

Iminster Town Council Meeting

Date: 14/04/16 7.30pm
Iminster Council

Reason for meeting:

- Discuss the proposed PHSW Coldharbour Farm scheme
- Present latest version of layout
- Discuss changes and reasoning.
- Understand Councillor's position and receive feedback/comments.

Query & Action:

Questions were raised regarding the secondary point of access – is this to be provided? Will it be emergency only? What implications will this have on the existing cycle route and development? **Ongoing discussions are being had as to what is required and in what form. PBA will complete any access design.**

Concerns were raised on the impact that an additional 450 dwellings will have on the transport network. Additional work may be required to investigate the impact that the scheme will have on the wider environment e.g. local facilities. **Additional transport analysis has been commissioned to begin shortly. This involves up to date trip rates and junction capacity analysis. A note may be provided to outline the impact that the scheme will have on the surrounding network.**

Possibility of realigning road and offering an 'in and out' mechanism which doesn't cross the footpath. **This is something that the design team has not considered, it will be discussed next week at a meeting with Development Director.**

The delivery and construction process is not yet clear. How will the development be constructed? From both sides or from Phase 2 to Phase 4? How will the site accommodate large construction vehicles? **At this stage there is no construction management plan, this will however be addressed once the detailed design plans are complete.**

The TPO plan is not 100% in line with the latest layout. **This will be reviewed so that no protected trees are damaged.**

Is it possible to provide the open space located at the south east of the site immediately following completion? **Persimmon Homes are not against the idea, discussions need to be had with SCC. This may be worked into the decision.**

Is it necessary to have the play area located as displayed? Is there a risk having it near the pond - possible relocation? **To be discussed with Development Director, the ambition was to have the play area located in the green corridor due to it being central and a nice, safe location.**

How will the open space be maintained? Will it be transferred or be maintained by a management company? The previous scheme has been substandard. **This will be addressed with SCC, a commuted sum within the S106 is a possibility.**

What is the extent of the option agreement? Does it include the proposed school site and Coldharbour Farm? **A copy of the option land to be sent to Heather Bryout.**

A request to be transparent with viability and what can/will be delivered. **Due to the scheme being very indicative at the moment, and without detailed design, it is difficult to offer any indication on the viability or the site and requirements going forward.**

Should you have any further questions or comments then please email me on xxxx

Thank you all for your time.