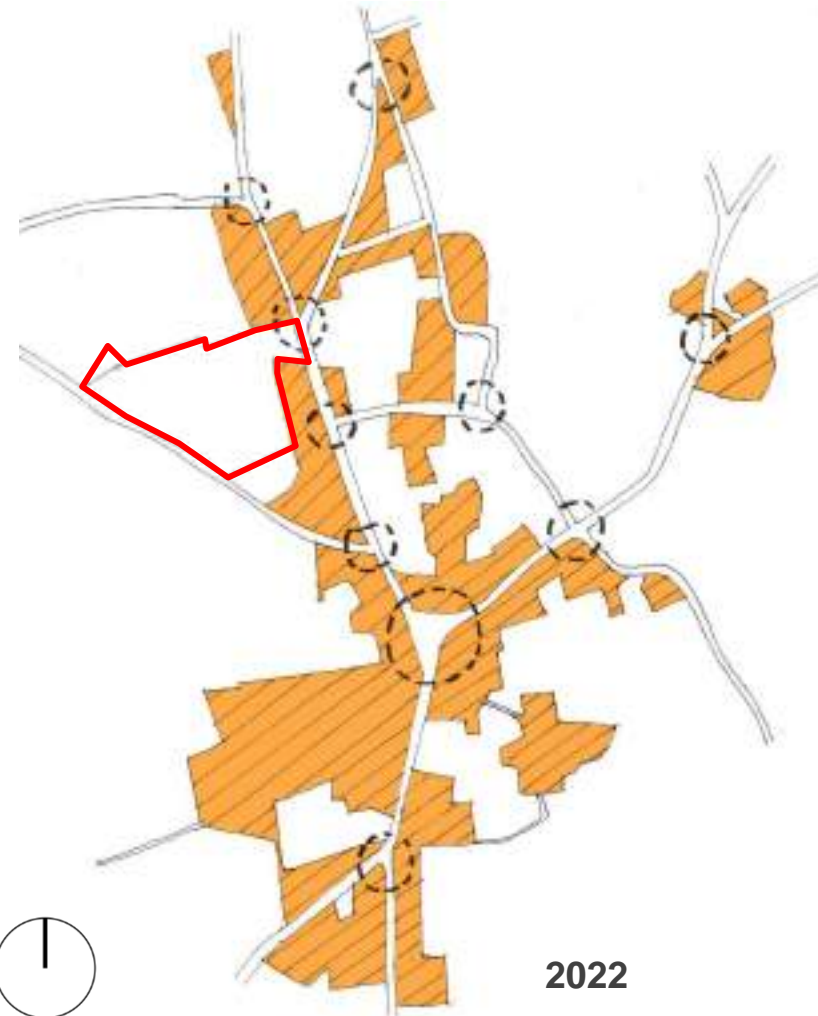
- Village hall
- Pub
- Church
- Shop
- School
- Millennium Green



3. Historical Context



1840s



2022

Since the late 1800's, the majority of development in Charlton Horethorne has been a densification of the existing development pattern which would have grown organically over time.

A large mid 20th Century housing development to the south west of the village, north of Cowpath Lane, is the most notable recent large scale development. Development adjacent to Southdown, to the south of the village, is also evident.

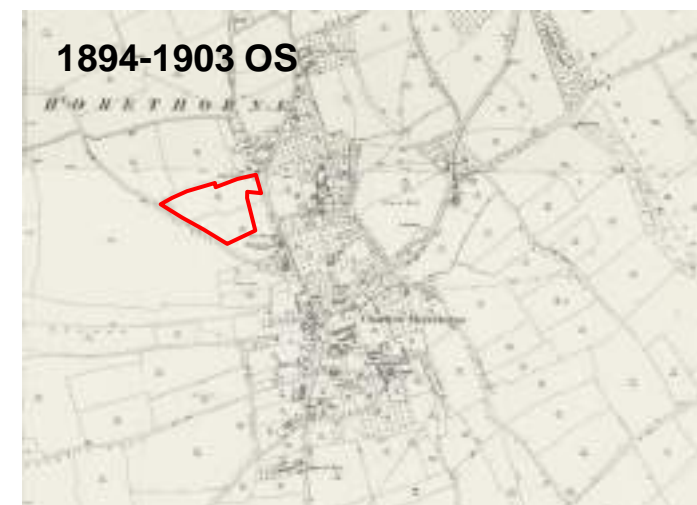
The proposed site would provide development opportunity without disrupting the balance of the overall setting of the village



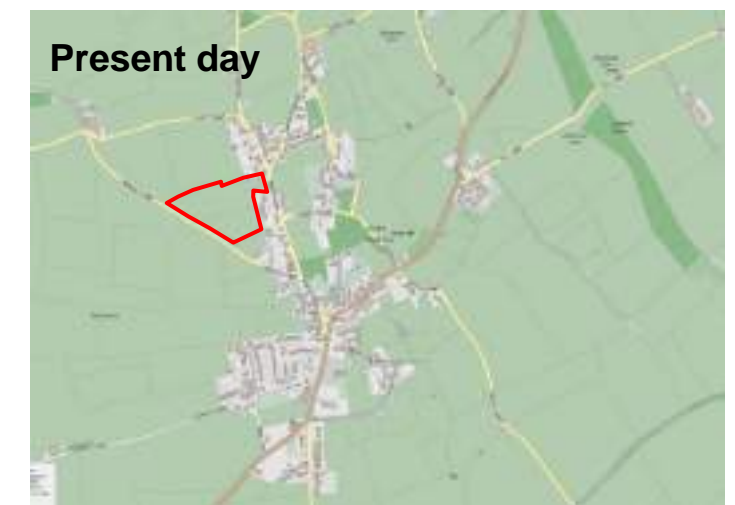
1840 Tithe map



1844-1848 OS 1st edition



1894-1903 OS



Present day

4. Contextual Response



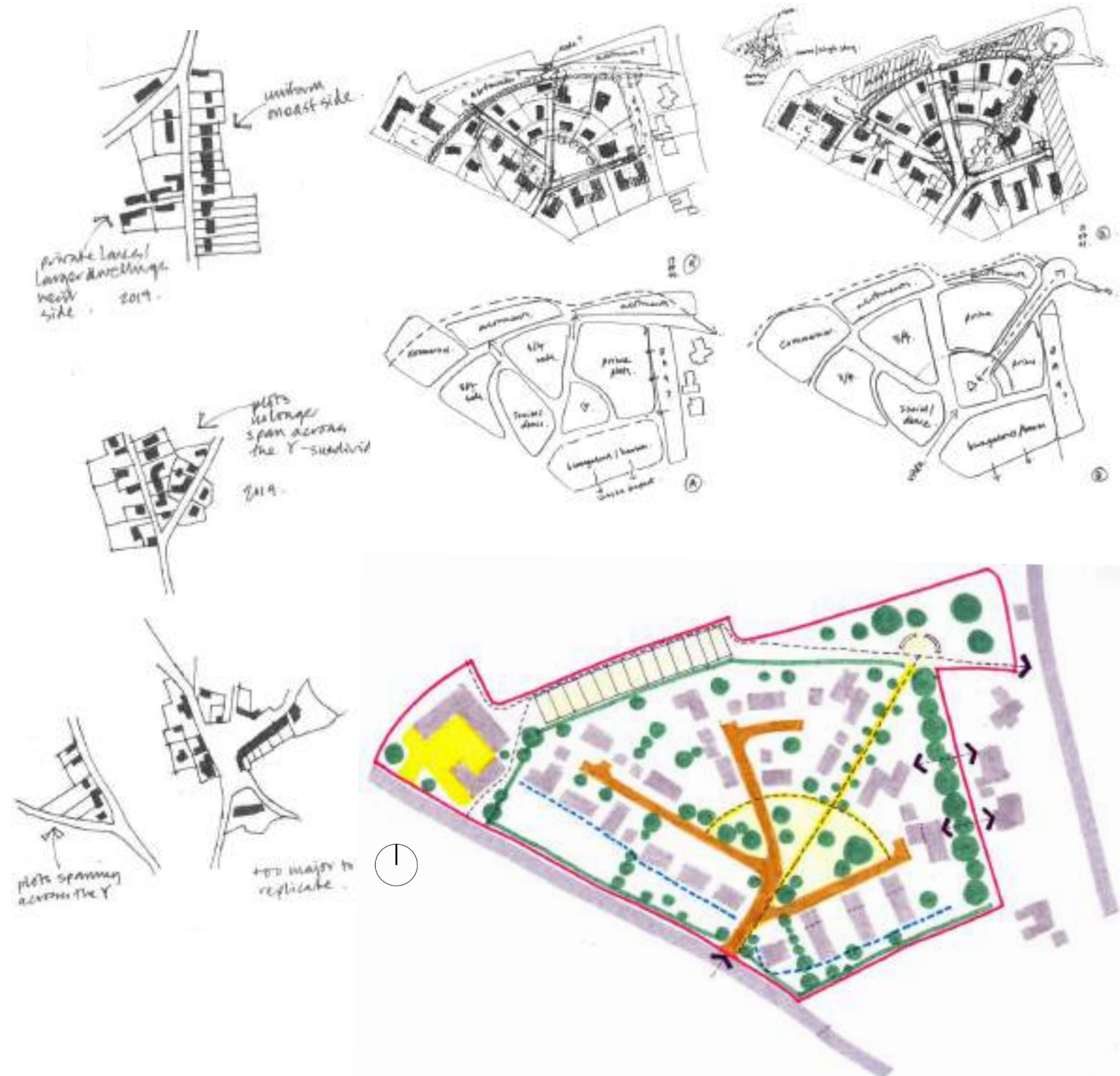
The design for the site seeks to create a place that is derived from the street patterns and typology of Charlton Horethorne.



Nodes of movement & forks in the road are patterns repeated across the village, setting up longer vistas of greenery and avoiding a sense of strict enclosure.

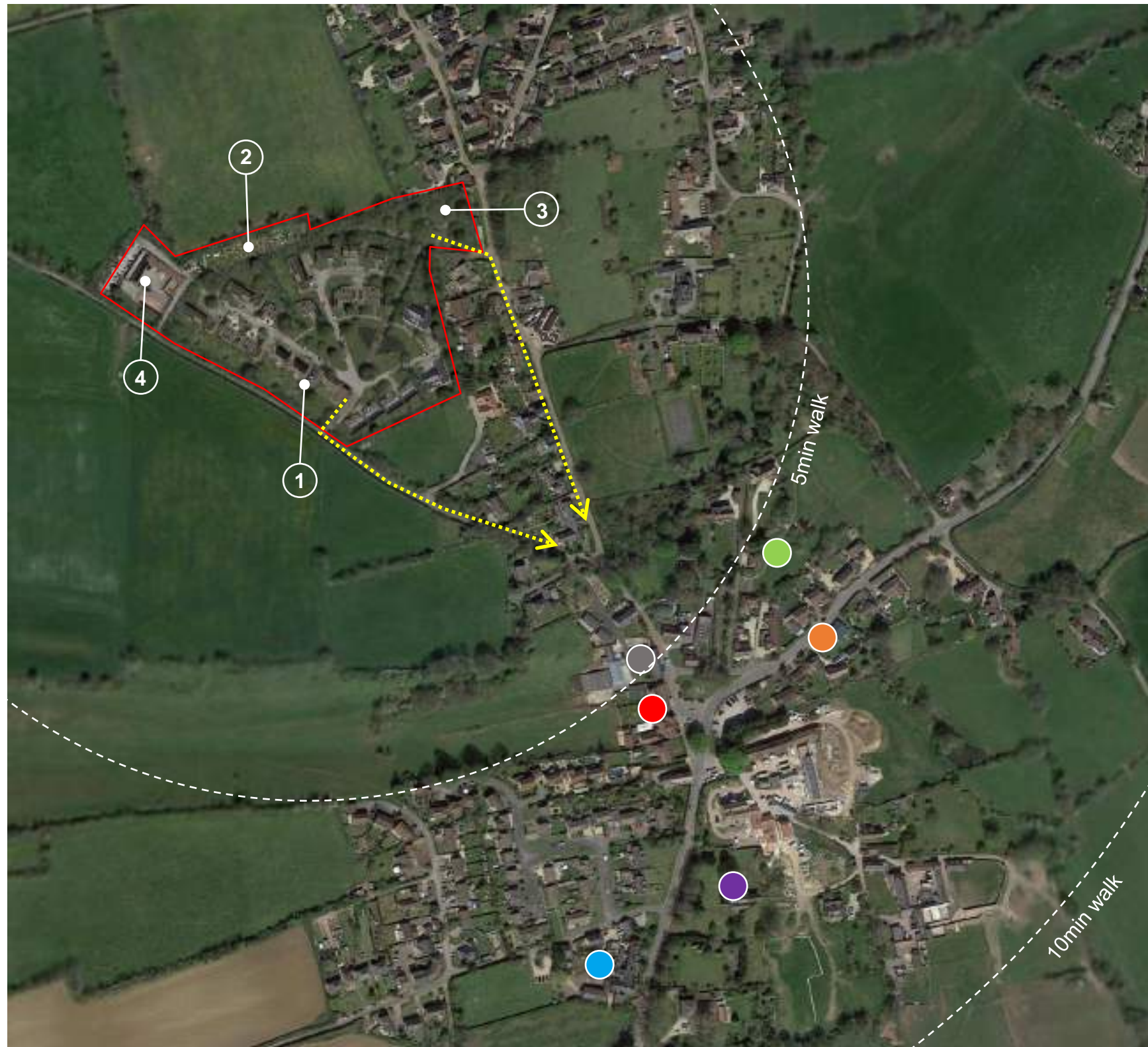


Reflecting this will ensure the new development becomes an integrated part of Charlton Horethorne.



