

## Hartley Cluster Advisory Group

Notes on Meeting with DHA group and Fernham Homes 7/10/2019

Present: David Masters, Alex Hicken, David Bedford

Garry, Lee, Laura, Alan, Liz

The developers have been working on the (small ) site for more than a year. 27 units is the maximum they can accommodate because of physical constraints

In April, they had a meeting with TWBC, there was no mention of masterplanning.

They knew nothing about the other sites until the DLP came out when Gate Farm, and Glassenbury were included

They want to set up a 'master plan' that is indicative of what will happen, but are very keen to proceed with the site they have already designed.

They do not see the need to Master Plan with Bull Farm as it is across the road.

The owner of Bull Farm does not want to work with Fernham Homes

They do not believe that all the Bull Farm Site should be allocated because of its high position in the landscape (The SAAG team did not allocate this either)

200+ people received a leaflet drop from Fernham. There were 9 responses

KCC are happy with access proposal to the site

There will be a physical barrier in the middle of the road (THIS NEEDS CHECKIING)

Discussions about moving footpath further back from roadside.

Discussions about where and how to put road crossing near Hartley Dyke

Developer has been told to contribute to Community Space. They are not keen to do building (cost?) because they are not sure who will fund and manage it once it is constructed (masterplanning?) (is this the developer's problem?)

They are happy to do playground space/green lung in to development (cheaper)

Discussion about village shop, we are advised that the Inspector will not accept this because of proximity to Hartley Dyke also difficulty of finding a 'company' to run it.

Suggestion that any community space be built across the road at Bull Farm, with attendant parking (masterplanning?) (Who is dealing with that landowner and who will be at those meetings?)

? this will not serve the Hartley Community well if they have to drive to access for safety reasons

Bull Farm is proposed to be B1 office, B2 light industrial, B8 storage

Developer is keen to proceed with the site they prepared before the DLP, with an intention to master plan their side of the Glassenbury Road, but not the other side.

Request that the C and S team contact TWBC planning to say we are in discussions and ask for an extension for the application.