

Notes of: Long Marston Airfield Garden Village Steering Group

Date: 29th September 2017

Attendees: Ben Simm (WCC)
Councillor Barnes (Welford on Avon Ward)
Councillor Brain (Quinton Ward) – *towards end of meeting*
Councillor Fradgley (Stratford West Division) - *towards end of meeting*
Councillor Giles (Shottery Ward)
Councillor Organ (Bridgetown Ward)
Councillor Rolfe (Stratford South Division)
Janet Neale (WCC)
John Deakin (CALA Homes)
Jonathan Thompson (JTLD – on behalf of landowners)
Laura Stanway (CALA Homes)
Mike Emmett (CALA Homes)
Neil Hempstead (SoADC)
Paul Harris (SoADC)
Peter Richards (Portfolio Holder for housing and infrastructure projects - Chair)
Richard Gardner (SoADC)
Sandra Ford (HCA)
Steve Davies (CALA Homes)

Apologies:

Councillor Clarke
Councillor Moorse
Councillor Pemberton (SoADC Portfolio Holder)
Councillor Seccombe
Jasbir Kaur (WCC)
John Careford (SoADC)

Distribution: All attendees
LMA Project Team
Ken Armstrong (CALA Homes)
Mark Wright (CALA Homes)
Rob Macdonald (CALA Homes)

| Site | Description | Action Date/ Update Required By | Action by |
|------|---|---------------------------------------|-----------|
| 1 | Previous meeting notes | NOTE | |
| 2 | Bridge presentation sent to all members and web link has been circulated to dedicated LMA website | NOTE | |
| 3 | Details of survey work being undertaken in respect of the SWRR has been forwarded to Councillor Giles | NOTE | |
| 4 | Ben Simm confirmed that information in respect of the proposed right hand turning to Stratford Garden Centre had been submitted to WCC | NOTE | |
| 5 | Previously suggested additional information from the Steering Group was discussed at the SWRR and LMA Working Groups on 15 September 2017 | NOTE | |
| 6 | E-mail from Clifford Chambers and Milcote Parish Council dated 17 August 2017 responded to dated 27 September 2017 | NOTE | |
| 7 | Letter from Luddington Parish Council dated 16 August 2017 responded to dated 19 September 2017 | NOTE | |
| 8 | PR contact for SDC has been provided to Mike Emett | NOTE | |
| 9 | Any comments regarding last Steering Group meeting notes to be sent to NH by 02.10.17 so he can finalise and publish on website | 02.10.17 | NH |
| 10 | Feedback from WCC meeting re: Education | | |
| 11 | <p>JN suggested that best approach for schools would be to assume a median figure yield between urban and rural for LMA. Figures will be compared with Meon Vale figures 'actual yields'</p> <p>JN waiting on colleagues to confirm pupil figure yields to confirm trigger points for schools on LMA</p> <ul style="list-style-type: none"> - Education document showing triggers, to be ready for issue by 06.10.17 | NOTE | JN |
| 12 | WCC only have to provide for Warwickshire requirements and don't take into account Worcestershire growth numbers | NOTE | JN |
| 13 | <p>Interest has been shown in regards to Free School</p> <ul style="list-style-type: none"> - Final decision is not made by CALA or WCC | NOTE | |
| 14 | <p>First 600-800 houses: children to attend Meon Vale Primary School</p> <ul style="list-style-type: none"> - Meon Vale Primary School will hold 210 pupils | NOTE | |

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| 15 | 800 units possible trigger for primary school on LMA if Meon Vale school is only one form entry, subject to pupil yields being confirmed | NOTE | JN |
| 16 | Discussion will be held with Education Funding Agency (EFA) to discuss potential funding for schools within Garden Villages | NOTE | JN/WCC |
| 17 | Masterplan and phasing of development needs to be considered to ensure infrastructure is delivered with the schools but also doesn't compromise viability of scheme | NOTE | ME |
| 18 | Potential for temporary nursery provision to be accommodated in the community centre for first 400 houses to be explored | NOTE | SD |
| | - Until conversations had by JN with Tudor Grange and Meon Vale will not know what provisions are needed | NOTE | |
| 19 | There is flexibility in the S106 agreement associated with outline planning application 14/03579/OUT that allows monies currently to be used as contributions towards Meon Vale school to be redistributed to LMA schools without doing a Deed of Variation | NOTE | |
| 20 | Updates in respect of Reserved Matters application for 400 | | |
| 21 | Specifics for community hub not being submitted in 400 RM | NOTE | SD |
| 22 | First draft of all application documents to be with CALA by 06.10.17 for review and submission to Land Owners | 06.10.17 | CALA |
| | - Meetings have taken place between CALA and NH during pre-app | | |
| 23 | Determination period will be standard 16 weeks with possibility to extend if required | 11.01.18 | SoADC |
| 24 | Chair of Quinton Parish Council requested exhibition event at Quinton village hall | | |
| | - Exhibition to take place 26 th October (changed from previously suggested dated of 19 th October) | 19.10.17 | CALA |
| 25 | BS to get update for timings of Waitrose roundabout and Clopton Bridge to circulate to members for NH to circulate | NOTE | BS |
| 26 | JT raised the fact that the level of affordable housing could be below SDC's policy requirements and that the potential mix of dwellings could be different to SDC's preferred mix in the Reserved Matters application for 400 dwellings. Agreed that should this be the case then detailed supporting information supporting these approaches would need to be submitted by CALA with the | NOTE | |