5. Proposals

Land off Harvest Lane, Charlton Horethorne Public Consultation

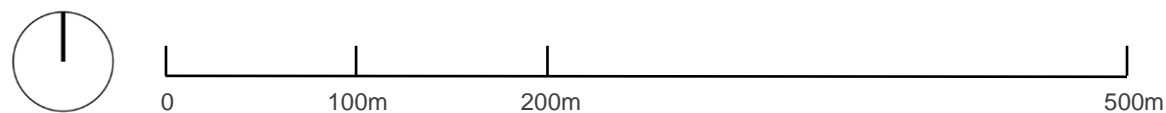


The proposals for the site are for 24 houses which are developed on the ethos of good vehicular, cycle and pedestrian access and connectivity with the village.

The development will bring further benefits to Charlton Horethorne;

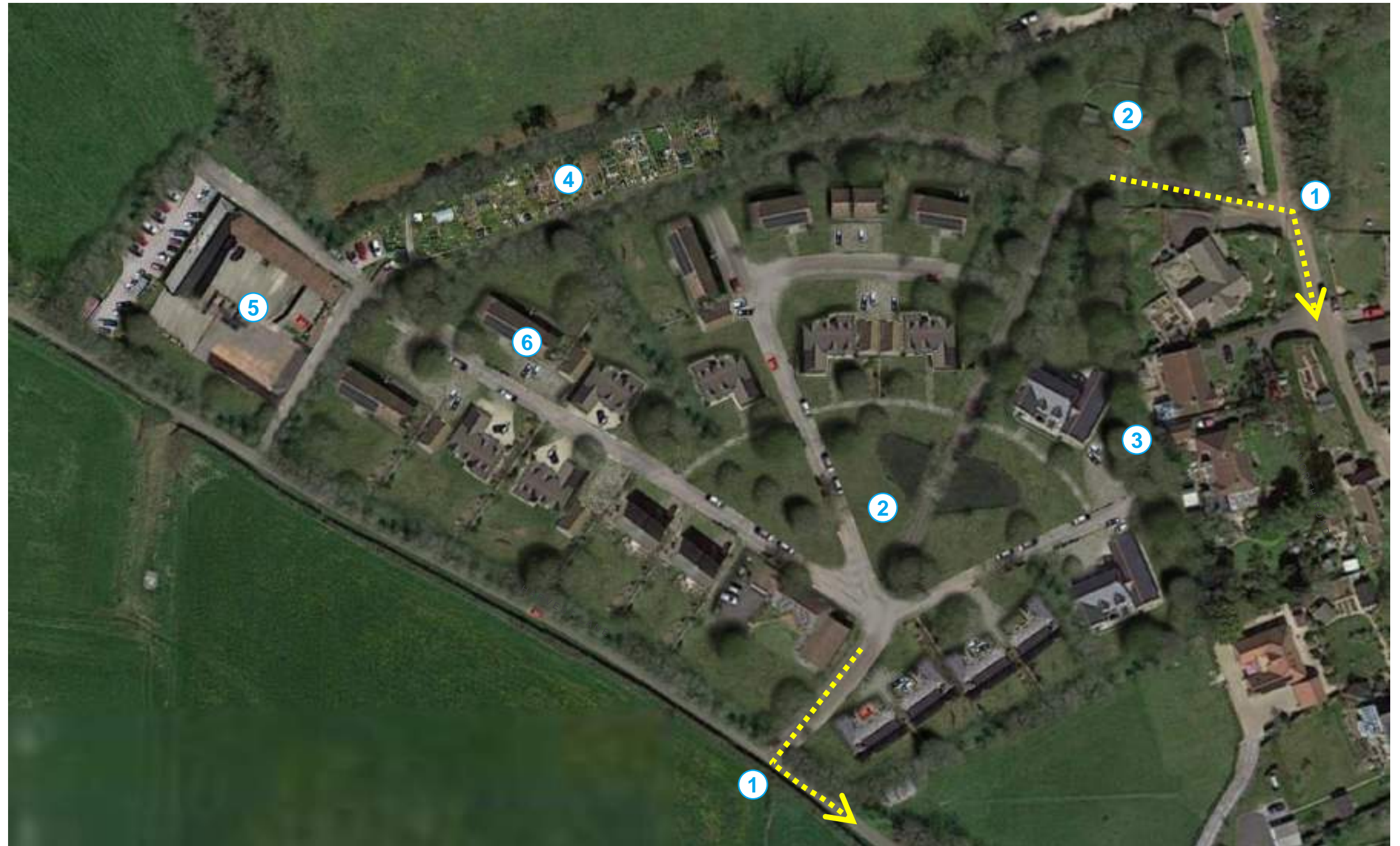
- ① **Affordable Housing** – 7 no. dwellings comprising a mix of affordable housing truly suitable for the village will be provided. We will be offering to work with the community land trust to deliver this in conjunction with them.
- ② **Allotments** – a mixture of small and medium allotments will be provided for use by existing and future residents of the village.
- ③ **Recreation** – an amenity space will be provided to benefit residents young and old – a meeting place within the village and an opportunity for recreation.
- ④ **Business** – lettable commercial space will be provided to reduce commuting and allow people a communal space to work that could bring further benefits to the village as a social hub. This could comprise of offices and/or artisan workshops. Large scale fabrication will be avoided.

- Village hall
- Pub
- Church
- Shop
- School
- Millennium Green



5. Proposals

- ① Two options for pedestrian and cycle connection into Charlton Horethorne – 5 mins walk to centre of the village
- ② Two main green public open spaces within the development, which will also serve as sustainable drainage solutions
- ③ Green screen / buildings pulled away from Eastern boundary of the site.
- ④ Allotments with good pedestrian connections and dedicated parking, accessed via the commercial access that will serve the workshops.
- ⑤ Low rise, agrarian style commercial accommodation (use class E) at North Western fringe of development with parking for both offices and neighbouring allotments
- ⑥ PV panels with battery storage, along with heat pumps, low temperature heating, MVHR and high levels of insulation & air tightness make for an environmentally sustainable development



5. Proposals

- ⑦ Single storey accommodation - 4 no. 3 beds.
- ⑧ 5 no. 3-4 bed dwellings
- ⑨ 7 no. larger 4-5 bed dwellings
- ⑩ 7 no. 2-3 bed smaller dwellings and apartments to be secured as affordable dwellings (30% of 24 dwellings = 7.2) so 7 dwellings and a financial contribution to cover the 0.2

3.1 Hectare Site

24 dwellings = less than 8 dwellings per Hectare – typical volume housebuilders built at around 45 dwellings per hectare.



Key:	
 Type A1 3 no. 2 bed flat, GIA 60m ²	 Type D 2 no. 5 bed, GIA 340m ²
 Type A2 4 no. 3 bed, GIA 100m ²	 Barn 1 4 no. 3 bed, GIA 120m ²
 Type B 6 no. 3 bed, GIA 180m ²	 Single storey Commercial GIA 200m ²
 Type C 5 no. 4 bed, GIA 220m ²	 Single storey Commercial GIA 350m ²

6. Allotments



Allotments are traditionally 'ten-pole' / 250 sqm in size, although this is often split into half (125sqm) or even quarter plots (62.5sqm). **The National Allotment Society** recommends half plot sizes of **125sqm** as being suitable for subdivision into more manageable allotment sizes, depending on local requirements. Access pathways to be c. 4m wide with nearby parking & storage provided from the outset

Summary of the key considerations for allotment planning;

Step 1: Local Council Involvement

- Whether the allotment site will be adopted by the council
- If there is an existing waiting list or if one needs to be opened
- Planning for community management of the allotment site (Self-Management)

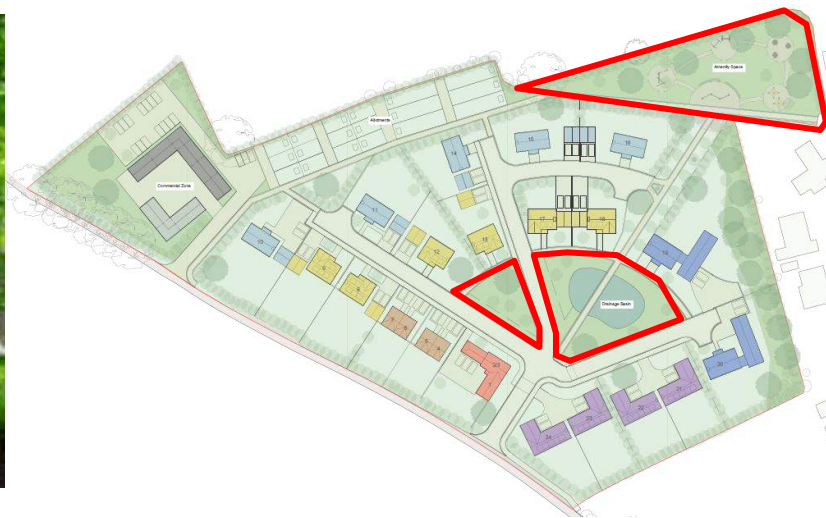
Step 2: Future Plotholder Involvement and Consultation

- Consult with plotholders on design, infrastructure and facilities to create an allotment site which is safe, inclusive and does not require further works after it opens.



- 1 Access to the allotments is provided from the new development as well as directly from North Road and Harvest Lane.
- 2 On site parking is provided for allotment users to assist with delivering & collecting materials & produce.
- 3 12 no. micro allotments (10m x 6m) and 6 no. medium allotments (21m x 6m) are initially proposed, though the size could be reviewed with local engagement & input.

7. Amenity Space



We are keen to understand the nature of amenity space that is desired from the people of Charlton Horethorne

- Although adjacent to the proposed new dwellings, the space would be woven into the fabric of Charlton Horethorne and a place that people could meet and enjoy.
- The Millennium Green caters for younger children but this space could be a family meeting place for children of all ages
- An element of recreation will help promote healthy lifestyles through exercise, with the routes provided through the site linking into the wider network, and enhancing the recreational linkages through the village for dog walkers and general walking, running and cycling.
- The amenity space will add ecological value and contribute to green infrastructure and biodiversity net gain.
- It will be an important part of the landscape and setting of the dwellings and will provide screening to reduce visual impact.



① Access to the amenity space is provided from the dwellings as well as directly from North Road – good pedestrian and cycle connection is provided

② The space will house varying activities for children of varying ages as well a green place to meet / sit / picnic etc.



8. Commercial Provision



Commercial Provision as part of the development will be restricted to Planning Use Class E – Commercial, Business & Service – this covers commercial and business uses that are compatible with residential areas, do not generate noise and dust and are unlikely to require HGV access.

With on site parking and infrastructure, people will be enabled to carry out business operations from Charlton Horethorne, preventing the need to commute and allowing the flexibility to work directly from their place of residence.

The commercial workspace could be subdivided into units that suit the market demand – from individual studios to larger office spaces, with centralised resources, workspace and catering are all possible.

Both buildings proposed would be predominantly single story in size and pitched roof / agrarian in style.

The smaller barn could be let as a single self contained unit.

The courtyard could be a thriving social space for the community – local examples of these are courtyard cafes / tap rooms, sometimes associated with the crafts / businesses in the barns themselves. This could provide the opportunity for daytime and evening community social events.

