

DRAFT Minutes of the Urchfont Parish Council (UPC) Meeting held in Urchfont Village Hall on Wednesday 16th March 2022

Present: Councillors: Botham (MB – Chairman), Hollyman (MH), Moscrop (PM), Holt (SH), Bamber (SB), Gibb (HG), and Rotherford (JR)
Clerk to the Council: Lunn (BL)
Councillor for Urchfont & Bishops Cannings: Cllr Whitehead (PW)
Members of the Public (for all or part of the meeting): Mr. C McDonald, Mrs & Mrs P Vowles, Mrs L Turner, Mr. J Stevenson

A. INTRODUCTION

1. Welcome by the Chairman – MB welcomed all to the meeting and asked that a moment of reflection be observed for Ukraine.

2. Apologies - Rotherham (PR), Stevens (DS) and Turner (MT)

B. PLANNING – See Separate Minutes

C. MARCH COUNCIL MEETING

1. Declarations of Interest – None declared at the meeting

2. Time set aside for Public Participation and External Reports – As a member of the public, PW reported that a large tree had fallen across Crookwood Lane during the recent high winds. He believed that the Council should record a big vote of thanks to Geoff Potter who came out and cleared the tree from the road within about 30 minutes of it falling. It was agreed that MB should write to Mr. Potter to thank him for this action which would have undoubtedly saved a lot of inconvenience for the public.

ACTION: FC/16/22 - MB

3. Minutes of the of the Council held on 9th February 2022

Proposal	Proposer	Seconded	Resolution
To approve and sign the minutes unchanged as a true and accurate of the meeting.	MB	SB	AGREED, with three abstention due to absence on 9 th Feb

4. Action List Status Review and Update Reports from the Minutes of the meeting held on 9th February 2022 not covered as separate agenda items below – BL requested and it was agreed to review at the April meeting.

5. Finance

a. To receive a Financial Statement and Bank Reconciliation as at 28th February 2022 – BL confirmed that these statements had been distributed to all councillors prior to the meeting and that the accounts are in good order. He commented that the Council is now in the last month of the financial year and requested that any outstanding invoices are forwarded to him as soon as possible.

6. Lead Councillor, Working Groups, Clerk & other written Reports (attached at Appendix I on website only)

a. Clerks Report – There was nothing to add or clarify.

b. Councillor reports

i. **Farmers Field** – MB noted that further information was required following a misconception at the last meeting in respect of proposed planting over the next two years. This has now been clarified in the report published at Appendix 1 to these minutes (published on website only) which was distributed to all councillors with the agenda. This report presented proposals for funding of £3500 (plus VAT) over a two year period to cover trees, chipper hire and purchase of a commemorative tree to celebrate the Queen’s Jubilee.

Proposal	Proposer	Seconded	Resolution
To approve a budget of £3500 (ex VAT) to be split over the next two financial years	MB	PM	AGREED, unanimously

ii. **Respecting Our Wildlife** – HG reiterated that she was opposed to the use of chemicals to kill weeds, but had found an alternative organic herbicide. MB supported this view and there was no disagreement within the Council. It was noted that the pathway adjacent to the Church is due to be resurfaced on 22nd March 2022.

Proposal	Proposer	Seconded	Resolution
To approve the purchase of Chikara for use on the Church Pathway at a cost of around £89.95. Purchase to be made prior to the end of the financial year 21/22.	HG	MH	AGREED, unanimously

iii. **Potential Road Accident Danger Areas in Urchfont** – HG reiterated her concerns about various danger spots perceived in in Urchfont. MB confirmed that these views will be included at the proposed public consultation meeting on speed, date to be confirmed, when the community will be given the opportunity to express their views. PW and BL both commented that views on painted road signs, for example, differ widely in the Village based on information gained when the 20mph limit was introduced.