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| | Reserved Matters application. | | |
| 27 | <p>Update in respect of SPD + 3100 unit wider scheme Some amendments to be made to SPD following recent LPAG meeting</p> <ul style="list-style-type: none"> - Should be ready to go out to consultation mid October with consultation ending in late November - Adoption of SPD anticipated by March 2018 | MID OCT | PH |
| | | MAR 18 | PH |
| 28 | <p>Target date of end of November for consultation event for 3100 unit scheme may now coincide with consultation period for SPD</p> <ul style="list-style-type: none"> - PH doesn't foresee this as a problem - Could be beneficial to focus peoples minds on entire 'picture' - Public Open Space and housing mix and and the composition of uses in the Village centre needs to be discussed in more detail | NOV '17 | ME |
| | | NOTE | ME/NH |
| 29 | <p>Update in respect of SWRR and bridge Campden Rd corridor being looked at by WCC and Mode</p> <ul style="list-style-type: none"> - Looking at possibility of reducing speed limits | NOTE | BS |
| 30 | <p>Milcote Rd, Clifford Chambers being investigated for new roundabout arrangement and reducing speeds</p> <ul style="list-style-type: none"> - Improvements being worked up by WCC and Mode Transport. Possible double roundabout would give Clifford Chambers designated access and discourage HGV traffic along Milcote Road | NOTE | BS |
| 31 | <p>Progress is being made on Luddington Rd junction and flood risk issue</p> <ul style="list-style-type: none"> - Recent meeting held with Racecourse, which BS attended, was positive and PBA currently working up possible schemes for that junction | NOTE | BS/PBA |
| 32 | Comprehensive technical review meeting held at WCC to discuss junctions and wider issues | NOTE | WCC |
| 33 | <p>Traffic modelling is well progressed and should be finalised in the next few weeks</p> <ul style="list-style-type: none"> - Using up to date mobile phone data to inform modelling as well as traditional census data | NOTE | WCC/ MODE |
| 34 | <p>Horizontal alignment of the SWRR should be ready in mid October for first stage, which is to be submitted to BS and colleagues at WCC</p> <ul style="list-style-type: none"> - Final design by end of November | MID OCT | BS/WCC |
| | | NOV '18 | PBA |

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| 35 | <p>Flooding base modelling has been done</p> <ul style="list-style-type: none"> - Awaiting revised FRA for Shottery link - Meeting with PBA and EA to resolve drainage issues W/C 02.10.17 | W/C 02.10 | PBA/ WCC/EA |
| 36 | <p>Bridge design will be subject to public consultation</p> <ul style="list-style-type: none"> - Possible date of Jan 2018 to consult on SWRR bridge design - Application for the SWRR needs to be submitted by March/April 2018 | JAN '18 MAR/APR '18 | ME ME |
| 37 | SF to meet with MarkRyder of WCC and ME of CALA 16 th October to discuss the SWRR. BS to attend | 16.10.17 | SF/CALA/ BS |
| 38 | Forward and marginal funding | | |
| 39 | <p>Both bids have been submitted</p> <ul style="list-style-type: none"> - SF to confirm timeline for determination - Marginal funding expected to be determined early 2018 - First stage of forward funding bid 'expression of interest' has been submitted | 27.10.17 EARLY '18 | SF |
| <u>KEY DATES</u> | | | |
| | 12 th October – Contractual date to submit full RM 400 planning pack to JT | 12.10.17 | |
| | 24 th November – Next Steering Group meeting (agreed that 27 th October meeting to be cancelled) | 27.10.17 | |
| | 400 Unit Scheme | | |
| | - Reserved Matters Application – Oct 2017 | | |
| | SPD | | |
| | - Consultation – Mid Oct/Nov 2017 | | |
| | - Adoption – March 2018 | | |
| | Wider scheme (3100 units) | | |
| | - Public Consultation event – Nov 2017 | | |
| | - Application submission – March 2018 | | |
| | South Western Relief Road | | |
| | - Public Consultation event – January 2018 | | |
| | - Application submission – March 2018 | | |
| <u>AOB:</u> | | | |
| | Issues to be discussed at Next Working group meetings | | |
| | - B4632 is a concern – Councillor Barnes | | |
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| | - Phasing of wider scheme | | |
| | - 6 th November – invite EA contact to next steering | | |

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| | <ul style="list-style-type: none"> group meeting - Presentation material for 3100 exhibition | | |
| KEY ACTIONS | | | |
| 1 | Any comments regarding last Steering group notes to be sent to NH by 02.10.17 so he can finalise and publish on website | 02.10.17 | ALL |
| 2 | JN waiting on colleagues to confirm pupil figure yields to confirm trigger points for schools on LMA <ul style="list-style-type: none"> - Education document showing triggers, to be ready for issue by 06.10.17 | 06.10.17 | JN |
| 3 | Chair of Quinton Parish council requested exhibition event at Quinton village hall <ul style="list-style-type: none"> - Exhibition to take place 26th October | 26.10.17 | CALA |
| 4 | Horizontal alignment should be ready in mid October for first stage, which is to be submitted to BS and colleagues at WCC <ul style="list-style-type: none"> - Final design by end of November | MID OCT NOV | BS/WCC |
| 5 | SF to meet with Mark Wright and ME of CALA 16th October to discuss road. BS to attend | 16.10.17 | SF/CALA/ BS |
| 6 | BS to send to NH the timescale for the works to be undertaken to the Waitrose roundabout and Clopton Bridge | NOV | BS |