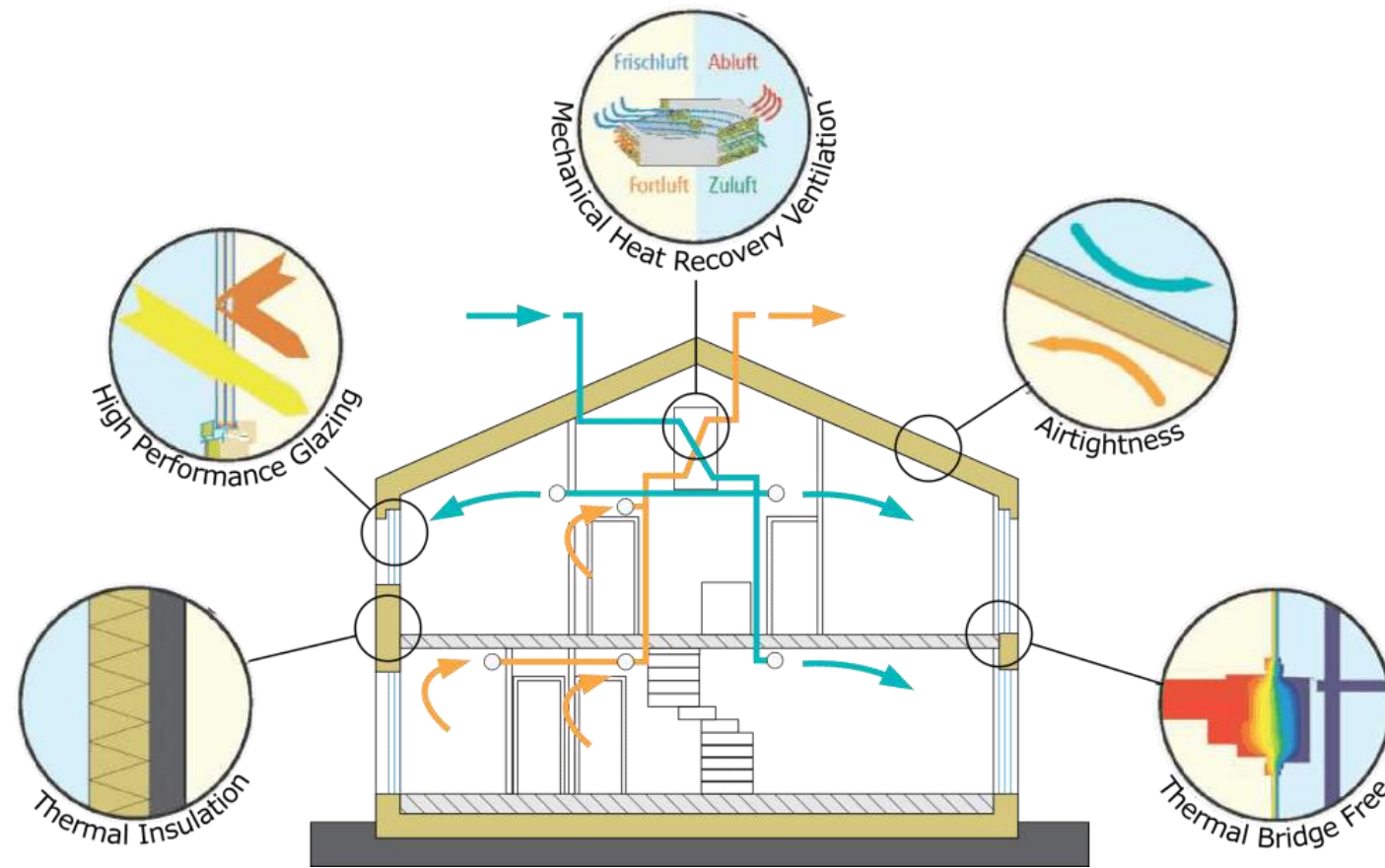
- ① Commercial space as currently drawn shows 2 no. single storey buildings of 350 sqm and 200 sqm GIA. There would be options for splitting the buildings into individually accessible work units, with common / shared facilities.

Based on national statistics relating to density of employment, the proposed floorspace would provide for 12 jobs if it were all to be set up as workshops, or 46 if it were to be used intensively as office space - however in reality a midpoint is more likely.

- ② Car parking would be provided to meet with Somerset County Council Parking Standards at the required 1 parking space per 40sqm commercial space. 350sqm commercial = 14 spaces.

9. Sustainability

Land off Harvest Lane, Charlton Horethorne Public Consultation



The development will seek to significantly exceed national standards in terms of its energy efficiency, by incorporating the following measures:

- Fabric First / Build Tight & Ventilate Right
- Mechanical Ventilation with Heat Recovery
- Air Source / Ground Source Heat Pumps
- Solar arrays with battery storage
- Electric Vehicle Charging Points
- Local materials / stone used in construction

The above approach focuses on minimising energy use in the first instance, whilst also minimising energy wastage.

Through this approach, energy bills are drastically reduced to approximately **60% lower** than UK average and **35% below** new build average (according to previously achieved projects).

It is possible to combine this low energy sustainable approach to housing with traditional / vernacular designs – something we would look to achieve at Charlton Horethorne – maintaining local character whilst being highly environmentally sustainable.

Additionally, the development will generate its own energy via photovoltaic panels and heat pumps.



10. Highways

Land off Harvest Lane, Charlton Horethorne Public Consultation

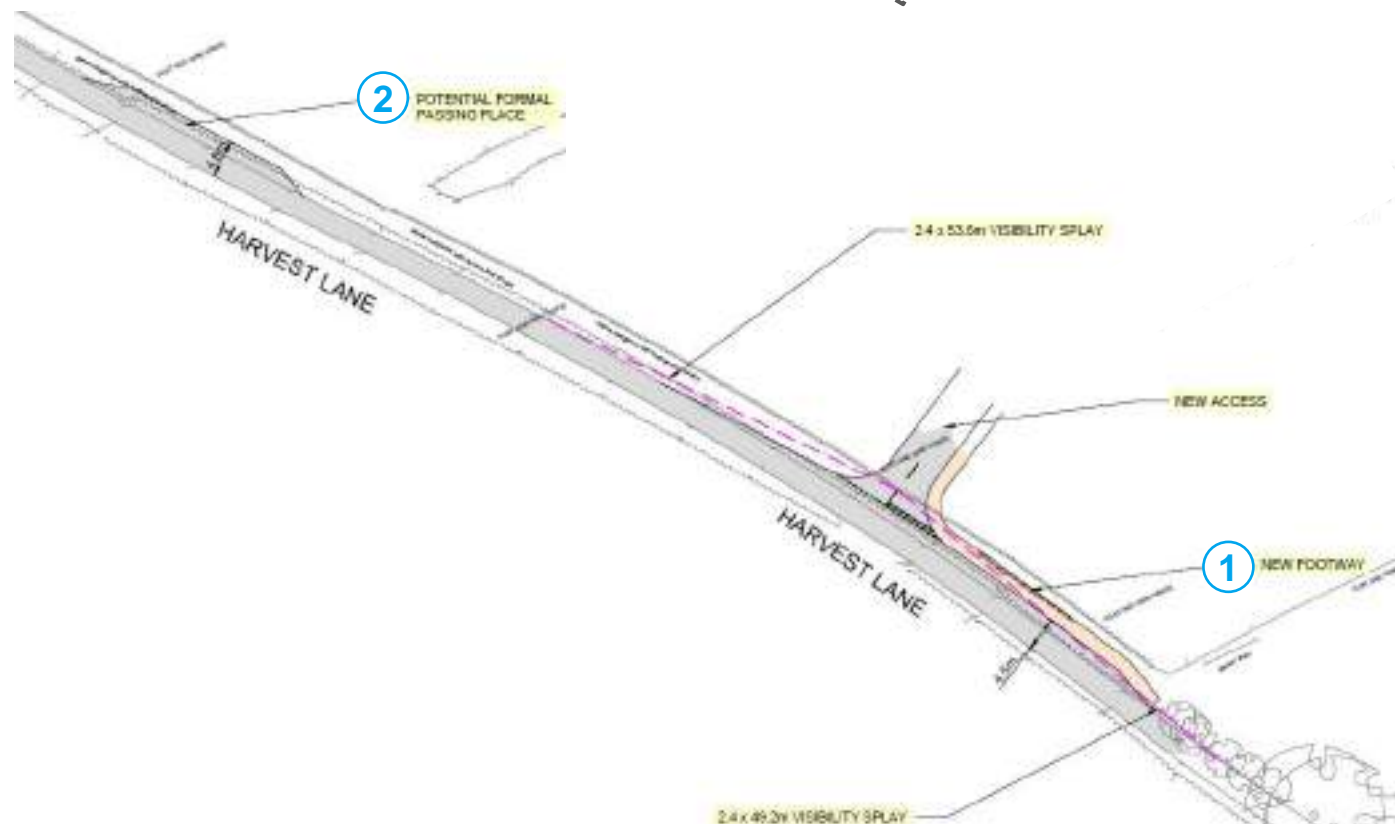


A traffic survey was undertaken on Harvest Lane to record vehicle speeds and flows. The vehicle speeds were used to set out the visibility splays at the access. In addition, the road is proposed to be widened along the site frontage east of the access to allow two cars to pass.

- 1 A new pedestrian footway is included along the site frontage east of the access to provide an alternative route for pedestrians choosing to use Harvest Lane, instead of North Road. This is all illustrated in the proposed access plan set out below (left).
- 2 An additional passing place further north on Harvest lane would also be provided on land controlled by Hopkins Estates.

Additional Traffic

Based on reliable national statistics for similar rural areas the proposals would generate 13 vehicle trips in the morning peak hour (8am-9am) and 13 in the evening (5pm-6pm) – this is an additional car movement every 5 minutes in these peak times, which is a very low change that the nearby roads can safely accommodate.



Top Left: Context of highways information on the site plan

Bottom Left: Highways technical drawing of proposed access and passing place along Harvest Lane.

10. Highways

Land off Harvest Lane, Charlton Horethorne Public Consultation



Walking and Cycling

We want to promote walking and cycling in the area so people will use this to access the range of facilities in the village.

While we cannot create unbroken footways throughout the village due to the physical constraints of the road network, walking in rural lanes is a characteristic of such areas. There have been no reported accidents on either of the adjacent roads and they are considered to be safe to accommodate walking and cycling. Harvest Lane is the quieter of the two roads, but even North Road is quiet with traffic surveys identify average use in peak hours of less than one vehicle per minute

While walking these routes is safe, we would appreciate resident's opinions on whether measures such as a virtual footway should be incorporated into our proposals (example top left), such measures have been statistically proven to reduce speeds – with North Roads average speeds being close to 30 mph, which could benefit from being reduced.

We would also be happy to consider other measures to reduce speeds, such as extending the 30mph limit further out of the village and incorporating speed calming measures at the site entrance.

We also note that traffic traveling along the B3145 often exceeds the speed limit and the parish plan seeks to remedy this. While the proposed development does not lie adjacent to that route, we would be happy to work with the local community to deliver some form of traffic calming of the main road, and we seek to agree this with Somerset County Council as part of any planning application.

Top Left: Examples of virtual footways

11. Drainage

Land off Harvest Lane, Charlton Horethorne Public Consultation



The site lies outside of any area designated as being subject to flooding – specifically within flood zone 1 as defined by the Environment Agency where housing can be safely accommodated.

Surface water drainage will be disposed of to the ground via infiltration basins, swales and soakaways, tests have been completed on site to show that that is a feasible option. The site's detailed drainage design will show that any surface water will leave the site at a slower rate than the existing rate, that can be achieved easily here given the amount of land available.

The surface water infrastructure will be designed in an innovative way and incorporated into the site to maximise both water quality targets and enhance biodiversity, they will create attractive focal points for the development.

In terms of sewerage infrastructure we are not aware of any constraints that affect the village but if there are then site would pay for upgrade works via connection charges to Wessex Water.



Top Left: Drainage strategy overlay.

Bottom Left: Examples of surface water infrastructure proposed.

12. Visuals

Land off Harvest Lane, Charlton Horethorne
Public Consultation



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12. Visuals

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12. Visuals

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Public Consultation



13. Consultation Questions

Land off Harvest Lane, Charlton Horethorne
Public Consultation

The proposals we have presented here today are the initial concepts for the site, we would value the public's input into the more detailed proposals as they evolve. To assist us we would really value your opinions in respect of the following questions:

- What form of housing would you like to see provided on the site?
- Do you think the types of affordable housing units being suggested are the right ones? If not how would you change the scheme?
- Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?
- Do you support the proposals to provide allotments on the site?
- What would you suggest is incorporated into the areas of public open space?
- Would you support the provision of a virtual footway on North Road?
- Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?
- Do you agree with the emerging layout? If not, how would you change it?
- Do you have any general comments about the scheme?

Please feel free to either complete a response form today and pass it to a member of our team, or alternatively complete at home and return it via email to enquires@grassroots-planning.co.uk or via post to:

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Oliver Ansell

From: [REDACTED]
Sent: 03 December 2022 16:30
To: Enquiries - Grassroots Planning
Subject: Charlton Horethorne Hopkins proposed development

Charlton Horethorne Hopkins proposed development

I have just seen the proposed development for Charlton Horethorne, off Harvest Lane. This is the second time a proposal has come up for this area in a short time. Harvest lane is a very narrow lane, not wide enough for 2 cars to pass comfortably. Not wide enough for a pavement either. The prospect of a large development here will cause problems in the village as the amount of traffic passing through would increase dramatically. Even North road is very narrow in places - again not wide enough for two cars to pass (opposite Gunville Lane).

There are too many negatives to a development of this kind and I for one am very much against the proposal.

Yours faithfully

[REDACTED]

[REDACTED]

Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

We would appreciate you taking some time to fill out this questionnaire regarding your views on the proposed development. If you don't have time to fill this in now, remember you can email or write to us at the addresses at the end of this paper. We would appreciate your views prior to the Christmas Holiday.

Name: [REDACTED]

Address:

[REDACTED]

Email: [REDACTED]

Q1. What form of housing would you like to see provided on this site?

A mixture of 2/3/4 bedded houses and as many social housing units as possible. My preference in this regards would be some one, two and three bedded properties offered at an affordable rent.

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

I thinks it pretty much there

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

Yes it's a good idea, I think it should be what used to be a B1 classification ie allow for certain trades that are light industrial and have the capacity to sit alongside some good quality office space.

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Q4. Do you support the proposals to provide allotments on the site?

Brilliant! People with big gardens in this village will tell you they are not needed but not all of us have big gardens

Q5. What would you suggest is incorporated into the areas of public open space?

A play area aimed at slightly older children and teens, we have playarea for younger children on the Millenium green it would be good to have something for the older children

Q6. Would you support the provision of a virtual footway on North Road?

I think so but guess drivers would ignore it

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

Yes as long as there installation does not necessitate street lights

Q8. Do you agree with the emerging layout? If not, how would you change it?

Maybe one entrance and exit. The less vehicles traveling almost the length of Harvest lane the better

Q9. Do you have any general comments about the scheme?

