

Project Co-ordinator

From: Robert Gillespie <rgillespie@impactps.co.uk>
Sent: 18 May 2016 11:34
To: dave.wingrove@tiscali.co.uk
Cc: coordinator@ashtonkeynesneighbourhood.com
Subject: Ashton Keynes Neighbourhood Plan: Potential Sites at Coxs Hill Ashton Keynes

Dear Councillor Wingrove,

Further to the recent meeting with your Parish Council and Steering Group colleagues I am able to advise that further consideration has been given to a number of matters raised at the meeting following my presentation. I would be grateful if you would circulate this advice to those who attended that meeting and any other interested members of either the Parish Council or Steering Group who were unable to attend.

- The provision of “active elderly” housing together with other mixed housing will aim to achieve the 40% affordable housing requirement of Core Policy 43. My Client and the landowner are in the course of testing the viability of this extent of provision and would like the opportunity to present the financial model which supports the extent of provision to your Council and Steering Group members once this is completed. It is understandable that members would wish to receive an assurance that the extent of provision is secured and that any forthcoming scheme would be consistent with this. It is anticipated that should this progress to any eventual application the extent of affordable housing provision would be secured by a section 106 agreement.
- Rural Business and Enterprise Hub. Concern was expressed regarding the traffic generation and potential to attract HGVs for collection or delivery purposes. In response my Clients are prepared to reduce the scale of the scheme by say 50% in extent. That will reduce the potential impact from both car borne traffic and HGVs. Local traffic management measures (not just weight restrictions) would also be put in place. The residual site area would be capable of development in the form of a rural buildings complex rather like a farm yard scale “courtyard” of buildings providing flexible Class B1 – predominantly office style accommodation and smaller scale studio / workshops. Occupiers could range from say local entrepreneurs looking for “start-up” accommodation, to say veterinary practice accommodation, or say physiotherapist accommodation, design studios or small workshops. This is all in accordance with the Government’s aims of stimulating the rural economy. We certainly regard the concept as potentially valuable to those within the local community currently seeking conveniently located business accommodation.
- Footpath linkages. The creation of attractive and safe footpath / cycleway routes into the village centre can be achieved offering a potentially more direct and convenient option for pedestrians and cyclists from the residential site than Coxs Hill. This could be lit with low level bollard style lighting which would not intrude into the setting of the nearby scheduled ancient monument and listed buildings and preserve the character of the Conservation Area.
- Community Infrastructure Levy (CIL). Once the financial model has been finalised (and mix of house types and floor area established) we can provide you with a CIL figure which once the Neighbourhood Plan is “made” then could generate a “claw back” of at least 25% of the CIL revenue raised for local spending. I can however advise that on the basis of the 40 unit scheme illustrated at our meeting the CIL charge would amount to £314,212 of which and once the Neighbourhood Plan is made, at least 25% would amount to about £78,553. This figure is net of any CIL revenue generated by the Rural Enterprise Hub which would obviously increase the potential contribution recoverable by the local community. On top of this would be the affordable housing provision which would provide benefit to those seeking housing locally.
- The “in perpetuity” discounted house price. This is currently a matter being debated in Parliament around the definition of “starter homes” which could be provided in substitution for affordable housing. My Client is however prepared to offer a “starter home” approach in substitution for the extent of affordable provision subject to an in perpetuity restriction (by way of legal covenant) ensuring that on initial purchase and resale the ~~25%~~ 20% discount applies and then remains in perpetuity. If this is of interest to your Council and the Steering Group then we would be happy to demonstrate how the financial model would work in order to

reassure members and the public as to how this would be secured within a legally binding restrictive covenant.

- Nomination rights. My Client is prepared to discuss and agree a means of ensuring that local people can be afforded the opportunity to secure access to the affordable or starter home / active elderly accommodation within the residential scheme.

There may well be other matters which you would like us to get back to you with however we would like to assure you that the issues raised are being considered and will be responded to. We would however like your assurance that the other members of the Parish Council and Steering Group together with those who kindly listened to my presentation, are provided with a full set of the plans submitted with our Clients' representations together with these further thoughts.

I look forward to hearing from you.

Kind regards,
Rob.

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