7. Queens Platinum Jubilee Celebrations – SB summarised progress that has been made to date as follows:

- Small working group has been assembled consisting of SB, HG, JR and Liz Turner
- The Group decided that due to the proximity of the Jubilee weekend to both scarecrow (five weeks before) and the Fete – (three weeks after), we are not going to make this a big event. Having spoken to numerous villagers, many of them are keen for there to be some sort of celebration for such a great achievement by the Queen, but very few are willing to get involved in the planning and organisation in the lead up, although we have had offers of help on the day, but this does limit the extent of anything we do.
- Having read the minutes from the May 2012 council meeting for comparison, it is clear that there were over a dozen people involved in the planning back then.
- We are concentrating on Sunday 5th and plan to put on a TRADITIONAL Jubilee Afternoon Tea and Picnic from 2.00 p.m. – 5.00 p.m. at the Village Hall and adjacent paddock. We are going to provide cakes, teas and coffees, and also plan to have a cash bar (providing we have people to run it). No live music as we want it to be social event where people of all ages can mix and chat (and not drowned out by loud music), although we will have music playing via a sound system. Crafts/colouring in for children, encourage people to dress up in 50’s clothes or children as Kings and Queens Etc. People can also bring their own picnics/or food to share. SB and Liz are going to approach the shop to see if they might like to sell ice creams on the day.
- We also plan on encourage people to decorate their houses, may look at this being a competition. Ask the Lamb if they might donate a prize of a voucher.
- JR has spoken to The Lamb, but they don’t have any plans to do anything additional over the weekend..
- Save the date notice which will also ask again for volunteers going into April’s Redhorn... IF we do get more people coming forward we may be able to expand on the plans.
- We would like to be involved in the Beacon lighting but unless we can find someone to take charge of this we don’t think it can happen. It takes a lot of organising and supervision on the day due to H & S issues and needing supervisors and Marshalls on the night, and also cleaning up the day after, removing the remains of the fire all being stipulated by the MOD as it is going to be on their land with associated risks. A beacon structure off the ground has been stipulated, not a bonfire as has been used in the past. We simply do not have enough people to organise this on top of the Sunday party. If people are keen for this to take place should we do a Facebook appeal?
- More information on the event will be posted on Facebook in the next few weeks as well as posters around the village.
- Costs should not be too high. The Village Hall Committee have offered the village hall free of charge for the both the Saturday and Sunday. We are going to ask villagers to donate a cake or some savoury food, similar to Scarecrow.

There won't be any charge for the afternoon tea provided but a donations tin will be available with profits being shared among local groups (PTA/Pre School/Scouts etc.) The Parish Trust have already offered a donation of £500-£1,000 towards the event.

- We will need upfront finance for the purchase of beer/wine/cider but these costs will be recouped from sales.

Mr Stevenson suggested a very good blacksmith located behind Wayside Garage in Easterton who might be prepared to build the beacon structure. PM commented that Wedhampton are organising their own event(s), but would be willing to assist with and maybe supervise the beacon. PM offered to prepare a risk assessment for this activity. In terms of funding, MB proposed the following:

Proposal	Proposer	Seconder	Resolution
To approve a budget of up to £1000 for the Jubilee event to be held in Urchfont	MB	MH	AGREED, unanimously

Mr. Stevenson had made a proposal to the Clerk for an outdoor gym or trim trail to be built and dedicated to the Jubilee celebrations, possibly on Paddock Green or somewhere similar for the benefit of all in the community. It was agreed that this should be the subject of a future agenda item, Mr. Stevenson was asked to prepare a formal costed proposal for UPC consideration.

8. Review and Update of Neighbourhood Plan (NP) – MH reported that discussions had been held the WC Spatial Planning Team from which a somewhat confusing spreadsheet on NP housing status in the Parish had been gained, MH and MB had subsequently converted this into a simpler spreadsheet (See Appendix II attached on website version only) which indicates a target of 65 to be built by 2036 with a perceived unrealistic shortfall of 28 based on information to date. SH believed that there is a need to undertake a site and housing needs analysis as soon as possible to validate the potential to meet the 2036 target. SH was asked to formally check with WC the status of site and housing needs analysis in the current process.

ACTION: FC/17/22 - SH

9. Environmental Group Proposals – MB confirmed that Aster had responded and will comment in respect of likely proposals for The Croft and Foxley Fields. Proposals have been broken down into phases, the first of which will be detailed in a two page spread in the April edition of Redhorn News. This article will give the community the opportunity to comment on proposals whether or not they are directly impacted.

10. Proposed Public Meeting on Speeding – Unfortunately the proposed meeting on 12th March had to be cancelled. MB, MH and PW have devised a presentation to be shown at the meeting at which the public will be given the opportunity to comment / vote on perceived speed issues and potential measures that could be introduced to mitigate. BL confirmed that he gained a number of potential dates for this meeting (shown on screen), councillors now need to advise their availability so that date can be chosen when the majority can attend.