I think the idea of a footpath running through the site I think this needs to also be a bridleway.

In compliance with the General Data Protection Regulations (GDPR), we will only hold your personal information to contact you about this consultation event and to keep you informed of the project. We will only hold your information until the application is submitted.

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Name: [REDACTED]

Address: [REDACTED]
.....
.....

Email: [REDACTED]
.....

Q1. What form of housing would you like to see provided on this site?

...A mixture. I'm very pleased that Grassroots Planning has looked at the comments from the previous plans and adjusted them accordingly.

.....
.....
.....

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

.....Yes.....
....
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.....

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

...Perhaps. It depends on how many people are there working and need for cars to access the site.

.....
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.....

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Q4. Do you support the proposals to provide allotments on the site?

.....Yes, I should think they will be well received in the village.

.....

Q5. What would you suggest is incorporated into the areas of public open space?

...Nothing else. How will the pond be made safe for children living on the site/visitors to the site.

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Q6. Would you support the provision of a virtual footway on North Road?

...Living in North Road it is not a good road for large numbers of pedestrians to walk down.....

....

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

.....It would certainly not be appropriate for 24 houses.

.....
.....

Q8. Do you agree with the emerging layout? If not, how would you change it?

...Move the large houses away from the bungalows on North Road and replace with the bungalows on the plans – set at attractive angles and not just facing the present ones.

.....
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.....

Q9. Do you have any general comments about the scheme?

.....No.....

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information to contact you about this consultation event and to keep you informed of the project.
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Name: [REDACTED]

Address: [REDACTED]
[REDACTED]

Email: [REDACTED]

Q1. What form of housing would you like to see provided on this site?

- a) We would question whether this is the right site for development given the access issues and would ask whether the option of a more suitable land swap within the village has been considered.
- b) The mix of properties on the proposed site looks reasonable but we are surprised to see the inclusion of two 5 bed properties and are particularly concerned about their position on the site in respect of existing neighbouring properties which include bungalows.
- c) If the development is to contain properties of this size we suggest their relocation on the plan so that anything built adjacent to the existing bungalows is single-storey or alternatively the site plan is redesigned so that the proposed amenity land is adjacent to these bungalows
- d) We were pleased to see that the "buffer strip" of land adjacent to the existing properties was shown on the proposed site plan. We would however want assurance that this will be included in any planning application going forward as this was not the case when the previous layout was submitted for planning permission.

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

- a) We assume that this proposal has been made in conjunction and consultation with the Charlton Horethorne Community Land Trust – perhaps this could be confirmed.
- b) We understand that if this is the case, the affordable properties would be rental properties and not freehold/leasehold. We are not familiar with the constraints under which the CLT is working but, if it is feasible, we feel that a mixture of rental and freehold/properties would be more appropriate allowing, for instance, first-time buyers to gain a foothold on the property market.

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

- a) We would support the inclusion of small commercial premises on the perimeter of the site with the caveat that such businesses should be offices or small commercial non-industrial units i.e. only businesses attracting domestic or small van traffic and not involving heavy vehicles, major deliveries or noisy commercial activities
- b) Can you confirm that these units will be rental facilities and, presumably, continue to be owned and managed by Hopkins Estates Ltd.

Q4. Do you support the proposals to provide allotments on the site?

- a) We would support the proposal to provide allotments subject to the need for such facilities being confirmed and their management on an on-going basis being established

Q5. What would you suggest is incorporated into the areas of public open space?

- a) We would not be in favour of the proposed amenity space usage included in the current site plan. The village's Millennium Green is in the centre of the village, within a 5 minute walk of the site and we do not feel that another such "park" area is needed.
- b) It is not clear on the site plan what size the area proposed for amenity use is and it would be helpful if a square meterage could be provided.
- c) Subject to the above, we suggest that this amenity land would be better used as a sporting facility of some sort. At present, the village has only one sporting facility, namely the croquet club, and this is situated on leased land which has a potentially finite period of occupancy. There are also a significant number of residents who currently have to go out of the village to play tennis.

Q6. Would you support the provision of a virtual footway on North Road?

- a) We would not support this proposal as it is totally impractical given the width of North Road and the necessity for some residents to park in the road.
- b) The installation of mirrors at the junction of Harvest Lane and North Road would be essential if the development proceeds particularly as residents' cars have to be parked on the northern side of this junction making visibility extremely difficult.
- c) We would also support the introduction of a 20 mile an hour speed limit in North Road for two reasons. Firstly there are in excess of 50 properties north of the Harvest Lane junction whose residents walk along the road to access the shop and other central village facilities and secondly the road is frequently used by non-residents as a link from the B3145 to the A303 or to access farmland.

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

- a) We do not consider that traffic calming measures on the B3145 are relevant to this development proposal
- b) We also understand that the Parish Council is in discussion with other local parishes on the option of sharing automatic speed indicator signage

Q8. Do you agree with the emerging layout? If not, how would you change it?

- a) We believe we have covered most of our concerns regarding the proposed site layout in the answers given above
- b) We would however like to have sight of supporting information regarding the form of drainage system being proposed for the site in terms of its capacity, overload back-up and run-off etc. particularly given the contours of the land and the existing properties sited downhill from the development
- c) Does the design proposal include provision for permeable surface driveways and paths to reduce water run-off?
- d) What arrangements will be in place, presumably with the water authority, for the maintenance of the infiltration basin and swales to ensure removal of silt etc. to ensure their efficacy.

Q9. Do you have any general comments about the scheme?

- a) We are concerned that the communication of this proposal to residents of Charlton Horethorne appears to have been limited to those who are on email. We are aware of a significant number of residents whose only information, if any, on this proposal has come via word of mouth and may therefore be open to interpretation. We recommend that this be rectified in the New Year by means of our excellent Parish Magazine and/or other printed communication in order to give all Charlton Horethorne residents the opportunity to comment.
- b) Whilst we are not in principle against some development of this sort in the village, we do have the concerns detailed above which we have endeavoured to express in a constructive manner.

In compliance with the General Data Protection Regulations (GDPR), we will only hold your personal information to contact you about this consultation event and to keep you informed of the project. We will only hold your information until the application is submitted.

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Oliver Ansell

From: [REDACTED]
Sent: 27 November 2022 17:31
To: Enquiries - Grassroots Planning
Subject: Land at Harvest Lane, Charlton Horethorne - Questionnaire Response

Follow Up Flag: Follow up
Flag Status: Flagged

1. Anything built on this green hillside would be another HEL eyesore on the village and surrounding countryside, even if the buildings were only single or two storey low rise and the whole site was generously planted with trees in the so called 'open spaces'. The topography of the site (sloping upwards east to west) makes it totally unsuitable for large, ostentatious houses with high pitched roofs (the HEL big money-makers!). This proposal is in no way commensurate with the scale and character of CH settlement. The recently built HEL incongruous houses at the top of Violet Lane, which the village has nicknamed Amazon Warehouse, is a case in point. They have ruined this corner of our village, even tarmac over part of a bridleway. It beggars belief and we want no more of it!
2. Affordable housing should be two bedroom semi-detached cottages, not blocks of flats.
3. The restricted width at the south end of Harvest Lane is unsuitable and unsafe for any increase in traffic to new development on this site. The two country lanes bordering the site, Violet Lane and Harvest Lane, are used by walkers and horse riders. I imagine that Mr Hopkins has plans to rip out hedges to enable him to widen these country lanes eventually.
4. The provision of allotments would be a matter for the Parish Council to assess the appetite for.
5. Trees and seating. All roads on the development would need pavements if residents are to be encouraged to walk anywhere. Shared surface roads are rarely successful and frequently become car parks.
6. North Road is barely wide enough for present traffic, providing only a single lane road for larger vehicles and farm traffic. It is used by farm tractors and trailers frequently, and any additional access onto it by pedestrians and cyclists would be hazardous. Pedestrians already have to step into driveways to avoid oncoming traffic and residents park their cars outside their properties. A virtual footpath is pointless.
7. 20mph limit on B3145 needed throughout its present length and provided with an SID.
8. The emerging layout has demonstrated the total insensitivity of HEL to the residents of CH by placing the largest houses close to existing bungalows. In any event we do not want or need 4/5 bedroom houses in this settlement. The general layout is not attractive and has no cohesion or relevance to the local vernacular. It does not conserve or enhance the landscape character of the area.
9. General comments. HEL has repeatedly in this area shown that they cannot be trusted. What you see initially is never what you get ultimately. The need for a pond and numerous swales indicates there is a problem with drainage, despite your assertions to the contrary. We would like to see the results of the trial dig. An initial up to 5 years of construction traffic, noise and dust, followed by ensuing noise and an increase in traffic from the new development, would shatter our peace and quiet forever. We want or need none of this.

[REDACTED]
Charlton Horethorne

Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

We would appreciate you taking some time to fill out this questionnaire regarding your views on the proposed development. If you don't have time to fill this in now, remember you can email or write to us at the addresses at the end of this paper. We would appreciate your views prior to the Christmas Holiday.

Name: [REDACTED]

Address:
[REDACTED]

Email:

Q1. What form of housing would you like to see provided on this site?

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Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

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Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

.....
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THIS SIGHT IS NOT SUITABLE FOR
DEVELOPMENT. =

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Q4. Do you support the proposals to provide allotments on the site?

.....

Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

.....

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

.....
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Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

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Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Q1. What form of housing would you like to see provided on this site?

A terrace of affordable homes

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

No. Change to a terrace

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

*No. We have enough in the village already.
Some are empty*

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Copy To Tim Archer

Q4. Do you support the proposals to provide allotments on the site?

No

Q5. What would you suggest is incorporated into the areas of public open space?

This is very good farmland which should be utilized as such.

Q6. Would you support the provision of a virtual footway on North Road?

Definitely NOT

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

Q8. Do you agree with the emerging layout? If not, how would you change it?

No. A terrace of affordable housing. The main acreage should be farmed

Q9. Do you have any general comments about the scheme?

In 2022 we should all be aware of our responsibility to planet earth. We need a terrace of affordable housing and we need good agricultural land to be used thoughtfully. This is a rural village we do not need suburban type schemes which try to carry favour by drawing pretty pictures of public open space which would be just right for infilling at a later date.

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Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

We would appreciate you taking some time to fill out this questionnaire regarding your views on the proposed development. If you don't have time to fill this in now, remember you can email or write to us at the addresses at the end of this paper. We would appreciate your views prior to the Christmas Holiday.

Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Q1. What form of housing would you like to see provided on this site?

No Housing. Not Suitable site

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

Leave site as is.

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

No workShops or offices. If people need workshops more appropriate to go to Wincauton or Sherborne.

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Q4. Do you support the proposals to provide allotments on the site?

NO - as the site should not be developed

Q5. What would you suggest is incorporated into the areas of public open space?

N/A

Q6. Would you support the provision of a virtual footway on North Road?

NO

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

Would need to see relevant info. Not aware of traffic calming works between Wincanton & Sherborne.

Q8. Do you agree with the emerging layout? If not, how would you change it?

NO - site not suitable

Q9. Do you have any general comments about the scheme?

The west lane is very narrow, as are many roads in the village, especially North Road. To increase traffic with no provision for people who live in the village seems to set a dangerous risk.

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Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Q1. What form of housing would you like to see provided on this site?

Site too small for housing

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

No

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

As this is purely residential - workshops + offices would create much noise and traffic on these narrow roads.

Q4. Do you support the proposals to provide allotments on the site?

No - residents have adequate garden space that is used for their own vegetable growing

Q5. What would you suggest is incorporated into the areas of public open space?

public spaces need trees - these could be fruit trees

Q6. Would you support the provision of a virtual footway on North Road?

No

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

Speed restrictions with signage - possibly before coming down the hill into Charlton Harborne

Q8. Do you agree with the emerging layout? If not, how would you change it?

Harvest Lane is too narrow and used by pedestrians/walkers therefore additional traffic would be very dangerous - therefore no housing development

Q9. Do you have any general comments about the scheme?

No comments as I disapprove of proposed development

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Name:

Address:
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Email:

Q1. What form of housing would you like to see provided on this site?

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Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

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Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

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Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

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Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

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Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

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*To build 'affordable' housing will be difficult
because of the price of land.
Different areas will present planning approval.*
.....

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t: 0117 930 6413 e: enquiries@grass-cats-planning.co.uk w: grass-cats-planning.co.uk

We do not want this !!

Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

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Name: [REDACTED]

Address: [REDACTED]

Email:

Q1. What form of housing would you like to see provided on this site?

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Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

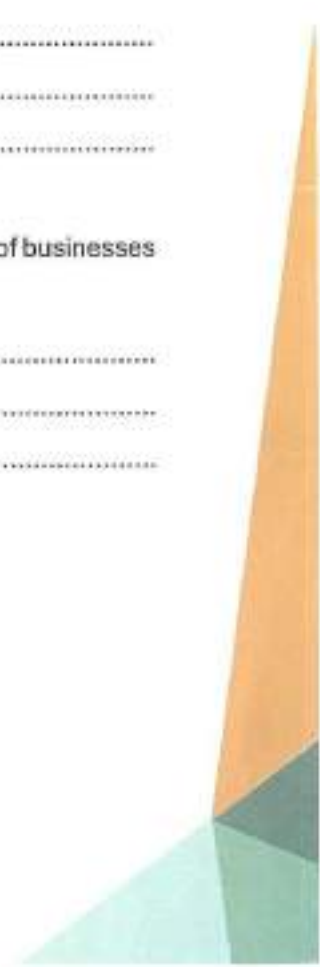
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Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

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Q4. Do you support the proposals to provide allotments on the site?

