



10th July 2018

To: All Residents and businesses of Stockbridge

STATEMENT OF THE PARISH COUNCIL'S INTENTION

**in respect of the potential redevelopment of the Old Police Station & Copperknobs,
High St, Stockbridge**

At the Parish Council meeting on Thursday 21st June, a representative of McCarthy & Stone, who are a specialist provider of housing to the retirement sector, gave a brief introductory presentation about a possible redevelopment of the Old Police Station and Copperknobs to those in attendance. This introductory presentation was made after Frobisher Ltd and McCarthy & Stone had contacted the Parish Council in May of this year.

After the initial contact from the prospective developers, the Parish Clerk and the Chairman of the Parish Council sought advice from Test Valley Borough Council as to how to proceed. Test Valley Borough Council have assigned a Principal Planning Officer to the matter to offer advice and guidance. In an e-mail from TVBC of 11th June 2018, the following advice/comments were received, inter alia:

"We would always encourage potential developers to consult with the local community and other stakeholders/technical consultees before submitting an application. Such consultation at an early stage of putting together a proposal can result in a much better scheme which reacts and responds to constraints and local context."

As you have noted, we don't currently have a planning application for this site but we have been made aware that something may be forthcoming in the future. My understanding is that the site is predominantly outside of the settlement boundary of Stockbridge, therefore in a location where development is strictly controlled.

.....It is therefore up to the Parish Council to decide whether to enter into discussions with Mr however I would see it as a positive step that they have approached you. Assuming that they are at an early stage of considering potential development this site, they are unlikely to be able to approach the Council for advice until they have a more detailed scheme to discuss. We would expect them to have had detailed conversations with the Parish Council from a very early stage....."

The sentence from the above *"It is therefore up to the Parish Council to decide whether to enter into discussions with ...* is key to what the Parish Council is currently intending to do. The Parish Council is intending to do nothing more than consult with residents and other interested parties as to whether the Parish Council should enter into discussions with the developers.

At the current time, the only information that anyone has about the development was as outlined in the initial presentation on 21st June, namely that a potential development could comprise a block of between 35 to 39 age restricted residential apartment units with 35 residents car parking spaces together with a mix of 20 small houses, a bungalow, all of which have on site or adjacent car parking and could be of a mixture of tenures to potentially include some affordable housing. It was also proposed that a 114 space public car park could be provided as part of the development. This car park could be dedicated to the Parish Council or Local Authority plus a new public toilet building with 6 adjacent car parking spaces.

The sole purpose of the Extraordinary Parish Council Meeting on Thursday 28th June was to begin the process of seeking the views of residents and other interested parties by the formulation of a questionnaire and fact sheet. The Parish Council considers that a public meeting before the initial developer drop in session on Tuesday 17th July would be premature as prior to that residents have had no opportunity to ask questions for clarification or because some detailing might have changed from the initial presentation.

In addition, the Parish Council considers that there is a requirement for much more information to be supplied and questions answered by the developers. For example there have been suggestions that the proposed development is only Phase 1. The Parish Council has already asked the developer on 27th June, the following question:

“At last Thursdays meeting [21st June], you had displayed an envisaged red line plan and stated that you didn’t envisage any further developments. Could you supply me with an electronic copy of the red line plan that was displayed? Obviously rumours abound that what you showed is just Phase 1, are you able to reiterate/give assurances that you will only be developing what you showed and the remainder will be protected from development?”

The Parish Council can relay the information received to all interested parties so that the residents and other interested parties can make an informed response that is based on facts not rumours or hearsay. Responses can be made via the Parish Council questionnaire in a hard copy or electronic format over a period of time allowing for careful reflection in one’s own time and choosing. Some residents or interested parties might not want to respond at a public meeting or be available to attend. The Parish Council considers that a questionnaire distributed to all households and interested parties in Stockbridge plus being made available on the Parish Council’s web site and other public places is the best way to obtain the views of as many residents and interested parties as possible.

To reiterate the Parish Council will be doing nothing more, at this stage, than to gather the initial views of residents and other interested parties about a potential redevelopment of the Old Police Station and Copperknobs to ascertain whether there is a desire or otherwise from residents and other interested parties for the Parish Council to enter into discussions with the developers. If a decision is made to proceed further, the Parish Council will of course consult further. The further consultation could take a variety of forms to include a possible public meeting. The Parish Council will gladly seek further information/detailing from the developers on behalf of residents and businesses. To this end please e-mail the Parish Clerk any questions or requests for further information that you might have and we will endeavour to get answers and further information for you. stockbridgeparishcouncil@gmail.com