ACTION: FC/18/22 – ALL

(Post Meeting Note: **Monday 11th April** has subsequently been selected for this meeting, an agenda and more information about this meeting in the Village Hall (Main Hall) will be published nearer the date.)

11. Proposed Parish Meeting – The previously advertised meeting on 27th May 2022 has also been cancelled due to non-availability of key players. This is not a Council meeting, although they will lead and present at the meeting. It is intended as an opportunity for the community to express their views on any local topic they wish. A new date will be chosen and publicised on the website and notice boards in due course.

12. Refurbishment of the Church Pathway – MB confirmed that Valetta Surfacing have indicated that they will be carrying out this task on 22nd March 2022.

13. Requested Contribution to resurfacing of Church Lane (unadopted road) – MB advised that Mr. John Watson had made a request to the Council to consider contributing to this resurfacing work which will be carried out by Thornbury at a cost of around £12k. The request is made because the road is well used by traffic going to the Village Hall and Church as well as by walkers. As a result of extensive discussion between councillors, it was eventually concluded that a UPC contribution to this project could set a precedent for funding similar unadopted roads and paths in the Parish.

Proposal	Proposer	Seconder	Resolution
Not to support this request for funding	PM	SB	AGREED, unanimously

14. Devizes Gateway – SH presented the following report:

The SOBC (strategic outline business case) is the first part of the Department for Transport’s (DfT) business case process under the Restoring Your Railway Ideas Fund. The SOBC was delivered to DfT last autumn, later reviewed and a meeting held between WC and the DfT was I believe, scheduled for last or this week. SH received an email today from WC which stated: ‘There’s no more news at this stage - I am in touch with the DfT and I will let you know as soon as there is.’

There will be trains from Reading into central London on the Cross Rail Elizabeth line every 10 minutes at peak times. Cross Rail is currently testing using empty trains and is due to open later this year (3 years late). The journey from Reading to central London is estimated at 24 minutes, about the same as to Paddington at the moment.

15. Faresaver Buses – SH expressed concern that Govt supported COVID payments for bus companies were due to finish on 4 April. Daniel Pickford at Faresaver had advised that the COVID bus payments have been kept in place for a further six months but at a lower rate. After that time he is unsure as to what support there will be for the 270 bus route but advises that Faresaver are in discussions with Wiltshire Council. Passenger numbers countrywide are about 30% lower than pre pandemic. Plainly fuel prices have added to the costs and for many reasons as well as that Mr. Pickford was unable to give any long term assurances about the frequency or continuance of the 270 service. SH mentioned the proposed Gateway station and Mr. Pickford suggested that if successful it should increase bus provision in the area.

16. Update on Current Issues not covered by above agenda items

i. **Proposed donation to Ukraine Fund** – PM suggested that UPC should consider making a donation to one of the Ukraine Emergency Appeals. Discussion indicated that the majority of councillors were in favour.

Proposal	Proposer	Seconded	Resolution
To make a donation of £500 to one of the accredited Ukraine appeal funds	MB	HG	AGREED with one abstention

ii. **Playground repairs** – SB had spoken to L A Building about repairs to the shelter roof, they will be viewing and hopefully presenting a quotation.

17. External Meetings – MH reported on a very positive meeting with the new WC Highways Engineer, Matt Perrot, on 7th March which covered the following issues amongst others which were discussed in detail and actions agreed:

- **Drains opposite Sawmills in Friars Lane and outside Yardlands** - Despite efforts of Wiltshire Sewers, the Parish Steward and PR the problems have not gone away and require further rigorous intervention.
- **Pond Green Verges** - predecessor had promised to supply UPC with comparative quotes for heritage kerbs opposite to the pond to help retain the damaged verge and to prevent further erosion, but never did and the situation is worsening.
- **Signage** – UPC were informed that WC will not currently be replacing damaged street name signs due to budgetary constraints, although if residents or parish councils are prepared to purchase said signs, then WC will install them free of charge. It was stated that the NO THROUGH ROAD signs at the commencement of Cartway in Wedhampton will be replaced. These were taken down when the road was resurfaced and have never been reinstated.
- **Lamp Post in Friars Lane** - This was knocked sideways and reported eight months ago, and has still not been reinstated. This narrow lane has no lighting and is extremely dangerous to the safety of young children returning from school or cubs, to horse riders and pedestrians who frequently travel down Friars Lane after dark.
- **Roads requiring resurfacing** - Much needs to be done, and some of the areas of specific concern are the junction outside Yardlands and top of Uphill, Top Green opposite Green Farm and Redhorn Hill amongst others.
- **White Lines** - The recent line marking team missed the following viz. entrance to both the Croft and Manor Close, the yellow zig zags outside the village school in Blackboard Lane, and all the Slow signs. In addition it was mentioned that if parishioners vote to reinstate the worn road speed roundels at the impending speed consultation meeting then these will be added to the list for when the team next visit later this year.