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Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

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Q8. Do you agree with the emerging layout? If not, how would you change it?

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We don't want this

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Name: [REDACTED]

Address: [REDACTED]

Email:

Q1. What form of housing would you like to see provided on this site?

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Q9. Do you have any general comments about the scheme?

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Oliver Ansell

From: [REDACTED]
Sent: 03 December 2022 16:19
To: Enquiries - Grassroots Planning
Subject: land off Harvest Lane (Hopkins Development)

I have only just today, 3 December '2022, been made aware of the development proposal at Harvest Lane, Charlton Horethorne.

I feel that this development is ill conceived considering the roads that are much too narrow, single track and without any pavements.

The amount of extra cars and traffic created by a development here would be horrendous and dangerous for all. The village having only one junior school and one shop would not be adequate especially with no facilities provided for the young out of school hours.

I do not consider that the development at Harvest Lane should go ahead.

[REDACTED]

Oliver Ansell

From: [REDACTED]
Sent: 23 December 2022 17:06
To: Enquiries - Grassroots Planning
Subject: Land off harvest lane, Charlton Horethorne

Dear team
Please note my responses to your proposal.
Regards

Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

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Name: [REDACTED]
Address: [REDACTED]
Email: [REDACTED]

Q1. What form of housing would you like to see provided on this site?
NONE

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?
N/A

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?
N/A

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Q4. Do you support the proposals to provide allotments on the site?

N/A

Q5. What would you suggest is incorporated into the areas of public open space?

N/A

Q6. Would you support the provision of a virtual footway on North Road?

No

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

No

Q8. Do you agree with the emerging layout? If not, how would you change it?

No

Q9. Do you have any general comments about the scheme?

No development

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Sent from my iPhone

[REDACTED]

5th December 2022

Grass Roots Planning,
Suits 9 & 10,
Bristol North Baths,
Gloucester Road,
Bristol,
BS7 8BN

Dear Sir/Madam,

In reference to your Public Consultation for the 'Land off Harvest Lane, Charlton Horethorne' (Hopkins Developments, supported by Grass Roots Planning), these are my comments.

I OBJECT to the current proposal for development for the following reasons, which I will write in bullet-point form and elaborate on certain points when necessary. Please read to the end as I do have alternative suggestions and I am not completely against SOME form of development on the site.

- Harvest LANE is a narrow LANE which varies between 2.7m – 3m wide for the first 400m to the proposed development with no possible passing places and is also on a blind curve. To even consider the use of this as a vehicular access route for a new housing development and commercial units is an awful idea. A picture taken on 3/12/2022 of vehicles unable to pass perfectly shows just how narrow the LANE is. It is impossible to see oncoming vehicles as you drive the LANE and when you meet, there are no passing places. The proposed passing places are above the entrance to the development (the direction away from the village) and are therefore pointless. This would cause absolute traffic chaos if a development is allowed to use this road.



- Harvest LANE is frequented by dog walkers, hikers, cyclists and horse riders, and has been for generations. These people would have nowhere to go if the volume of traffic you are proposing was to start using the LANE. One of the parties would always have to reverse. This can be extremely dangerous when horses are involved.
- Hikers and dog walkers (often children) frequently come out of the Cleeve nearby, and cut down and across Harvest Lane. This is the only public route available that isn't on private land. It is already a dangerous junction. Adding more vehicles WILL result in a bad accident at some point.
- Section 10 (Highways) in your report proposes that there will be an additional 13 vehicle trips during rush hour times. I don't know who worked this out but it is a huge underestimation. If there are 24 residential properties, there will be at least 24 cars (1 per household, and probably a great deal more than that in larger households). Most of these will drive to work as we live in the country and frequent public transport doesn't exist here. Your 3D representation shows around 20 vehicles at the commercial units. All of these will drive to and work. There will also be larger vans and lorries for commercial purposes (deliveries etc). In the region of 40-50 additional vehicles per day would be using Harvest LANE as a result of your proposal. It simply is not able to handle this volume of vehicles safely.
- There has already been one incident on Harvest Lane with the Hopkins development at the crossroads at the top of the lane. One of the concrete lorries spilt concrete along the lane and cars parked at the Knapp. This was in 2021 and affected 4 vehicles. My vehicle was one of them. I have picture proof and do not want this happening again. What if there had been a child walking past at this point? Concrete causes burns to skin. There was a failing in GDPR and a concrete lorry driver actually came knocking on my door to try and persuade me to not claim against the damage to my car.
- There is no 'Give Way' sign on Harvest Lane. Road markings are faint and 30mph signs are hard to see.
- What considerations have been made for the existing derelict barn near to the proposed entrance on Harvest Lane?
- Affordable (to rent) housing in my opinion is not the right option. Affordable (to Buy) would be far better. In England we like to buy our houses. There is no way that someone, if they already can't afford to rent, will be able to save for a mortgage deposit when their rent is still 80% of normal. They will be stuck in a rental property and will not be able to buy their own.
- The 2 larger 5 bedroom (2 story) dwellings that overlook the properties on North Road are unnecessary. They are too big, too close to the boundaries of other homes. Privacy will be taken away from some homeowners. There is no requirement for more large properties in this village.

I said that I was not completely against some sort of development. My proposals are as follows;

1. Swap vehicular access to the development to North ROAD only. North ROAD is a road and not a LANE. It is wider, able to easily accommodate 2 vehicles passing safely, and also it is already used as a through road towards Blackford and the A303 junction.
2. Swap cyclist and pedestrian access to the development to Harvest LANE. This way walkers, cyclists and horse riders can safely enjoy Harvest Lane and get to the village centre. Vehicular traffic can use North Road which is already a busier road and is much more able to support greater numbers of vehicles along with larger vehicles too.
3. Get rid of the 5 bedroom houses that are very close to existing properties and will invade on their privacy.
4. Make some of the affordable homes 'to buy' not just 'to rent'.

To answer your specific QUESTIONS in the Public Consultation;

1. Some 3 and 4 bedroom dwellings and some affordable 'to buy' homes. Some light commercial units would be acceptable too but must be environmentally friendly.
2. I would suggest some affordable 'to buy' accommodation as well as 'to rent'.
3. I would support some workshops and offices. No noisy manufacturing. Ideally environmentally friendly businesses.
4. Allotments are a nice idea. I would like to see this.
5. Public open spaces would benefit from a Childs play area.
6. I would support the provision of a safe footpath on North Road between the Knapp cottages and the Village shop. I feel this would be vital with the additional traffic.
7. I would support traffic calming measures on the B3145 between the Village Hall and the Primary School. In my opinion the best is a 20mph speed limit with a width restrictor and signage.
8. I DO NOT AGREE with the emerging layout. Change vehicular access to the more capable North ROAD. Change pedestrian and cyclist access to the narrow and quiet Harvest LANE.
9. I OBJECT to the current proposal. Swap the vehicle access routes and it will be a safe idea. Please see all comments above.

Please feel free to contact me (email is best) if you wish. I would like to be kept in the loop about this proposal.

Kind Regards,

██████████
██
██████████

Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

We would appreciate you taking some time to fill out this questionnaire regarding your views on the proposed development. If you don't have time to fill this in now, remember you can email or write to us at the addresses at the end of this paper. We would appreciate your views prior to the Christmas Holiday.

Name: [REDACTED]

Address:
[REDACTED] TON

Email: [REDACTED]

Q1. What form of housing would you like to see provided on this site?

Q1 We are not completing the rest of this questionnaire because we are very much against any development taking place on this site. We feel that it is an inappropriate use of good farming land. Furthermore, the proposal takes very little notice of how badly the construction will affect the low-level bungalows on North Road which lie on the site's eastern boundary and whose residents are all elderly retired couples.

Charlton Horethorne is a Rural Settlement which will probably continue to gradually increase in population over a period of time. The Village Plan in 2016 was prepared to envisage how the settlement might develop in an evolutionary way. Recognition of this fact was made during the Plan's preparation when it was felt that allowance should be made for the construction of 20 new houses over the following 10 years. We understand that, since then, 15 new houses have been built inside the Parish boundary largely on piecemeal infill sites. Generally, with one notable exception, these have not detrimentally affected the character of Charlton Horethorne.

The Plan was definitely not prepared for a Developer to use to justify the imposition of a large block of houses in the middle of the village in this way.

One of the key points in the Grass Roots proposal is that the construction of 24 dwellings on the site meets with the allowance of 20 new houses estimated as being wanted referring back to the 2016 Village Plan to justify this. No reference is made to the fact that three quarters of the 20 have already been provided.

There are a number of other issues such as traffic and multi drainage problems with this site which have not been addressed and which are reasons why any scheme such as this should not go ahead in the future.

Q2 to Q9 are therefore not relevant to our response and so have not been replied to.



Q4. Do you support the proposals to provide allotments on the site?

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Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

.....

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

.....

Q8. Do you agree with the emerging layout? If not, how would you change it?

.....

Q9. Do you have any general comments about the scheme?

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Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

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Name: [REDACTED]

Address:
[REDACTED]

Email:

Q1. What form of housing would you like to see provided on this site?

Small 3 bed max plot of dwellings, maximum 10 houses prioritizing affordable housing.

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

I think the balance of housing is wrong here. Fewer, smaller houses and more affordable housing.

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

Workshops and offices are a good idea as long as they are restricted in terms of noise levels and hours of use and the level of traffic generated. So, for example, restricted to artisan workshops, offices and craft areas.

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Q4. Do you support the proposals to provide allotments on the site?

Yes.

Q5. What would you suggest is incorporated into the areas of public open space?

As much as possible to support wildlife, native trees and innovative planting for wildlife.

Q6. Would you support the provision of a virtual footway on North Road?

I believe that should be decided in consultation with the adjoining residents.

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest

the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

Signage and visual speed indicators.

Q8. Do you agree with the emerging layout? If not, how would you change it?

No opinion

Q9. Do you have any general comments about the scheme?

I think the scheme as it is is too large and the buildings too large. I would be pleased and excited to see something much more innovative in terms of 3-bed eco houses that blend into the landscape.

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Name:

Address:

Email:

Q1. What form of housing would you like to see provided on this site?

Small scale, unobtrusive cottages and small houses in the local vernacular - stone walls and tiled roofs. No more than the plan as at Dec 22. NOT large houses with cladding and metal roofs.

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

1. Broadly ~~types~~ preferably small terrace style 2 or 3 bedrooms.
2. No one bedroom flats
3. No large blocks
4. Similar standard and design and quality as remaining houses, all of which should be in the local vernacular.

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

I am unsure of the realistic demand for workshops and offices. There has been an recent investigation as to the requirement, how much users or tenants would be prepared to pay, and how viable the idea is. Moreover, access issues, noise/light etc in this location all militate against the idea.

Q4. Do you support the proposals to provide allotments on the site?

Whereas the concept appears attractive and in tune with the zeitgeist, I am unsure as to the existence of sufficient demand within the village.

Q5. What would you suggest is incorporated into the areas of public open space?

A space that can be used for sports - football? cricket? Tennis?

Q6. Would you support the provision of a virtual footway on North Road?

Not if it affects the ability of residents to park on the roadside - which itself is a traffic calmer.

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

Yes. The use of physical constraints such as width restrictions and chicanes (for example a parking area alongside the village hall as part of them) would help slow traffic. However, no street lighting is acceptable.

Q8. Do you agree with the emerging layout? If not, how would you change it?

The limited number of houses and the general theme is acceptable. However, the large and intrusive houses are both inappropriate and out of place.

Q9. Do you have any general comments about the scheme?

1. No street lighting is acceptable
2. Who will maintain and pay for the roads/open space etc on site?
3. Create woodland (by selling the neighbouring field to the woodland Trust for £1?) to improve the ecology and environment and put something back into the village.

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Name: [REDACTED].....

Address:
[REDACTED].....
[REDACTED].....

Email:
[REDACTED].....

Q1. What form of housing would you like to see provided on this site?

NONE. NO DEVELOPMENT ON THIS
SITE.....
.....
.....

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

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Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

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Q4. Do you support the proposals to provide allotments on the site?

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Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

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Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

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Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

**THIS DEVELOPMENT IS NOT NEEDED IN CHARLTON
HORETHORNE.....**

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In compliance with the General Data Protection Regulations (GDPR), we will only hold your personal information to contact you about this consultation event and to keep you informed of the project. We will only hold your information until the application is submitted.

Suites 9 and 10
Bristol North Baths
Gloucester Road
Bristol
BS7 8BN

t: 0117 930 0413 e: enquires@grassroots-planning.co.uk w: grassroots-planning.co.uk

Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

We would appreciate you taking some time to fill out this questionnaire regarding your views on the proposed development. If you don't have time to fill this in now, remember you can email or write to us at the addresses at the end of this paper. We would appreciate your views prior to the Christmas Holiday.

Name: [REDACTED]

Address: [REDACTED]

.....
.....

Email: [REDACTED]

Q1. What form of housing would you like to see provided on this site?

NONE

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

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Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

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Q4. Do you support the proposals to provide allotments on the site?

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Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

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Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

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Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

NO SUCH DEVELOPMENT IS NEEDED IN CHARLTON HORETHORNE.

