



**The Occasional  
Winscombe and Sandford  
Parish Council  
Newsletter Number 21  
March 2017**



Hopefully, this Newsletter will enable you to:

- find out what your PC is doing and planning to do;
- tell us what needs doing;
- find information about the parish;
- contact North Somerset Council - [01934 888 888](tel:01934 888 888)



We like to hear of your concerns and of any issues that you wish to bring to our notice. You can do so using any of these:

- calling at the Parish Office, Community Centre Building; (opening times Monday and Thursday 10am to noon)
- accessing our website: [www.winscombeandsandfordpc.org.uk](http://www.winscombeandsandfordpc.org.uk);
- telephoning: 01934 844 257;
- emailing: [winscombepc@btconnect.com](mailto:winscombepc@btconnect.com)
- writing to **Lynne Rampton**, the Parish Clerk.

**Parish Council meetings at 7.30pm - all parishioners are welcome**

Meet in Winscombe Community Centre (WCC) unless shown differently.

–	March	April		May			
				Annual Parish Assembly WCC 15 <sup>th</sup>	Annual Parish Meeting WCC 22 <sup>nd</sup>		
Main Parish Council	Sidcot Schl. Art Centre 27 <sup>th</sup>	Sandford Village Hall 24 <sup>th</sup>					
–	March	April	May	–	March	April	May
Cemetery/ Allotments	No meetings			Planning.	WCC 6 <sup>th</sup>	WCC 3 <sup>rd</sup>	WCC 8 <sup>th</sup>
Employ./ Finance/ Policies	No meeting	WCC 10 <sup>th</sup>	No meeting	Neighbour. Develop. Plan	WCC 30 <sup>th</sup>	WCC 27 <sup>th</sup>	WCC 25 <sup>th</sup>
Environment	WCC 13 <sup>th</sup>	No meetings		War Mem. Cttee.	No meetings		

The Parish Council is to decide whether its website should be updated so that those with smart phones can access the data more easily than at present. The website is

[www.winscombeandsandfordpc.org.uk](http://www.winscombeandsandfordpc.org.uk)

If you would find this update an advantage - please inform the editor by email on: [lloyd@winscombeandsandfordpc.org.uk](mailto:lloyd@winscombeandsandfordpc.org.uk)



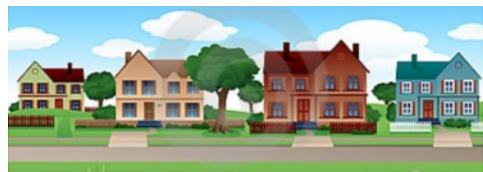
Further to a note in 'Occasional No. 20', if you have received nuisance telephone calls which you suspect to be 'scams' please contact Action Fraud on 0300 123 2040 or via the website <http://www.actionfraud.police.uk/>

## **A. Housing Supply in North Somerset**

**The following summarises North Somerset Council's housing supply position - as received from North Somerset Council on 17<sup>th</sup> January 2017**

1. The council's land supply position was the subject of two recent planning inquiries, land to the north of the A368, Sandford and land south of Knightcott Road, Banwell.

2. Detailed evidence on five year land supply was given at both inquiries, and both Inspector's decisions draw the conclusion that the council are currently



unable to demonstrate a five-year land supply for housing was given.

3. Given how recently the decisions have been published (12<sup>th</sup> and 13<sup>th</sup> October 2016 respectively) the council has been unable to update its position in reaction to the conclusions.

4. The Sandford decision did not produce a land supply figure. However, the Banwell decision drew the conclusion that the council can currently demonstrate 4.2 years supply against a backdrop of the adopted Core Strategy housing requirement of 20,985 dwellings, using a 20% buffer.

5. While the council dispute the conclusion relating to persistent under delivery, and in advance of further consideration of the land supply position, the council are content that for the purposes of this inquiry the current land supply position is 4.2 years and this shortfall carries considerable weight.

6. Should the appellant dispute the Banwell appeal decision, which is both recent and highly material, the council reserve the right to produce further evidence.

Essentially, the council have to deliver 20,985 dwellings over the plan period 2006-2026, an average of 1,049 units a year. Up to April 2016 we had delivered 7,995 dwellings meaning that we have accrued a shortfall of 2,495 dwellings. When added to the standard five year supply requirement of (1,049 x 5) 5,245 houses, we need to deliver 7,740 houses in the next five years. Government guidance also requires us to identify a buffer on top of this, of 5% or 20% depending on previous delivery rates. The Banwell Inspector concluded that we should identify 20%, although subsequently the Core Strategy Inspector has reported, concluding that a 5% buffer is appropriate.

Either way we still currently have a shortfall. If the 20% buffer is needed we can currently only identify 4.2 years supply. If the 5% buffer is used we have enough supply for 4.8 years. We are working to address this shortfall and will publish our next full update in April 2017.

