

QUESTIONS FOR ANSON TRUST

Existing field

1. Why does the Anson Trust think it is going to be successful with planning consent when the scheme appears to contravene the Local Plan?
2. At what stage will the Anson Trust provide a fully detailed site plan of the proposed development on the field – this to include any recreational facilities/open space which will remain?
3. To what extent has the loss of amenity to the older residents, that building on the field will cause, been taken into account ?
4. How will the needs of local residents in terms of sports facilities be taken into account, given the availability of Tilsley Park and the VOWH leisure centre. The users of the present facilities do not accurately represent the needs of the local population. How will the Trust gauge the views of all the parishioners?
5. What assurances can the Trust provide that the proposed development will not subsequently be enlarged beyond the initial level of building? How will the Trust minimise the development scheme?
6. Can you clarify and justify the number of houses you expect to see on the field?
7. How will the Trust ensure that 40% of the housing remains affordable?
8. How has the Trust taken into account the additional traffic which will be generated by the new housing development and recreational facilities? This is of particular concern in regard to the morning and evening rush hour, those driving to the new facilities and the increased risk to the safety of the elderly and children.?
9. Should the scheme go ahead, how will the Trust ensure and what assurances will it give to make sure of minimal environmental impact? There has been references to wildlife corridors. What environmental technologies will be used in any new proposals in the existing field?
10. What consideration has been given to the lack of infrastructure? It was suggested at a Council meeting that there had been blockages and overflowing drains in North Street for example. How will the Trust ensure that there is proper infrastructure to support the development?
11. The Parish Council has been planning to invest a considerable sum of Council tax payers' money into renovating the play area. What assurances will be given that the play area will remain where it is? Would the Trust be able to provide a Lease or Licence for a fixed number of years?

Institute

12. Parishioners have said that there is little information regarding the future of the Institute. Has thought been given to re-vamping the Institute? Is a sale to the village possible? When will the Institute and car park be sold?

New Facilities

13. How is it intended to manage any new facilities? Will user groups be key holders and
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manage their own areas and equipment.?

14. Access to Howard Cornish Road is proposed from the new facilities on to a bend on a very busy road. What arrangements are in place to ensure that the concerns of the villagers regarding the loss of the copse and the dangers on the road have been taken into account?
15. How will the increase in road traffic envisaged through relocation be compensated. Will an adequately sized CO₂ sink be provided? What environmental technologies will be used in any new proposals?

Financial

16. Will the Anson Trust provide a fully detailed business plan which covers all the financial implications of the proposed new development and recreational facilities at the earliest opportunity? The questions raised by the public to the Council include reference to the sale figures expected for the field, the cost for the new land, the profits to be made.

General

17. Can you confirm that all alternative plans have been explored and presented for open debate.?
18. Why have all the other options been disregarded?
19. There has been criticism that the Trust is too secretive, and that there should be an open village forum/committee to discuss the way forward. Would the Trust consider this?
20. The Parish Council has been asked to consider ways in which interested groups could be helped to provide suitable facilities on the present field, would the Trust consider this?

Dear Editor

Just lately I have been considering the possibility that I MIGHT be going through a mid-life crisis. Over what, you might ask? Well, this proposed Anson Field Development and the plans to build these new leisure facilities are messing with my head; everything is so confusing. I hasten to add (just in case you are worried) that I am still able to sleep at night (just)!

On one hand the thought of new sports facilities and a football field sounds great, but the goal posts keep being moved! Having attended just about every meeting about these proposals, my brain is bouncing around like an out of control yoyo. I think, at last, without boring you all, that I might be seeing things more clearly.

With all the rumours that are flying around the village, the fact is that no one knows quite what to believe, which is why there are so many mixed views. We have gone from a beautiful field, to 45 houses, to 90 houses, to a possible whole new estate (if you were to believe the scaremongering aspects). But in reality I think it may be very simple. I would like to share my hypothesis with you, in case anyone feels as confused as I did:

Building houses on the Anson Field contravenes many local plan policies and it is unlikely to get planning permission unless it is seen as being 'exceptional'.

There are two reasons that this proposal may be deemed 'exceptional'. Number one is if it is 'an exception site'. An exception site is an area of land, that would not normally be considered for development, except to provide a small scale development of entirely affordable housing for local people. The second is a 'special exception' which states that community uses need to be treated as a special exception to current planning policies, and this would need to be justified on the basis of the benefits they would bring to Marcham as a village (to quote from the Anson Trust website). In other words if we, as residents, really needed and wanted these new proposed amenities of a new village hall and playing fields, and saw them as exceptional benefit to our village, then our views would be listened to and taken into consideration when it comes to planning permission being sought. Well, the hundred million dollar question: Do we want these new facilities? How many of us would actually use them over and above what we already have, use, and have use of just a few miles up the road? I believe that everyone in our village should have an answer to this question, and a say in the future of our village. However, in making your decision, I would urge you all to think about not only how this will affect you in terms of where you live in relation to the new developments and their access points; but the disruption, mess, noise and turmoil that will come with it for months to come. Also the additional traffic it will bring into and through our village throughout and after the development AND the additional traffic from users of the new facilities from outside the village.

Finally, picture our village at the end, no Anson Field, instead houses and an abundance of traffic making our village no longer quiet and safe. Is this really what we want for ourselves and our generations to come?

JEAN WALKER

NAF

The Neighbours Around the Field (NAF) committee met for the first time on 8th November to discuss our response to the news that the Anson Trust is proposing to sell the Anson Field for building on. At the earlier meeting on 1st November organised by the Anson Trust the trustees suggested we form a committee to represent those householders bordering the field in discussions with the Anson Trust. The committee has representatives from Tower Close, Orchard Way, Abingdon Road and the east side of the field (Howard Cornish Road) but needs the input of EVERYONE who borders on the field. Our preferred method of communication is by email but for those not on email please contact either of the committee members below to let us know your views.

You can see our latest news on our web site <http://www.scilutions.co.uk/anson/> Email us at field@scilutions.co.uk Or phone: Nick Lawrie 391540 Bob Anderson 391460.