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Name: [REDACTED]

Address:
[REDACTED]

Email:

Q1. What form of housing would you like to see provided on this site?
I object strongly to the whole proposed development.
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Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?
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Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?
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Bristol
BS7 8BN

Q4. Do you support the proposals to provide allotments on the site?

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Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

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Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

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Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

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Name:
Address:
.....
.....
Email:

Q1. What form of housing would you like to see provided on this site?
No Housing. Not Suitable site

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?
Leave site as is.

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?
No workShops or offices. If people need workShops more appropriate to go to Wincenton or Sherborne.

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Q4. Do you support the proposals to provide allotments on the site?

NO - as the site should not be developed

Q5. What would you suggest is incorporated into the areas of public open space?

N/A

Q6. Would you support the provision of a virtual footway on North Road?

NO

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

Would need to see relevant info. Not aware of traffic calming works between Wincenton & Sherborne.

Q8. Do you agree with the emerging layout? If not, how would you change it?

No - site not suitable

Q9. Do you have any general comments about the scheme?

Harvest lane is very narrow, as are many roads in the village, especially North Road. To increase traffic with no provision for people who live in the village seems to set a dangerous risk.

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Name:

Address:

Email:

Q1. What form of housing would you like to see provided on this site?

Site too small for housing

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

No

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

As this is purely residential - workshops + offices would create much noise and traffic on these narrow roads

Q4. Do you support the proposals to provide allotments on the site?

No - residents have adequate garden space that is used for their own vegetable growing

Q5. What would you suggest is incorporated into the areas of public open space?

public spaces need trees - these could be fruit trees

Q6. Would you support the provision of a virtual footway on North Road?

No

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

Speed restrictions with signage - possibly before coming down the hill into Charlton More Home

Q8. Do you agree with the emerging layout? If not, how would you change it?

Harvest Lane is too narrow and used by pedestrians/walkers therefore additional traffic would be very dangerous - therefore no housing development

Q9. Do you have any general comments about the scheme?

No comments as I disapprove of proposed development.

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Name:

Address:

Email:

Q1. What form of housing would you like to see provided on this site?

I do not want to see any form of housing on this site

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

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Q4. Do you support the proposals to provide allotments on the site?

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Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

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Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

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Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

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Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Q1. What form of housing would you like to see provided on this site?

..... Low Cost 2 & 3 bedroom houses / bungalows

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

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Q3. Do you think providing workshps and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

..... Yes - small business or workshps

Stiles 9 and 10
Bristol, North Redc
Gloucester Road
Bristol
RS7 6RN

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Q4. Do you support the proposals to provide allotments on the site?

..... No

Q5. What would you suggest is incorporated into the areas of public open space?

..... Trees + Shrubs

Q6. Would you support the provision of a virtual footway on North Road?

..... No

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

..... Yes. This is a separate matter. Suggest extending the
..... length from the school to Kelen Lane / South Lane permanently

Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

..... The houses should be for people / families with a
..... connection to the village and work locally

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3rd Floor North Baffle
Gloucester Road
Bristol
BS7 8BN

Q4. Do you support the proposals to provide allotments on the site?

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Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

.....

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

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Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

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Suites 9 and 10
Bristol North Baths
Gloucester Road
Bristol
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Name: [REDACTED]

Address:

[REDACTED]

Email:

Q1. What form of housing would you like to see provided on this site?

2 storey and bungalows - 2,3 or 4 bedrooms including low-cost.

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

Affordable housing is a misleading term. What is needed is LOW COST housing. There are quite enough larger properties in this village.

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

Only those that will not add noise pollution and small enough to avoid a large increase in traffic if employees will need to commute.

Q4. Do you support the proposals to provide allotments on the site?

Yes, but with regulations which will encourage good management.....

Q5. What would you suggest is incorporated into the areas of public open space?

.....trees in space and a few benches.....

Q6. Would you support the provision of a virtual footway on North Road?

.....Yes.....

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, s-grage etc.)?

The best type of traffic calming on the B3145 would be to impose a 20 mph speed limit between the Water Lane/Cathill Lane crossroads and the present existing speed restriction in the direction of Snodhame.

Q8. Do you agree with the emerging layout? If not, how would you change it?

.....No comment.....

Q9. Do you have any general comments about the scheme?

The scheme seems quite imaginative and thoroughly researched with regard to environmental impact. I am wondering what provision will be instituted with regard to upkeep of the open spaces for public use. Clear guidelines need to be in place.

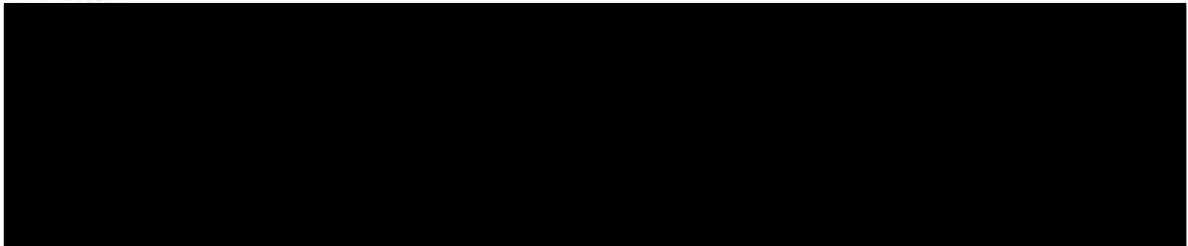
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Bristol North Baths
Gloucester Road
Bristol
BS7 8BH

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Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

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Q1. What form of housing would you like to see provided on this site?

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Q2. Do you think the type of affordable housing being suggest is the right one? if not, how would you change the scheme?

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Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

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Bristol
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t: 0117 930 0413 e: enquiries@grassroots-planning.co.uk w: grassroots-planning.co.uk



Q4. Do you support the proposals to provide allotments on the site?

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Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

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Q7. Do you consider that traffic calming works on the B9145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

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Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

We would support a small number of affordable homes for local people in an appropriate location of the village.

We do not support any development on the agricultural land in question in Harvest Lane.

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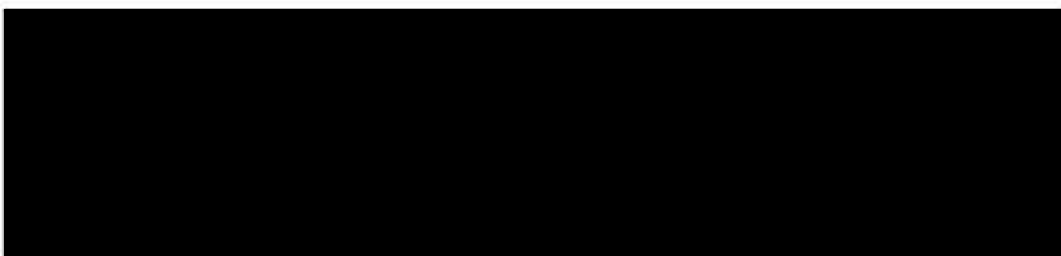
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Gloucester Road
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WE DONT WANT THIS
DEVELOPMENT UNDER
ANY CIRCUMSTANCES.

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Email:

Q1. What form of housing would you like to see provided on this site?

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Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

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Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

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Q4. Do you support the proposals to provide planters on the site?

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Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

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Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

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Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

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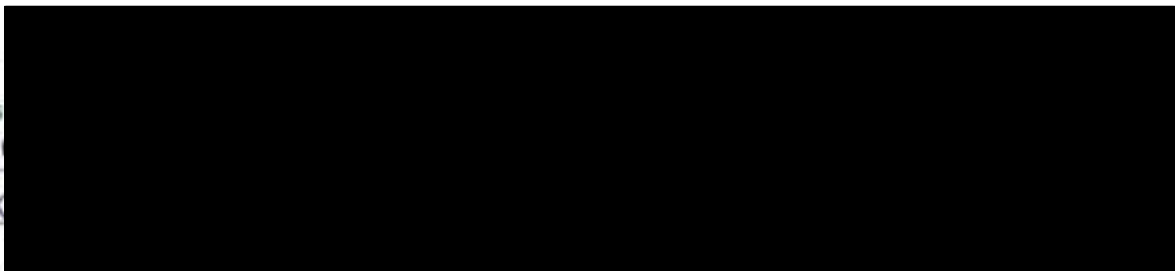
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Name:

Address:

Email:



Q1. What form of housing would you like to see provided on this site?

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WE DO NOT WANT THIS

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

DEVELOPMENT!

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Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

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Q4. Do you support the proposals to provide allotments on the site?

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Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

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Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

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Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

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Q4. Do you support the proposals to provide allotments on the site?

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Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

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Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

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Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

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Q1. What form of housing would you like to see provided on this site?

NONE - opposed to development on greenfield site.

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

Continue to advance the existing affordable housing scheme being carried out by C.L.T.

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

Property agents in local indicate no commercial demand for this aspect of the proposal.

Q4. Do you support the proposals to provide allotments on the site?

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Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

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Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

Already have speedwatch - SID shortly to be introduced.

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Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

Poor vehicular access in Harvest Lane
Poor exit from T junction at bottom of Harvest Lane.
Ongoing maintenance cost for green spaces!

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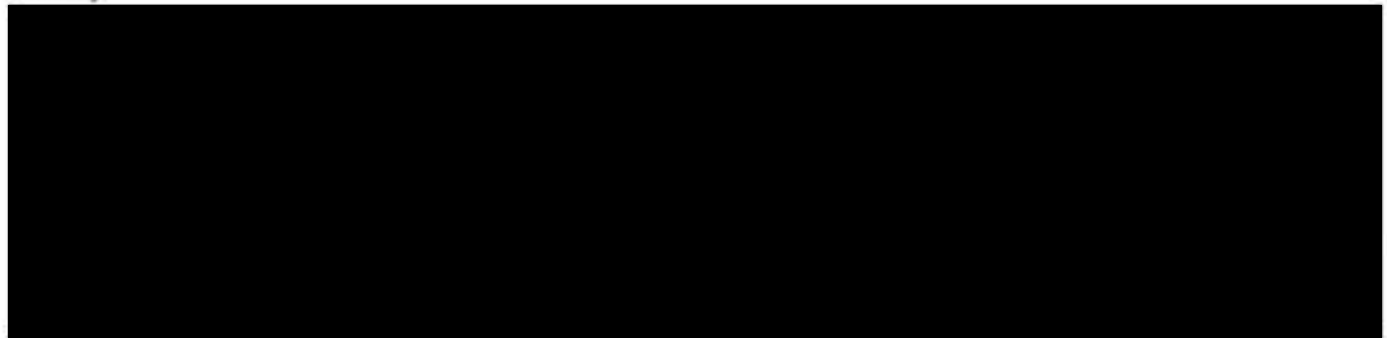
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Q1. What form of housing would you like to see provided on this site?

NO HOUSING IN ANY
SHAPE OR FORM.

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

NO HOUSING AT ALL
ON THIS SITE.

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

NO WORKSHOPS/offices /
NO BUSINESS ON THIS SITE.

Q4. Do you support the proposals to provide allotments on the site?

NO

Q5. What would you suggest is incorporated into the areas of public open space?

Q6. Would you support the provision of a virtual footway on North Road?

NO -

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

NORTH ROAD / HARVEST LANE +
VIOLET LANE ~~ROADS~~

Q8. Do you agree with the emerging layout? If not, how would you change it?

VOLUME OF HOUSING PROPOSED
TOTALLY OUT OF PROPORTION -
ALL ROADS ~~ARE~~ APPROPRIATE FOR

Q9. Do you have any general comments about the scheme?

EXTRA TRAFFIC
INCURRED.

NO TO SCHEME

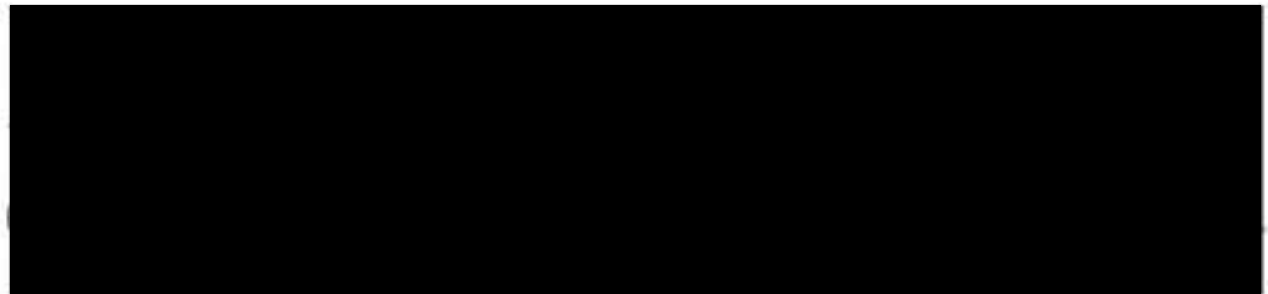
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Suites 9 and 10
Bristol North Parks
Gloucester Road
Bristol
BS7 8BN

T: 0117 930 0413 e: enquiries@grassrootsplanning.co.uk w: grassroots-planning.co.uk

Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

We would appreciate you taking some time to fill out this questionnaire regarding your views on the proposed development. If you don't have time to fill this in now, remember you can email or write to us at the addresses at the end of this paper. We would appreciate your views prior to the Christmas Holiday.



Q1. What form of housing would you like to see provided on this site?

I don't want to see any form of housing on this site

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

[Redacted]

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

[Redacted]

Suites 9 and 10
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email: enquiries@grassroots-planning.co.uk



Q4. Do you support the proposals to provide allotments on the site?