- **Speeding Event** - various options were discussed for reducing speed in the village which we will be presented at the forthcoming speeding consultation meeting.

Mr. Perrott agreed to follow up all the above issues as soon as possible.

18. Other Reports from Councillors

i. **Fly Tipping on the Allotments** - MB reported that a number of emails had been received from Joyce Organ about fly tipping of food and other waste on the allotments by the entrance to The Croft. This is attracting unwanted vermin and wild life. It is believed that some photographs may be available of alleged fly tippers, but these have not been seen by UPC. MB agreed to write to Aster regarding this matter.

ACTION: FC/19/22 - MB

ii. **Fly Tipping in Old School Lane** - SB advised that fly tipping was also happening at the bottom of Old School Lane, this will be investigated further by MB.

ACTION: FC/20/22 – MB

iii. **Ash Tree at Cuckoo Corner** – PW reported that the ash tree has been declared unsafe due mainly to die back and is being felled on the 11th April. It should be noted that Crookwood Lane may be closed to facilitate this work.

19. Items for Future Agenda

- i. Improvement of access from The Croft to the Allotments
- ii. Outdoor gym / trim trail to celebrate Jubilee

There being no further business, the meeting closed at 8.46pm

Date of Next Meeting: Wednesday 13th April 2022 - 7.00pm Village Hall (Conference Room)

a. CLERK'S REPORT

i. Finance – The Financial Summary and Bank Reconciliation as at 28th February 2022 has been distributed to all councillors prior to the meeting with this agenda, the accounts are in good order. We have received a £200 prize from CPRE as a result of winning the Best Kept Village award.

ii. Co-option to fill vacancies – At the time of writing I have received no further applications or expressions of interest for the three vacancies. Advance Notice of Roadworks in the Parish –

iii. Advance Warning of Roadworks – Wiltshire Council have given advance notice of roadworks in the Parish on two occasions as follows:

https://api-gb.one.network/downloads/tm/1142/notice-2_978a220eac.pdf

https://api-gb.one.network/downloads/tm/1142/indicative-plan_127725791_3413945_21e5a22261.pdf

Please see the above links to the Notice and Indicative Plan for a Temporary Traffic Regulation Order (TTRO) for Crookwood Lane (Part), Urchfont commencing 11th April 2022.

https://api-gb.one.network/downloads/tm/1142/notice-2_deb6ecc6a7.pdf

https://api-gb.one.network/downloads/tm/1142/indicative-plan_127468615_3413388_19c84e5387.pdf

Please see the above links to the Notice and Indicative Plan for a Temporary Traffic Regulation Order (TTRO) for B3098 (Part), Urchfont commencing 1st May 2022.

iv. Proposed Dates for Public Meetings – the published dates of 12th March for the Speeding Meeting and 27th May 2022 for the Parish Meeting are now considered not appropriate because of key councillor unavailability. I am trying to find an alternative date(s) during April possibly combining the two meetings together.

v. Temporary Closure of Urchfont Manor Permissive Path – The owners of the Mano has notified the following which will be posted on the website:

"I write to advise you that the grass along the permissive path has become very threadbare and muddy over the winter months and, sadly, we will need to close it in late March for a couple of months to carry out repair and maintenance.

We had hoped to keep the path open but the weather conditions and footfall together with bicycle tyre tracks have made this impossible. Additionally, we would request that cyclists dismount when they use the path as the tyre tracks make ruts in the path which are difficult to erase."

Bob Lunn, Clerk to the Council

b. COUNCILLORS REPORTS

i. Report from Working Group On the Re-planting Scheme for Farmers Field Urchfont

Preamble

With the felling of the ash trees well advanced and with Farmers Field approaching the re-planting stage of operations, the UPC has requested a report from the working group as to its immediate plans and aspirations and the upcoming re-planting scheme.

