

Draft report into the feedback from the developers’ exhibition held on 22nd Feb 2013

Numbers of People attending.

342 people gave their postcode on arrival. It is estimated that one third of those were couples thus an allowance has been made for this, giving a total of 456. It is also thought that as many as 10% did not wish to give a postcode or were not “caught” at the door. This suggests that the total attendance was around 500, a view supported by the Councillors who were on duty..

136 feedback forms were completed on the day and handed in. A number of others have been handed in at the Town Council Offices and others have been submitted via the Council’s website. As these forms were very much open-ended, each has had to be read and the available data abstracted. There were some very specific suggestions as to where the new homes should be sited. It should be noted not everyone made a second or third choice.

Preferences	1 st Choice	2 nd Choice	3 rd Choice
Persimmon (Mascalls Court Farm)	30	34	21
Berkeley Homes (Mascalls Farm)	78	15	20
Rydon Homes (Church Farm)	15	37	34
No new homes at all	13	-	-

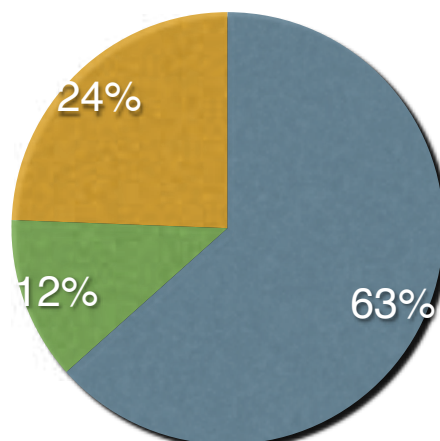
As a percentage of first choice and discounting the “no new homes at all” vote:

- mascalls farm
- church farm
- mascalls court farm

Persimmon Mascalls Court Farm 24.4%

Berkeley Homes Mascalls Farm 63.4%

Rydon Homes Church Farm 12.2%



Data has been extracted from the feedback forms and split into “Concerns” and “Wish List”. Where necessary an explanatory note has been added.

Concerns.

These are in order of preference and are given as percentages.

Traffic: 27.5% felt that traffic in the town would increase. Many felt that the proposed development at Mascalls Farm would mean less traffic in the town. There is a feeling that traffic to and from both Church Farm and Mascalls Court Farm would increase the amount of traffic on minor roads resulting in more traffic going through the town. Whereas traffic to and from Mascalls Farm would use the B road network straightaway.

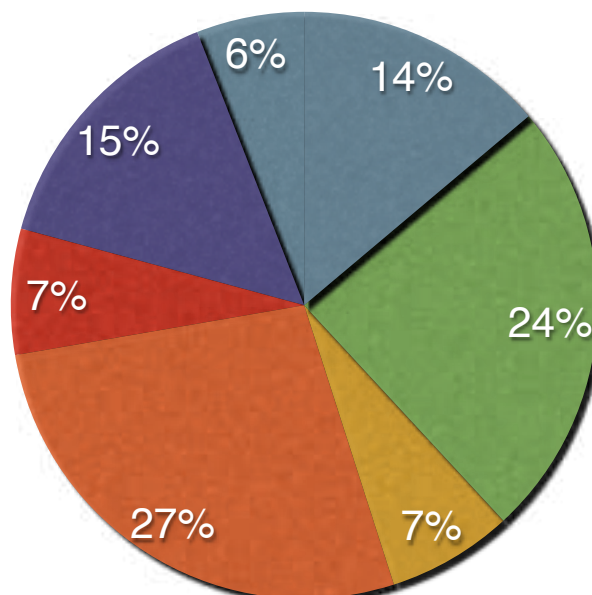
Schools: 24.5% questioned whether the schools could cope with the extra houses and children. There was also a call for more pre-school places

Flooding; 15% had concerns about flooding on the new developments and the effect this would have on the town. Several comments were made about building on a flood plain. There was concern regarding the sewers’ ability to cope now and the need to get the present system working correctly before any more strain was put on it.

Doctors and Dentist. 14% of returns had a worry about the medical facilities being able to cope, reference was made to not being able to get appointments now.

Parking: 7% thought that parking would be an issue. This was split between parking in the town and parking at the railway station.

Rail: 7% were troubled that a service already perceived as overcrowded would become worse.



Retirement residences: 2% felt that there should be good standard homes for retired people.

Wildlife: 2% thought that local wildlife would be affected. This was equally spread between the Mascalls Farm and Church Farm sites.

Police: 2% hoped for a greater police presence in the Town.

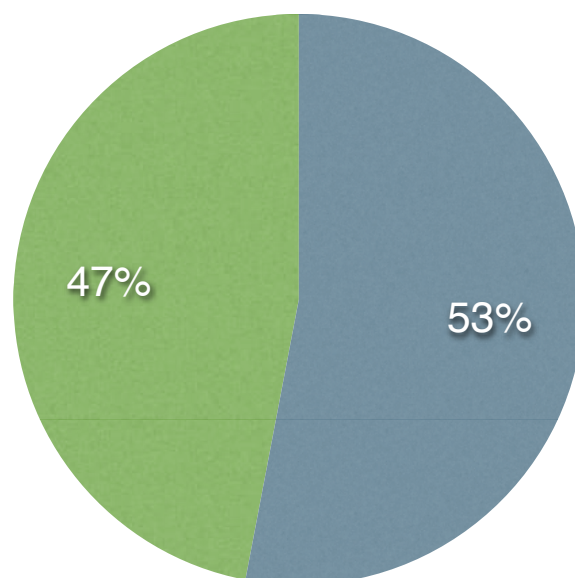
Wish list

Turning now to the "wishes" expressed in the feedback forms, these were many and varied as well as being generic in nature. They are not included in the percentages as often only one or two comments were submitted.

A flavour of the comments is: no Tesco superstore, more facilities for the youth, buses to North farm, affordable housing, a one way system in the town, no further loss of green space, .more play equipment a proper network of walking/cycle routes.

There were only two wishes of substance.

● hall ● pool



These were for a community hall (47%) and a swimming pool (53%),