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Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

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Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

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Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

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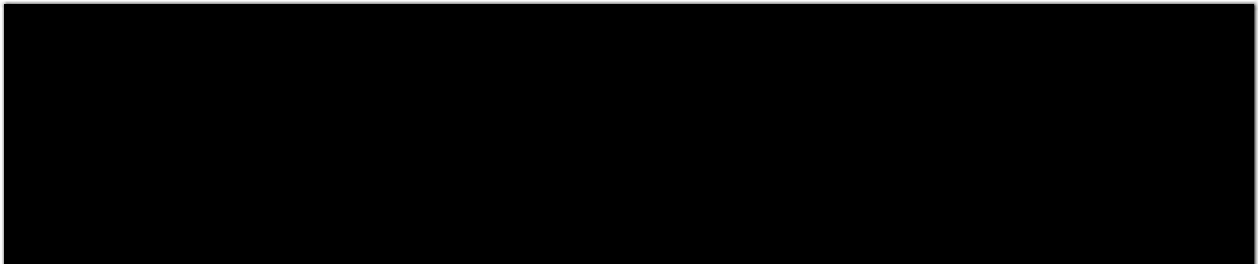
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Suites 9 and 10
Bristol North Gate's
Gloucester Road
Bristol
BS1 8BA

T 0117 530 0413 e. enquiries@grassrootsplanning.co.uk w: grassrootsplanning.co.uk

Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

We would appreciate you taking some time to fill out this questionnaire regarding your views on the proposed development. If you don't have time to fill this in now, remember you can email or write to us at the addresses at the end of this paper. We would appreciate your views prior to the Christmas Holiday.



Q1. What form of housing would you like to see provided on this site?

I don't want to see any housing on this site. It's not suitable.

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?



Q4. Do you support the proposals to provide planters on the site?

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Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

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Q7. Do you consider that traffic calming works on the B3145 would be appropriate. Can you suggest the type of work you would like to see (i.e. traffic islands; width restrictions, signage etc.)?

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Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

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In compliance with the General Data Protection Regulations (GDPR), we will only hold your personal information to contact you about this consultation event and to keep you informed of the project. We will only hold your information until the application is submitted.

Sches 3 and 10
Bristol North Baths
Gloucester Road
Bristol
BS7 5RH

t: 0117 930 2413 e: enquiries@pawcots-planning.co.uk w: pawcots-planning.co.uk

Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

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Name:

Address:

.....

.....

Email:

Q1. What form of housing would you like to see provided on this site?

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No

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

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Building on

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

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the site

Q4. Do you support the proposals to provide allotments on the site?

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Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

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Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

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Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

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In compliance with the General Data Protection Regulations (GDPR), we will only hold your personal information to contact you about this consultation event and to keep you informed of the project. We will only hold your information until the application is submitted.

Suites 9 and 10
Bristol North Baths
Gloucester Road
Bristol
BS7 8BN

t: 0117 930 0413 e: enquires@grassroots-planning.co.uk w: grassroots-planning.co.uk

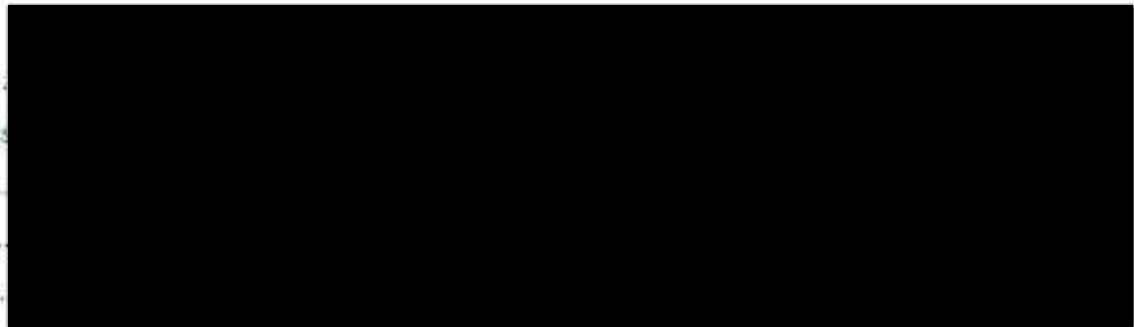
Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

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Name: .

Address

Email: .



Q1. What form of housing would you like to see provided on this site?

None at all -

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

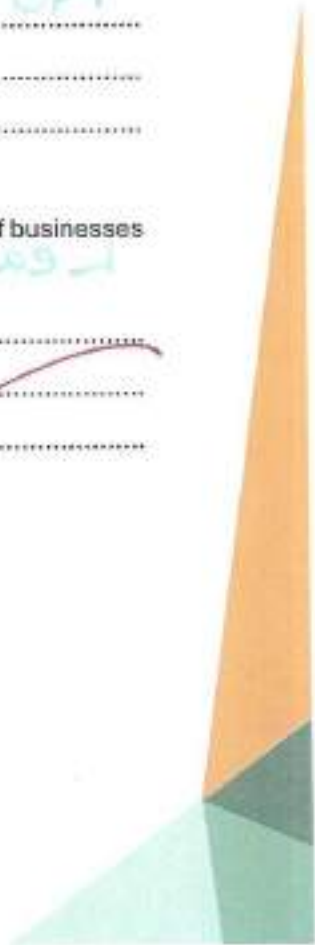
[Handwritten scribble]

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

[Handwritten scribble]

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Gloucester Road
Bristol
BS7 8BN

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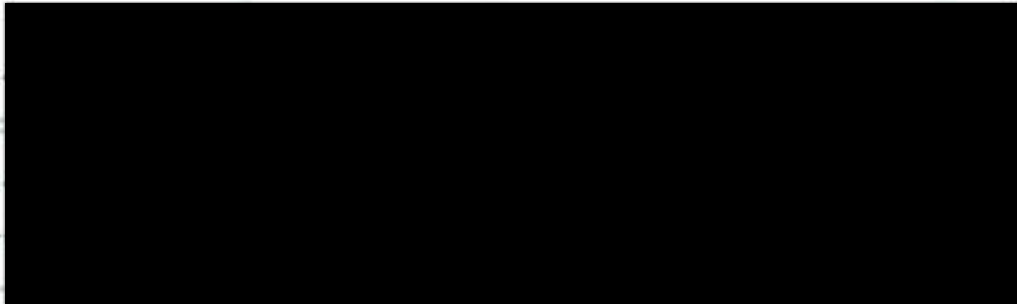
Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

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Name:

Address:

Email:



Q1. What form of housing would you like to see provided on this site?

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NONE
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Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

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Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

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Suites 9 and 10
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Q4. Do you support the proposals to provide allotments on the site?

Q5. What would you suggest is incorporated into the areas of public open space?

NONE

Q6. Would you support the provision of a virtual footway on North Road?

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

Q8. Do you agree with the emerging layout? If not, how would you change it?

Q9. Do you have any general comments about the scheme?

no comment

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Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

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Name
Address
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Email



Q1. What form of housing would you like to see provided on this site?

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Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

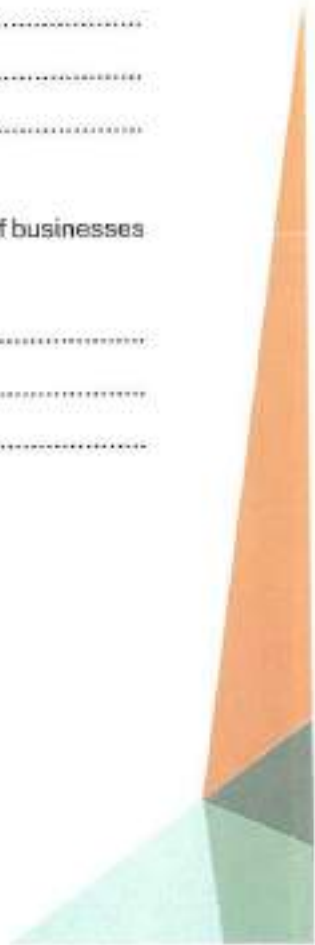
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Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

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Suites 9 and 10
Bristol North Baths
Gloucester Road
Bristol
BS7 8BN

t: 0117 930 0413 e: enquiries@grassroots-planning.co.uk w: grassroots-planning.co.uk



Q4. Do you support the proposals to provide allotments on the site?

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Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

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Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

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Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

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Suites 9 and 10
School North Gate
Gloucester Road
Bristol
BS7 5BN

t: 0117 920 0415 e: enquiries@grassrootsplanning.co.uk w: grassroots-planning.co.uk

Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

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Name:
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Address:
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.....

Email:

WE DO NOT WANT THIS

Q1. What form of housing would you like to see provided on this site?
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Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?
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Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?
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Suites 9 and 10
Bristol North Baths
Gloucester Road
Bristol
BS7 8BN

t: 0117 930 0413 e: enquiries@grassroots-planning.co.uk w: grassroots-planning.co.uk

Q4. Do you support the proposals to provide allotments on the site?

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Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

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Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

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Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

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Stiles Road 11
Bristol North Downs
Gloucester Road
Bristol
BS7 9BN

T: 0117 930 0413 e: enquire@greenroots-planning.co.uk w: greenroots-planning.co.uk

Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

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Name

Address

Email

~~I object to this development.~~

~~Q1. What form of housing would you like to see provided on this site?~~

~~NONE.~~

~~Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?~~

~~Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?~~

Q4. Do you support the proposals to provide allotments on the site?

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Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

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Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

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Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

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Suites 9 and 10
Bristol North Works
Cloucester Road
Bristol
BS7 8RN

T 0117 938 0413 e enquiries@grassrootsplanning.co.uk w. grassrootsplanning.co.uk

Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

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Name: [REDACTED]

Address:

Email: [REDACTED]

Q1. What form of housing would you like to see provided on this site?

NONE - THIS SITE IS UNSUITABLE FOR ANY HOUSING DEVELOPMENT OR FOR COMMERCIAL UNITS

Q2. Do you think the type of affordable housing being suggest is the right one? if not, how would you change the scheme?

NO INFORMATION PROVIDED FOR THIS TYPE OF HOUSING

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

NO - THERE IS NO REQUIREMENT FOR NEW COMMERCIAL UNITS - THERE ARE PLENTY IN THE AREA VACANT (UNWANTED)

Q4. Do you support the proposals to provide allotments on the site?

No.

Q5. What would you suggest is incorporated into the areas of public open space?

THE VILLAGE ALREADY HAS AN OPEN SPACE
- THE MILLENNIUM GREEN - WHICH IS NOW
USED TO ITS FULL CAPACITY. WHY WOULD ANOTHER BE
DIFFERENT

Q6. Would you support the provision of a virtual footway on North Road?

No -

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

No. THIS ROAD IS TOO NARROW FOR ANY SUCH
ADAPTATIONS. SIGNAGE WOULD MAKE NO DIFFERENCE

Q8. Do you agree with the emerging layout? If not, how would you change it?

No.

Q9. Do you have any general comments about the scheme?

IT IS WHOLLY INAPPROPRIATE. ROADS CANNOT
TAKE MORE TRAFFIC - EACH PROPERTY WOULD HAVE AT
LEAST 2 VEHICLES NOT TO MENTION THE COMMERCIAL
TRAFFIC. THE PROPERTIES AT GUNNAMS FORD ARE
MONSTROUS AND IT APPEARS THERE WILL BE MORE OF THE
SAME VISIBLE FROM EVERY DIRECTION.

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Suites 11 and 10
Bristol North Gate
Gloucester Road
Bristol
BS7 8BN

0117 930 0413 or enquiries@grassroots-planning.co.uk or grassroots-planning.co.uk

WE OBJECT TO THIS PROPOSAL.

Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

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Name: [REDACTED]

Address: [REDACTED]

Email:

Q1. What form of housing would you like to see provided on this site?

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Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

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Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

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Suites 9 and 10
Bristol North Baths
Gloucester Road
Bristol
BS7 8BN

t: 0117 930 0413 e: enquiries@grassroots-planning.co.uk w: grassroots-planning.co.uk



Q4. Do you support the proposals to provide allotments on the site?

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Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

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Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

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Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

..... We object to this development.....

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Suites 9 and 10
Bristol North Gate
Gloucester Road
Bristol
BS1 2NH

T: 0117 950 0413 e: enquiries@grassroots-planning.co.uk w: grassroots-planning.co.uk

1. ORA LETTER TO THIS PROPOSAL.

Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

We would appreciate you taking some time to fill out this questionnaire regarding your views on the proposed development. If you don't have time to fill this in now, remember you can email or write to us at the addresses at the end of this paper. We would appreciate your views prior to the Christmas Holiday.

Name: [REDACTED]

Address: [REDACTED]

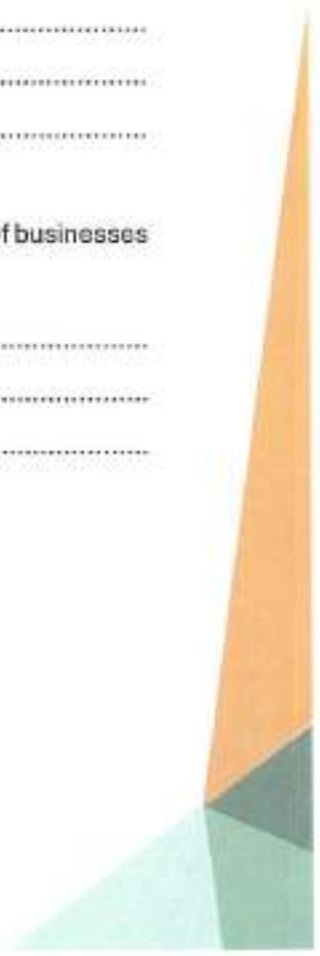
Email:

Q1. What form of housing would you like to see provided on this site?
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Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?
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Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?
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Suites 9 and 10
Bristol North Baths
Gloucester Road
Bristol
BS7 8BN



Q4. Do you support the proposals to provide allotments on the site?

