
Parish Council - Questions and Answers

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?

The Trust has sought professional advice and held informal discussions with the Vale and, in consequence, believes its aspirations are achievable. Ultimately, however, the planning process must take its proper course.

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?

Once detailed plans are available they will be shared with the village. At present it is only possible to say that the Trust hopes that will happen in 2007.

3. To what extent has the loss of amenity to the older residents that building on the field will cause, been taken into account?

When the new Community facility is complete the Trust considers that there will be an increase in amenity for older residents. More space will be available in total to villagers and the Trust expects that the quality of the new building will provide enhanced recreation and leisure opportunities and will encourage older residents to become involved in more activities. Included in the space available will be that part of the Anson field which will be retained as open space, so those living near the field will still have space for walking etc.

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?

The Trust accepts that there may be requirements which are not represented by the existing clubs and community groups. Thus, in addition to seeking the views of the existing clubs and groups, the Trust will actively seek the views of all villagers and will encourage them to offer up their suggestions and observations.

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?

The Trust intends to sell a portion of the Anson Field to meet the Trusts' objective of only raising sufficient monies to fund development of new community facilities and their future running costs from a residual endowment. The remaining portion of the Anson Field, which the Trust believes will be substantial in area, will not be earmarked for further development. The management and upkeep of this retained green area, whilst owned by the Trust, could be the subject of discussion with the Parish Council.

6. Can you clarify and justify the number of houses you expect to see on the field?

The detailed plans will have to take account of a number of requirements and constraints. The comments that have been received, the requirements of the Charity Commissioners, any planning requirements of the Vale of White Horse District Council, and the need for the Trust to achieve a sufficient level of endowment will all influence and be reflected in the plans that are developed.

7. How will the Trust ensure that 40% of the housing remains affordable?

The Vale of White Horse DC's planning regulations currently require this and it the Vale will require the Trust to enter into a legally binding planning agreement (section 106) as a condition of any planning permission.

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?

All new developments, to a lesser or greater degree, result in additional traffic movements. As with all developments, it is for the planning authority to determine the likely effects upon traffic and to decide what, if any, additional traffic calming or highway measures are required. If, in relation to the new facility or the development on the Anson Field, the planning authority decides that measures are required, these will be a requirement of any planning consent and the Trust will have to meet them.

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?

Any development that goes ahead on the portion of the Anson Field for disposal will be required to meet current planning and building regulations for minimizing environmental impact. The final design of a development on the Field will be assessed by the Trust and its professional advisers and incorporated into an environmentally sustainable programme for the remaining green area of the Anson Field. Similarly, the location of the new community facilities, which will be of an environmentally sustainable design, will be assessed for impact and compatibility with its surrounding environment.

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?

This is a matter which will be determined in the planning process. If the planning authority requires infrastructure improvements to be undertaken as a condition of any consent, then the Trust must undertake them.

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?

The Trust has already provided the Parish Council with suitable guarantees which will meet the requirements of the body providing grant funding (WREN). The Trust has undertaken to relocate and reinstate the play area to the Parish Council and WREN's satisfaction or otherwise reimburse both WREN and the Parish Council for the sums they have expended.

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? In line with the Trust's vision the Institute will eventually be disposed of in order to provide part of the funds for the realisation of the vision. What happens to the site will be dependent upon the wishes of the purchaser and the requirements of the Vale of White Horse District Council, if the purchaser wishes to develop the site. Any individual or organisation connected with Marcham will be free to bid for the site.

New Facilities

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

Precise details of the management of the new facilities have not yet been determined. The needs and wishes of clubs and groups will be very much to the fore when the arrangements are considered and settled upon.

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?

The answer to question 8 is equally applicable. The planning process will deal with any effects upon traffic. It is likely that the Trust will only obtain a small area of the copse to provide access to the new facilities, so the maintenance or otherwise of the copse will probably be a question for the landowner.

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?

Please refer to the answer to question 9.

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. The Trust does have a high level business plan which it is confident will provide a basis for a sustainable Community building and ancillary recreational facilities. Some details are confidential and therefore the Trust would summarise the plan in the following equation:- Sale of part of the Anson field + sale of Institute site = Cost of acquiring site and provision of building and facilities + substantial endowment (to provide an income sufficient to underpin the running of the community centre).

General

17. Can you confirm that all alternative plans have been explored and presented for open debate?

Alternatives have been considered by the Trust (see November's MAD News).

18. Why have all the other options been disregarded?

See November's MAD News.

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?

The Trust has felt constrained by the threat of court proceedings about how open it can be about its affairs. The Trust is now seeking to redress this e.g. by presenting its outline plans at a very early stage, by creating a website and by publishing information in MAD News. Ultimately, the Trust is answerable to its charitable scheme and the Charity Commissioners.

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?

The opportunities afforded by the present scheme are way beyond anything which is likely to be achieved in any other way. If the current plans do not come to fruition, then other avenues would be explored.