

Stinsford Parish Council's response to the emerging KMC Masterplan

Stinsford Parish Council appreciate consultation and notification of the Kingston Maurward College masterplan at an early stage and are supportive of the College. Kingston Maurward plays an important part in the life and community of Stinsford and the Parish Council wishes to help it thrive.

After consideration of the 2019 – 2029 Masterplan and associated discussions and presentations with the College, the Parish Council's position on the main aspects of the plan are outlined below:

- A. Animal park – The new cafeteria and visitor centre are good proposals which the Parish Council support. This facility generates income for the College and provides a popular local attraction. This area has been subject to recent planning applications which have been supported by the Parish Council.
- B. Replacement teaching building – The Parish Council are supportive of this proposal and interested in pursuing further the idea of community use.
- C. Sports facilities – This is a necessary development for the college to offer a broader range of activities. The Parish Council support this proposal.
- D. Business units at Stinsford site – This is an innovative plan which could create synergies with college activities and provide much needed small business units. Residents of Church Lane will need to be consulted. There needs to be careful planning over location and usage; access for commercial vehicles; the impact of noise on residents and any effect on tourism to Stinsford Church.
- E. Student accommodation – We are supportive of this proposal in principle, although we have concerns over the visual impact on such a prominent location and would like to see greater use of tree screening around this site.
- F. Relocation of dairy – The Parish Council can see the necessity and logic of this proposal. However, we would like to see meaningful consultation with residents of Higher Bockhampton in the areas of traffic; noise and light pollution; parking for staff; and manure storage. The Parish Council has specific concerns over access from Cuckoo Lane/Bockhampton Lane, an already busy “cut through”, and suggest the College should consider creating an access from the Tincleton road.
- G. H. Relocation of stabling and new workshops at current stable site – Consolidation of the equestrian facilities in one location and diverting traffic from Manor House is a positive move. Utilising the site to provide workshops and maintenance facilities centralises these activities within the estate.
- I. J. K. New teaching block (inc. Studio School extension) at current dairy site - Consolidating teaching in one location makes sense and improving the access to the Studio School is supported by the Parish Council. We understand the necessity of an extension to the Studio School and would like to see greater use of tree screening around the site.
- L. Materials science – We are supportive of this extension to the existing facilities. Housing Proposals - The Parish Council's view is that the housing proposals must be treated as any

other residential planning application, and whilst we understand the concept of “enabling development”, this does not mean planning considerations can be ignored. For example: the proposed sites are outside of current development boundaries and the numbers proposed represent significant increases to small rural settlements with unique characteristics. We would like to see affordable housing included in these proposals (at least 30%) and consideration given to non-car journeys. There are no facilities close to these proposed developments and any access to shops and amenities will require additional car journeys on already busy roads. Currently, pedestrian and cycle access is possible but limited and there needs to be more detail on how traffic is managed with these developments.

M. Housing at Lower Bockhampton - The access onto Bockhampton Lane from Knapwater is problematic – narrow and often congested with residents’ parked cars, poor sight lines and high levels of “cut through” traffic avoiding the A35. Thus, we would like you to give greater thought to access/egress through the college road network.

N. O. Housing at Church Lane and Stinsford Farm – Housing development here needs careful thought regarding the use of Church Lane by cars and pedestrians. The existing turning area and regular use by tourists visiting Stinsford Church needs to be carefully considered.

P. Housing at Maurward Close – As any development here would be totally car dependent, the provision of pedestrian and cycle access would be vital for this development to succeed. This road currently has a 60mph speed limit and is not at all safe for pedestrians/cyclists highlighting the need for a 30mph restriction.

Q. Hardy heritage footway – The Parish Council is supportive of this proposal and would be keen to work with the college promoting the various heritage assets and routes around the parish.

The Parish Council would like to see a clear explanation of the status of the Masterplan. Is it intended to provide a framework for future expansion with planning permission being merely a “rubber stamping” exercise? Or a general direction of travel for the College’s expansion and development?

With all these proposals, the Parish Council would like to see detailed consideration given to traffic flow and road safety on the surrounding roads, particularly the Tingleton road from Bockhampton Cross to Stinsford Hill Roundabout. Specifically, the Parish Council is very supportive of a 30mph limit on this stretch of road.

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