**Proof of evidence, on NSC website, at:**

[wam.n-somerset.gov.uk/MULTIWAM/doc/Appeal-2592828.pdf?extension=.pdf&id=2592828&appid=1001&location=VOLUME4&contentType=application/pdf&pageCount=1&sid=](http://wam.n-somerset.gov.uk/MULTIWAM/doc/Appeal-2592828.pdf?extension=.pdf&id=2592828&appid=1001&location=VOLUME4&contentType=application/pdf&pageCount=1&sid=)

**All appendices at:**

[wam.nsomerset.gov.uk/MULTIWAM/showCaseFile.do?action=show&appType=Planning&appNumber=15/P/0248/O](http://wam.nsomerset.gov.uk/MULTIWAM/showCaseFile.do?action=show&appType=Planning&appNumber=15/P/0248/O)

## **B. Planning with regards to the parish of Sandford and Winscombe.**

### **1. Developments planned for the parish.**

- a. Woodborough Farm, Winscombe - up to 175 houses. Agreed by Parish Council and North Somerset Council (NSC).
- b. The Chestnuts, Winscombe - 24 houses. Agreed by Parish Council and NSC.
- c. Greenhill Lane, Sandford - 118 houses. Application rejected by your Parish Council and NSC. The appeal against this decision went to an inspector who decided that the application should be accepted.
- d. Broadleaze Farm - up to 80 house. Application rejected by your Parish Council with application still to go before NSC (as of February 2017).

### **C. 106 agreements**

These are legal agreements between Local Authorities and developers; they are linked to planning permissions and are also known as Planning Obligations.

They are drafted when it is considered that a development will have significant impacts on the local area that cannot be moderated by means of conditions attached to a planning decision.

A Planning Obligation will aim to balance the pressure created by the development with improvements to the area so ensuring that where possible the development would make a positive contribution to the local area and community.

### **D. The 106 agreement for the Woodborough Farm development is as follows:**

#### **Education (£1,114,818) - contributions:**

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|--|----------|
| a. To support the creation of new early years places as a contribution to new provision that could be sited at Winscombe Primary School. | £267,940 |
| b. Towards four classrooms and supporting accommodation, required to expand Winscombe Primary School,                                    | £661,878 |
| c. Five years provision of home to school transport to Churchill Sec. School,  | £150,000 |
| d. To improve Youth Facilities in the village  | £35,000  |

<b>Community Centre (£300,000)- towards enlarging/refurbishing/rebuilding Hall.</b>	<b>£300,000</b>
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<b>Library (£21,800) - for contemporary paper and electronic books and related fixtures and fittings or technology to accommodate it, at Winscombe Library.</b>	<b>£21,800</b>
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#### **Built sports and Leisure (£108,038)**

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| a. On-site equipped play area and commuted sum for 15 years maintenance.   | £30,038 |
| b. Off-site Playing pitches improvements                                   | £30,000 |
| c. Off-site improvement to the Churchill swimming pool changing facilities | £48,000 |

#### **Highways and Transport (£41,000)**

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| a. Bus stop improvements to include raised kerbs, hardstanding waiting areas | £4,500  |
| b. New bus shelter   | £5,500  |
| c. Real time information at bus stops  | £8,000  |
| d. Power connections for RTI   | £2,000  |
| e. Travel plan incentives  | £21,000 |

#### **Public Open Spaces/Public Rights of Way (£15,200)**

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|--|--------|
| a. Improvements to Woodborough Road Bridge                         | £6,000 |
| b. Improvements to Community Orchard for benches and tree planting | £2,200 |
| c. Resurfacing strawberry line for 500m                            | £5,000 |
| d. Improvements to public rights of way crossing.                  | £2,000 |

<b>Avon Fire Brigade (£ 9,000) - for delivery and maintenance of fire hydrants</b>	<b>£9,000</b>
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<b>Affordable Houses: 30% on site tenure; (82% social rented;18% shared ownership)</b>	<b>-</b>
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## Addition to Recreation Ground Skate Park

The very popular skate park on the Recreation Ground has now been in place for thirteen years. From the beginning space has always been available for further development. As a result of discussions with users, both young and old, and many other interested parties the decision has been made to introduce a 'half-pipe' with the dimensions 12m X 6m X 15m, similar to that shown here, hopefully to be open in time for the school summer holidays.



## Adult Exercise Equipment

If the above addition to the skate park is not for you then you will surely be interested in the six pieces of adult exercise equipment shortly to be installed in the Recreation Ground. They will be positioned near one another on the grass verge to the edge of the car park.



Cross Trainer



Swinger Station



Bicycle



Rowing Machine



Sit-up Bench



Seated Chest Press

**Email version of your newsletter.** To email you a more detailed version of this newsletter, the Parish Council must have your permission. To give this permission use the panel on the front page of the parish council website:

[www.winscombeandsandfordpc.org.uk](http://www.winscombeandsandfordpc.org.uk)

or email the editor on: [lloyd@winscombeandsandfordpc.org.uk](mailto:lloyd@winscombeandsandfordpc.org.uk)

