BOURTON VILLAGE HALL PRESENTATION

Dear Mike,

Further to our recent discussion, I have pleasure in providing the following drawings for your public presentation on 15th September:

* Drawing 06013-PRE1 – Site plan showing the location of the new village hall and parking with outlook over and connection to adjoining amenity land.
* Drawing 06013-PRE2 – Location plan showing the site in context, the extent of adjoining amenity land and the relationship with adjacent development.
* Drawing 06013-PRE3 – Street view elevations (site sections) – showing the appearance of the “new” street running down to the new village hall site and the street view from the main road through the village.
* Drawing 06013-PRE4 – Photographs of the site showing the existing unattractive barn to be demolished, views of the main site area and pictures of the amenity land immediately to the south.

The proposals are put forward in accordance with the requirements of Policy 5 of the made (adopted) Bourton Neighbourhood Plan.

In summary the main aspects of the proposal are:

* Provision of site for village hall (final design to Parish Council approval) with associated parking area and pedestrian access to amenity land beyond.
* Land to the north-west of the hall site (which rises towards the main road) to be left open to safeguard the setting of Sandways Farm (listed building).
* Two areas of housing totalling approx. 0.3ha providing small family homes – predominantly 2 or 3 bedroom.
* Creation of new access onto the main road to serve houses and village hall.
* Services and infrastructure (road, drainage etc. to be shared).
* New village hall with outlook over large area of public amenity space on level land to the south.
* 3 of the family homes to be served from the existing access between Fernleigh and Kiama over which there is an established right of access which is acceptable to Highway Authority.
* Site is situated centrally within the village close to the current village hall.
* The land drops away gently from the main road. The village hall will not be visually intrusive.
* Development will comprise “rounding off”/infill between existing development.
* Amenity land visually contained by well-established hedges and trees (subject to tree preservation order) with connection to public right of way at south-east corner.
* New housing to be locally distinctive (traditional design) using appropriate materials – natural stone,brick, tiles and slate.
* Views from main road to south-east retained. Rest of site not conspicuous.

I trust this provides you with sufficient information to inform those attending the public consultation event.

One of the main advantages of the land adjoining Sandways Farmis that **all of the proposals can be integrated unobtrusively with existing pattern of development safeguarding the character of the village.**