

Our ref: HS/RG86/C  
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28 September 2017

The Current Occupier

**Stonewater**

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**Proposed New Homes at land adjacent to Dukes Close, Martinstown**

Stonewater and West Dorset District Council would like to invite you to a community consultation event about proposed new homes at land adjacent to Dukes Close, Martinstown. This consultation is the first step in finding out what you think about the plans and to register your feedback.

The community consultation event will take place at

**Martinstown Village Hall  
On Thursday 12 October 2017 from 3.00-7.00pm**

Stonewater staff and representatives from West Dorset District Council and Trinity Architecture will be on hand to answer your questions. Please also find enclosed a FAQ sheet and Stonewater's Information sheet.

If you are unable to attend and would like to provide feedback or have any questions please visit our dedicated consultation page <https://www.stonewater.org/building-homes/current-developments/south/> which will be made available on Thursday 12 October 2017 for you to view the plans and submit comments.

The deadline for all responses and comments to be considered will be Friday 27 October 2017. We look forward to hearing from you.

Yours sincerely

A handwritten signature in black ink, appearing to read "Helen Sheath".

Helen Sheath  
Development Officer  
[helen.sheath@stonewater.org](mailto:helen.sheath@stonewater.org)

Calls may be recorded for lawful business purposes

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## FAQs for consultation event

1. Who will live there?  
The homes will be offered to those registered on West Dorset District Council's (WDDC) housing list. Some homes will also be offered for Shared Ownership Sale (part buy / part rent – there will be information available at the consultation event explaining how this works). You can join the list by contacting WDDC.
2. What type of housing is being proposed?  
Eight no. two and three bed houses for rent; and eight no. two and three bed houses for shared ownership sale.
3. What are the timescales?  
This is the first step in consultation. As planning permission has not yet been applied for (and there are no guarantees that it will be granted), building work will not start until at least spring 2018.
4. Does Stonewater have planning permission for the new homes?  
No, a planning application has not yet been submitted. This is the first step in consultation, to obtain your views so that they can be incorporated into the application as much as possible.
5. How will noise and disruption be managed during the build?  
We are bound to work under the code of 'Considerate Constructors', please see [www.ccscheme.org.uk](http://www.ccscheme.org.uk) for further information. We will also be restricted by planning conditions to work within certain times.
6. Who do I contact if I have a question?  
Please contact us via the email address on your invitation letter or phone Stonewater's Customer Contact Team on 01202 319119.
7. Roads/traffic issues (especially relating to safety and school times)  
We will always adhere to the advice of the Highways Authority.
8. Services such as drainage, water supply, gas – will it affect existing properties?  
No. We anticipate being able to connect to existing services in Burnside.
9. Will residents be able to sub-let, purchase, etc. and is there any mechanism to ensure properties won't eventually go to people outside of the district?  
Residents cannot sub-let the properties without written permission from their Tenancy Services Officer; if they wish to purchase they will need to speak with their Tenancy Services Officer.  
The properties will be available to those within the Parish in the first instance, if we are unable to let/sell the properties we will then go out to the wider district of West Dorset.
10. Maintenance of open spaces/communal areas  
Stonewater can manage these areas or WDDC can adopt them.
11. Parking  
We will adhere to WDDC's parking requirements.
12. Ecological issues

## **FAQs for consultation event**

We commission environmental and ecological specialists; their reports feed into the design of the scheme and are submitted with the planning documentation. Any requirements will be picked up for the developer to action, and may appear as conditions in the planning permission.