

Pound Close Housing development. Telecon with Mathew Roberts 18 Jan 21

I was invited to discuss the above.

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The plans look well thought out and the majority of issues have been addressed. Some Issues that still need to be addressed.

1. Parking 10 visitor parking for 50 houses. Is that sufficient?

Parking has been agreed with Wiltshire Council who should have insisted for more parking, not just the minimum requirement.

The adopted parking standards require 0.2 visitors parking spaces per dwelling which equates to 10 visitors parking spaces on this site. As they have provided the required visitor parking in line with the adopted highways standards there was no highways reason to require more visitor parking.

2. The green areas look good, but have concerns on

- 2.1. Is there a covenant to ensure that they stay as green areas?

Not answered Mathew to check. Should Wiltshire Council have insisted on this? A covenant is outside of the planning remit. Any change of use of green areas would require a planning application to be submitted.

- 2.2. Is it included in open spaces register?

Not answered Mathew to check. Wiltshire Council should have insisted on this at an early stage. It is my understanding that an application can be made to include the area as a designated open space once it has been implemented in accordance with the approved plans.

- 2.3. Who is going to maintain them and pay for it?

A management company will be set up and the house owners will pay for this. This was agreed with Wiltshire Council.

Does Wiltshire council have the right to do this without consultation with the Parish or with the people who will own these houses?

Should this not be rethought and either the Parish or Wiltshire council should maintain the open space.

The developer can choose to use a private management company to maintain the site. Any change of use of the land would require a planning application to be submitted and the parish and neighbouring residents would be consulted upon it.

2. D2 area 60m X 28m approx. Parish Councils need to think what we can do with this area

Not a matter for the developer.

- 3.1. It would be good as a Doctors Surgery. Further inquiries needed. The cost of the building would be a factor.

Not a question for the developer

3.2. Good spot for a Child Nursery. Would need to get a commercial enterprise interested.

Not a question for the developer

3.3. It could be made into a 5 a side football pitch.

Not a question for the developer.

4. Vehicular entrance to Play Park from road next to number 44 is required. Houses in this area (houses 40 to 48) very jammed in and insufficient parking and access

Mathew to look into this, maybe able to access through the D2 area. Wiltshire Council have agreed the layout!!

It is essential that we have Vehicle access to the Playpark as it will become land locked, and if we need to get a vehicle on site it will be impossible.

Any amendments to the highways layout will require reconsultation with the highways department.

5. No mention made of houses having Solar panels. Surely, all new houses should have solar panels.

Mathew stated that it would be in line with government policy. Now is the time to act and insist all new houses have solar panels. Should Wiltshire Council have insisted on this?

The code for sustainable homes was removed from government requirements. The government have however announced a number of changes to building regulations which will address sustainable construction.

6. No mention made of type of heating that is to be used in these houses. Should it be ground or air source? Even with good insulation pure electric heating can be expensive.

Mathew informed me that they will be fitting Gas boiler central heating system to each house. I find this a negative step as we are being informed that gas boilers will not be installed from 2025 see <https://www.theccc.org.uk/publication/uk-housing-fit-for-the-future/> And that to retrofit a different system will be expensive. Why not keep ahead of the curve and fit air source central heating now.

No comment from Wiltshire Council on this.

No planning mechanism to require alternative energy provision.

7. The access to the Wootton Bassett Road is on a blind bend. Will a 20-mph speed limit be introduced. Will the estate have a 20-mph limit as it is adjacent to an open green space

Mathew informs me that this has been agreed with Wiltshire Council.

Highway's raise no objections to the road layouts

There are several issues for which Mathew will come back with some answers.

There seems to be a lot of questions for Wiltshire Council. They had the opportunity to sort out these issues. See items 1,2,5,6 and 7. Is it possible to get them to relook at these problems?

These will be major concerns of whoever buys these houses. Now is the time to act.