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Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

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Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

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Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

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In compliance with the General Data Protection Regulations (GDPR), we will only hold your personal information to contact you about this consultation event and to keep you informed of the project. We will only hold your information until the application is submitted.

Stages 8 and 10
Bristol North Baths
Gloucester Road
Bristol
BS7 8BN

T: 0117 930 0413 e: enquiries@grassroots-planning.co.uk w: grassroots-planning.co.uk

Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

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Name:

Address:

Email:

Q1. What form of housing would you like to see provided on this site?

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Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

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Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

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Suites 9 and 10
Bristol North Baths
Gloucester Road
Bristol
BS7 8BN

t: 0117 930 0413 e: enquiries@grassroots-planning.co.uk w: grassroots-planning.co.uk



Q4. Do you support the proposals to provide allotments on the site?

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Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

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Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

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Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

I strongly object to any such development in the village.

In compliance with the General Data Protection Regulations (GDPR), we will only hold your personal information to contact you about this consultation event and to keep you informed of the project. We will only hold your information until the application is submitted.

Suites 9 and 10
Bristol North Baths
Gloucester Road
Bristol
BS7 6BN

t: 0117 930 0413 e: enquires@grassroots-planning.co.uk w: grassroots-planning.co.uk

✓
I object to this development
* proposal

grassroots
PLANNING

Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

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Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Q1. What form of housing would you like to see provided on this site?

NONE

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

N/A

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

N/A

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Gloucester Road
Bristol
BS7 8BN

t: 0117 930 0413 e: enquiries@grassroots-planning.co.uk w: grassroots-planning.co.uk

Q4. Do you support the proposals to provide allotments on the site?

N/A

Q5. What would you suggest is incorporated into the areas of public open space?

N/A

Q6. Would you support the provision of a virtual footway on North Road?

N/A

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

N/A

Q8. Do you agree with the emerging layout? If not, how would you change it?

N/A

Q9. Do you have any general comments about the scheme?

I object to the proposed development.

In compliance with the General Data Protection Regulations (GDPR), we will only hold your personal information to contact you about this consultation event and to keep you informed of the project. We will only hold your information until the application is submitted.

Suites 9 and 10
Bristol North Works
43a Leicester Road
Bristol
BS7 0BN

t: 0117 930 6413 e: enquiries@grassroots-planning.co.uk w: grassroots-planning.co.uk

Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

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Name: [Redacted]

Address: [Redacted]

Email:

Q1. What form of housing would you like to see provided on this site?

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Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

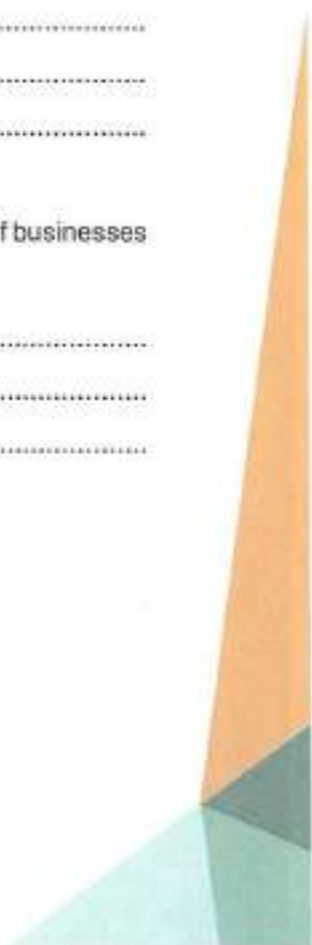
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Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

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Gloucester Road
Bristol
BS7 8BN

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Q4. Do you support the proposals to provide allotments on the site?

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Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

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Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

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Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

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Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

We would appreciate you taking some time to fill out this questionnaire regarding your views on the proposed development. If you don't have time to fill this in now, remember you can email or write to us at the addresses at the end of this paper. We would appreciate your views prior to the Christmas Holiday.

Name: [REDACTED]

Address: [REDACTED]

Email:

Q1. What form of housing would you like to see provided on this site?

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NONE
.....
.....

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

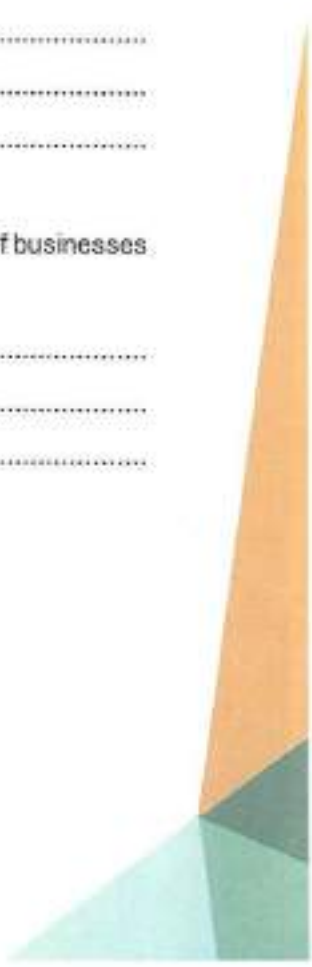
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n/a
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Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

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n/a
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Q4. Do you support the proposals to provide allotments on the site?

YES

Q5. What would you suggest is incorporated into the areas of public open space?

N/A

Q6. Would you support the provision of a virtual foulway on North Road?

N/A

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

N/A

Q8. Do you agree with this emerging layout? If not, how would you change it?

N/A

Q9. Do you have any general comments about the scheme?

I object to the development.

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Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

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Name:

Address:

Email:

Q1. What form of housing would you like to see provided on this site?

We object to this planning application.
Michael Flynn P. Hughes
7th November 2022

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

Q4. Do you support the proposals to provide pilotments on the site?

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Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

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Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

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Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

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Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

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Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Q1. What form of housing would you like to see provided on this site?

LOW COST HOUSING Some major changes required on the site due to drainage basin only covering top of site Bottom site needs further drainage system. Houses + roads in storm rain will produce high run off. See 29 Nov 2022 Reducing flood risk National Infrastructure report.

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

The increase in housing in one place will produce very high increase in extra traffic through village narrow lanes will cause traffic difficulties

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

Providing workshops will greatly increase traffic flow + at narrow parts of roads traffic flow restrictions

Q4. Do you support the proposals to provide allotments on the site?

allotments would be ok so long as they do not become
a eye sore + produce rubbish or nothing

Q5. What would you suggest is incorporated into the areas of public open space?

Large open spaces good idea less
rain run off from site due to stone

Q6. Would you support the provision of a virtual footway on North Road?

Currently a foot path would be great

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest
the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

Traffic calming is already required on
North road and Harvest Lane

Q8. Do you agree with the emerging layout? If not, how would you change it?

Only stone faced buildings should be
allowed with proper slate or tiled roofs

Q9. Do you have any general comments about the scheme?

We do not want a large development like Harvest
lane Charlton Horethorne greatly increasing the
population and changing the village structure
Change should be slow Some 15 houses have been
built recently since the village plan layout in 2016
These 15 houses built so no great change yet writes

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information to contact you about this consultation event and to keep you informed of the project.
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Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

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Name: [REDACTED]

Address: [REDACTED]

Email: *N/A*

Q1. What form of housing would you like to see provided on this site?

NONE - IT IS AGRICULTURAL LAND

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

[Dotted lines for response]

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

[Dotted lines for response]



Q4. Do you support the proposals to provide allotments on the site?

.....

Q5. What would you suggest is incorporated into the areas of public open space?

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Q6. Would you support the provision of a virtual footway on North Road?

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Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

.....

.....

Q8. Do you agree with the emerging layout? If not, how would you change it?

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Q9. Do you have any general comments about the scheme?

*THIS IS AGRICULTURAL LAND, NO DEVELOPMENT
SHOULD BE PROPOSED.*

.....

.....

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Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

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Name:

Address:

Email:

Q1. What form of housing would you like to see provided on this site?

NONE!!

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

No. The Charlton Horethorne C.L.T. should pursue it's plan to purchase land locally as a stand alone development

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

No, not a good idea.

Q4. Do you support the proposals to provide allotments on the site?

No

Q5. What would you suggest is incorporated into the areas of public open space?

N/A

Q6. Would you support the provision of a virtual footway on North Road?

No. We've survived this long without one. In the 18 years that I have lived in the village I am unaware of any accidents/injuries on this stretch of road.

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

No. Any traffic calming measures would require street lighting. The village has always been against this.

Q8. Do you agree with the emerging layout? If not, how would you change it?

N/A

Q9. Do you have any general comments about the scheme?

This is a totally unacceptable proposal to turn prime agricultural land into a housing estate. This type of development is not required as we are achieving our quota of houses, as required by the Village Community Plan, by infill and conversion of existing redundant agricultural buildings. The developers looking to put forward this proposal have themselves assisted in this with the construction of three properties on the outskirts of the parish.

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Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

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Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Q1. What form of housing would you like to see provided on this site?

Out of the 20 market price properties almost 50% have the potential to be 5 bed houses. More 3 bed would be within the financial reach of more people but the total number of dwellings should remain at 27.

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

It appears to be in line with current requirements. The properties should be available at affordable rents & the Community Land Trust should be given the opportunity to take on this part of the site.

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

Since the Community Plan was published, the downturn in the economy & changes in the ways people work raise questions about how viable business units in such a rural location ~~it~~ would be.

Q4. Do you support the proposals to provide allotments on the site?

Yes

Q5. What would you suggest is incorporated into the areas of public open space?

Q6. Would you support the provision of a virtual footway on North Road?

No

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

No. There are already 30mph signs along the B3145 together with numerous bollards, white lines & other signs

Q8. Do you agree with the emerging layout? If not, how would you change it?

Q9. Do you have any general comments about the scheme?

North Road end of Harvest Lane - the lane is too narrow for 2-way traffic & the development will result in an increase of traffic during construction & once completed. Violet Lane is not an appropriate alternative for the same reasons. The plans make reference to the site being open to members of the community to walk through.

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using the amenity area etc - who will be responsible for long term cost of maintenance?

Land at Harvest Lane, Charlton Horethorne - Consultation Questionnaire (Nov 2022)

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Name: [REDACTED]
Address: [REDACTED]
Email: [REDACTED]

Q1. What form of housing would you like to see provided on this site?

A Mix of affordable, community first & mixed residential

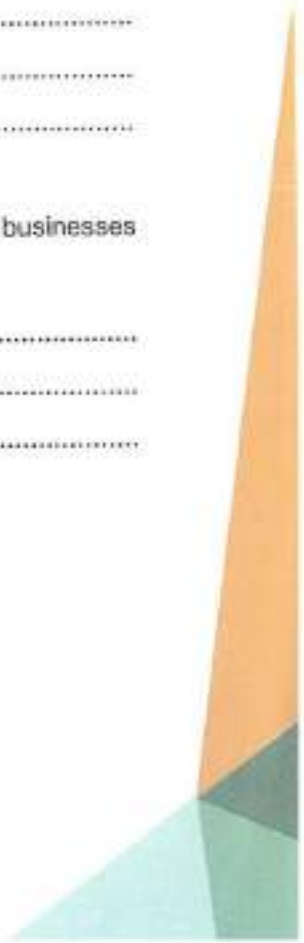
Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

NOT sure

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

YES - small businesses / workshops for local people

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Q4. Do you support the proposals to provide allotments on the site?

DEFINITELY

Q5. What would you suggest is incorporated into the areas of public open space?

CHILD'S PLAY PARK, BASKETBALL/NETBALL NET

Q6. Would you support the provision of a virtual footway on North Road?

YES.

Q7. Do you consider that traffic calming works on the B3145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

YES - WITH RESTRICTIONS AT CATFILL LANE
BY VILLAGE HALL

Q8. Do you agree with the emerging layout? If not, how would you change it?

YES.

Q9. Do you have any general comments about the scheme?

THE CONSTRUCTION WILL CAUSE PROBLEMS WITH
HEAVY VEHICLES ETC USING THE ACCESS
ROADS THROUGH THE VILLAGE CENTRE

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Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Q1. What form of housing would you like to see provided on this site?

None

Q2. Do you think the type of affordable housing being suggest is the right one? If not, how would you change the scheme?

only affordable houses. No 4 or 5 bedroom houses (as proposed by community plan)

Q3. Do you think providing workshops and/or offices on the site is a good idea, what types of businesses do you suggest they be designed to accommodate?

No

Q4. Do you support the proposals to provide allotments on the site?

No

Q5. What would you suggest is incorporated into the areas of public open space?

N/A

Q6. Would you support the provision of a virtual footway on North Road?

N/A

Q7. Do you consider that traffic calming works on the B2145 would be appropriate, can you suggest the type of work you would like to see (i.e. traffic islands, width restrictions, signage etc.)?

No

Q8. Do you agree with the emerging layout? If not, how would you change it?

No

Q9. Do you have any general comments about the scheme?

The proposal has no social or architectural merit and detract from the cohesive culture of the village as currently situated.

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