The Ethos

The ethos of the working and management group is the re-planting of the ash dieback diseased Farmers Field with 100-125 mixed trees and bushes, specifically chosen with wildlife in mind. With all such projects it is necessary to title the woodland in some way so that the group's actions can head towards that end aim: in this case the group has agreed to designate Farmers Field as a "(lightly) managed wild wood" and will carry out future actions to achieve that end. The

alternative designations would be, for example, a "wild wood" (just left completely alone), a "heavily managed wood" (with maximum and invasive input from the group); a "playground wood" (with constructed paths, picnic tables, sign boards, more benches) etc.

The Felling

The felling of the dieback disease-affected ash trees is proceeding very well and to date (end of February 2022) about one-third of the original stand of ash has been removed, mainly in the eastern quarter of the wood. This has opened up a swathe of clear ground across the wood from the northern road-side hedge to the southern boundary footpath ready for re-planting, the group's so-called "phase 1".

The group expects to complete the felling of the ash trees by the end of 2022, the work being carried out on the scheduled last Saturday of the month work day and on other random days when the two chain sawing members of the group are available. As at the date of this report (late-February 2022) there are 153 ash trees still to be removed. The relatively small number of existing birch and beech will be retained.

The felling has generated a very large amount of brush and logs, the former to be dealt with by the hiring of a mobile chipping machine for three days. The wood chippings so created will be sprayed over the floor of the wood to rot down over time. More brush chipping will be required later on in the year following the remaining three phases of felling. The logs produced are being stacked in two of the three sheds on site to dry out until a decision is made on their future.

Some of the brush is being retained as dead hedges for wildlife sanctuary and nesting.

The Re-Planting

It is expected that 25 new trees will be planted in each of the four phases as they are cleared, a total of 100. If necessary, at the end of the planting scheme further trees, maybe up to 25, will be added to fill in any gaps. The trees will be a mixture of standards (c.6ft high) and whips (c.1-2ft high), the whips being necessary as they are much cheaper than standards so keeping the planting scheme within our UPC budget.

In accordance with the wishes and preferences of both the UPC and the working group the wood will be re-planted with native mixed species trees and bushes, of varying heights and canopy widths. The group does not favour fir trees or large and slow-growing specimens, such as oak and beech (there are some already in place anyway), so with further restrictions on choice due to size, availability, cost and soil type the list of suitable trees has been narrowed down to the following, mostly chosen for wildlife. Some of the varieties chosen have more of a bush-like habit, such as the 'thorns and holly, which will be more suitable for nesting birds.

(approximate numbers of each species in brackets)

Native wild cherry (15). Beautiful blossom and a bounty of bright red fruits.

Blackthorn & hawthorn (15 of each). Good blossom. These trees have a bushier habit more suitable for nesting.

Crab apple (15). Excellent white/pinky blossom and red fruit that will benefit birds and animals, such as hedgehogs. Bats use old crab apple trees for daytime accommodation.

Small-leaf lime (10). Its blossom produces a sweet scent of pleasantly minty honey and its leaves support the caterpillars of moths, such as the lime hawk moth.

Field maple (10). The field maple is a sturdy broadleaf which supports caterpillars, aphids and all their predators, all while resisting air pollution.

Rowan (10). A medium-sized tree with excellent berries for birds.

Holly (10). Excellent berries for birds.

The planting regime will take into account the mature height of each type of tree and the width of its canopy, not repeating the mistake 22 years ago when the ash was planted far too close together. If it transpires at a later date that there are too many gaps or too wide a spacing between the trees then it will be an easy matter to infill with additional trees or bushes. Having taken advice from a specialist tree nursery and the Woodland Trust, each species will be planted in groups or enclaves of five, rather than a more random and haphazard pattern.

The sourcing of trees has been commenced with overtures already made to Chew Valley Trees, a specialist nursery south of Bristol, and the Woodland Trust.

The existing glade in the centre of the wood, measuring some 12m in diameter, will be retained.

The group has mooted the possibility of planting a specimen tree to commemorate Her Majesty's Jubilee, such as an oak, hornbeam, whitebeam or willow.

Financing

The UPC has kindly allowed the group **£3,000 (£3,600 with VAT clawed back)** for the re-planting work so new trees, together with animal guards and ties, will be purchased up to that amount. So, c. **£900** will be spent on each of the four phases of planting.

£450 inc.VAT will be required for the second hiring of a chipper in mid- to late-Summer this year to deal with brush from phases 2-4 of felling (the UPC pays **£375**).

Up to **£150 inc.VAT** is requested for a commemorative Jubilee tree (the UPC pays **£125**).

The total budget required is thus **£4,200 inc.VAT** over the next two financial years, the UPC paying **£3,500**.

The Future

Apart from the ongoing maintenance of the newly planted trees over the next four or five years, the group's attention will turn to the question of wild flowers and berry bushes for birds. There has been some thought on this already – a swathe of snowdrops (we already have a moderate population of them in the wood) and/or bluebells, wild garlic, wood anemone, foxglove and other such native woodland plants.



A major issue in this regard is the floor of the wood that is presently substantially covered with bramble, nettles, cow-parsley and/or ground elder. These invasive plants will not grow high enough to affect or hide early season snowdrops but they will hide later low-growing Spring flowers, such as garlic and bluebells, making their planting rather pointless. However, the group is presently digging out brambles during felling work so it will try and deal with the other "weeds" in due course, always bearing in mind that this is to be a "managed wild wood" and not a garden so some weed-like and invasive plants should (must?) be allowed. Nevertheless, initially at least, it would be beneficial to have a "blank canvas" of a woodland floor with no under-storey to allow the group scope to do something meaningful with wild flowers. A future project.....

Cllr P. Rotherham; Cllr M. Turner; M. McDonald; J. Vickers; P. Milanese; M. Wheatley and M. Follett)

ii. Respecting our wildlife.

We need to respect and preserve the biodiversity of our Church yard and the surroundings of our village... as we are doing with the encouraging work of UPEG.

I've talked to the PCC and they will "not sanction the use of 'Round Up' either in the church yard or along Church Walk path" (Paul Bancroft 23rd February 2022).

Using chemicals such as Glyphosate can poison our soil:

The World Health Organisation listed glyphosate as probably carcinogenic. Numerous other independent research studies have looked into the chemical's negative impacts. These include damage to liver, kidney and skin cells, as well as disruption to soil and aquatic life. (<https://www.gardenorganic.org.uk/glyphosate-debate>)

There is scientific evidence that it can kill our pollinators (bees), as well as being dangerous to small mammals and children before it has dried.

I've found an alternative organic herbicide called 'Chikara' which is ideal for paths, fence lines and gravelled areas. It contains Flazasulfuron which is an enzyme that stops cell division and growth and can last up to 5 months.

It can be used on pre and post emergent weeds. It is available to buy in this country, 50g for £89.95, coverage 10,000m² (<https://www.progreen.co.uk/>).

Or the RHS recommends flame weeders!

Cllr Helen Gibb

iii. Potential Road Accident Danger Areas in Urchfont

I witnessed what could have been a fatal accident involving cars driving too fast round the Clubhouse corner, and small children.

I would like to propose we put down rumble strips or a dimpled road surface and/or more white 20 mph road markings to encourage slower driving.

There seem to be four places in the village that could usefully be highlighted as danger areas: Blackboard Lane near the school, beyond and by the car parking on Cuckoo Corner, The Club House corner and outside the shop.

The changes to the Highway Code give cyclists more rights to position themselves more prominently in the road, which could result in more children and their parents being on their bicycles... so we need to highlight the need to slow down in our village.

Cllr Helen Gibb

STATUS OF NEIGHBOURHOOD PLAN AGAINST TARGET FOR 2036

Site address	Number on the NP	Actual completions	Deductions add ons	Net completions	Planned not built	Not built+ net completions			
Yardlands	7	8	1	8	0	8			
Baishe	1	1	0	1	0	1			
Alcudia	1	0	0	0	1	1			
Peppercombe	4	5	-1	4	0	4			
Hales Farm	12	0	1	0	13	13			
Cuckoo Corner	1	1	-1	0	0	0	Pre 2016		
Beeches	5	4	-1	3	0	3			
Wildman's garage	5	0	0	0	5	5			
Sawmills	1	0	0	0	1	1			
<i>Windfalls</i>									
2 Manor Farmyard	0	1	0	1	0	1			
Townsend RH Cottage	0	1	-1	0	0	0	Pre 2016		
	37	21	-2	17	20	37			
					TARGET	65			
					BUILT	17			
					Shortfall	48			
					Potential Build:	20	Unrealistic that all will be built		
					Potential Shortf	28	Unrealistic		
					Windfalls	??	Martin Bodman's new build		