

Notes of meeting of Long Marston Airfield Garden Village Steering Group

Date: 24th November 2017

Attendees: Councillor Peter Richards (Portfolio Holder for Housing and Infrastructure)
- Chair

Councillor Peter Barnes (Welford on Avon Ward)
Councillor Mike Brain (Quinton Ward)
Councillor Jenny Fradgley (WCC Stratford West Division)
Councillor Lynda Organ (Stratford Bridgetown Ward)
Councillor Peter Moore (Stratford Hathaway Ward)
Councillor Daren Pemberton (Portfolio Holder for Planning)
Mike Emmett (CALA Homes)
Steve Davies (CALA Homes)
Jonathan Thompson (JTLD - on behalf of landowners)
Sandra Ford (HCA)
Martin Ross (Environment Agency)
Jasbir Kaur (WCC)
Neil Hempstead (SoADC)
Richard Gardner (SoADC)
John Careford (SoADC)
Paul Harris (SoADC)

Apologies: Councillor Molly Giles
Councillor Kate Rolfe
Councillor Jeff Clarke
Ben Simm (WCC)
Laura Stanway (CALA Homes)

Distribution: All who attended and sent apologies
LMA Project Team:
Ken Armstrong (CALA Homes)
Mark Wright (CALA Homes)
Rob Macdonald (CALA Homes)

Ref.	Description	Action	By
Key actions from Steering Group meeting on 29.09.17			
1	Notes of previous Steering Group meetings have been published on the District Council's website.	Noted	
2	Janet Neale at WCC is still assessing pupil yield figures and will report to next meeting.	WCC to provide update	NH to contact JN
3	CALA held a consultation event with Quinton PC about LMA400 on 26 October.	Noted	
4	CALA and HCA met with WCC Highways on 16 October to discuss working arrangements for progressing design of SWRR. Further meeting has been arranged for 11 December. Feedback from this meeting to be reported to Steering Group.	Noted WCC to circulate	JK/BS
5	Date for commencement of Waitrose Roundabout and Clopton Bridge not yet confirmed – WCC asked to advise Steering Group.	WCC to update	JK/BS
6	Issue of the ownership of the SWRR project was discussed, particularly given its benefits to the wider strategic road network. It was acknowledged that CALA, WCC and SDC all have a shared responsibility for delivering the road.	Noted	
Updates on current work streams			
LMA400			
7	Reserved Matters application has been submitted by CALA and is currently being registered before it can be made public.	Noted	
8	As it follows on from an outline application subject to an EIA there will be a six week consultation period.	Noted	
9	It was acknowledged that being a 'live' application it should not be discussed by the Steering Group.	Noted	
10	Reports submitted with the application on housing mix and affordable housing will be assessed by an independent consultant appointed by SDC.	Noted	
11	CALA have offered to meet with SDC Members to discuss issues of concern in relation to the LMA 400 application.	Noted	

12	Highway improvements to Campden Road formed part of outline application 14/03579/OUT and were secured by condition. Information in relation to these conditions to be submitted to SDC by CALA.	SDC to consider	RG/NH
13	A primary school does not form part of REM application because WCC has confirmed that trigger for its provision should be later as there is capacity at Quinton Primary School and the primary school to be provided at Meon Vale.	Noted	
14	Clarification of the financial contribution to Shipston High School in respect of the outline application for 400 dwellings (14/03579/OUT) was sought.. SPD	SDC to provide update to Cllr Moore	NH
15	Draft document is out for consultation until 1 December. All comments submitted will be analysed. Intention is to adopt SPD by end of February 2018 if possible. SWRR	Noted	
16	Progress has been made on Luddington Road junction and access to the Racecourse.	Noted	
17	Currently focusing on design of Campden Road and Shipston Road roundabouts.	Noted	
18	Traffic modelling work is progressing and initial impacts on junctions are being assessed. Ben Simm was asked to produce an update on highways modelling for circulation to the Steering Group.	BS to produce update	NH/JK to brief BS
19	Expectation that impact of road on Luddington Road residents should be fully assessed.	Noted	
20	CALA intends to consult on the design of the road and proposed mitigation in early February 2018 in advance of planning application being submitted.	Noted	
21	SDC has appointed consultants (Arup) to assess noise, lighting, air quality and contamination issues relating to SWRR and LMA. Landscape consultant (White Consultants) has been appointed by SDC to assess landscape issues relating to SWRR and LMA. LMA3100	Noted	NH to send Arup contact details to MR
22	CALA is holding a consultation event on 29 November at Quinton Village Hall.	Noted	

	Presentation by Martin Ross, Environment Agency		
23	MR outlined the assessment of flood risk that is being undertaken for the SWRR.	All noted	
24	EA has already given in principle agreement to the road by signing a Memorandum of Understanding in December 2015 which was submitted to Core Strategy Examination.		
25	Baseline model has been undertaken, checked and accepted by EA. This included combined events affecting different watercourses.		
26	Three options are being considered for the road structure where it crosses the river and floodplain, ie. embankment, arches, piers.		
27	EA will assess impact on properties on Luddington Road.		
28	MR thought there would be scope to increase flood water holding capacity by lowering land that is in CALA's control.		
29	MR advised that planting can reduce speed of run-off but it would be of little benefit to areas that are within the floodplain.		
	Issues to be discussed at next round of LMA/SWRR Working Group meetings		
30	The following matters were identified: - clarification on blighting in relation to SWRR - assessment of planting to reduce visual impact of SWRR - update on work undertaken by SDC's consultants	JC to provide update Noted Noted	JC
	Arrangements for Steering Group meetings in 2018		
	Preliminary dates for first quarter of 2018 to be identified	Dates to be circulated	NH
	Any other business		
	Luddington Village Design Statement 2017 is due to be approved by SDC shortly and will be a material consideration in the planning process. It identifies a number of important views that will be affected by the SWRR.	Copy to be send to JK	NH

KEY DATES			
	<p>29th November – CALA’s consultation event on LMA 3100 at Quinton Village Hall.</p> <p>1st December – end of consultation period on Draft LMA Masterplan SPD.</p> <p>Early February 2018 – CALA to hold consultation event on SWRR.</p> <p>End of April 2018 – application for LMA3100 and SWRR due to be submitted.</p>		
KEY ACTIONS			
1	Janet Neale from WCC to clarify pupil yields and related education matters.		NH to contact JN
2	Feedback from meeting between CALA, HCA and WCC on 11 th December to be circulated to Steering Group.		JK/BS
3	WCC to advise on commencement date of works at Waitrose Roundabout and Clopton Bridge.		JK/BS
4	SDC to consider whether to arrange briefing by CALA on LMA400 application.		RG/NH
5	Clarification of the financial contribution to Shipston High School in respect of the outline application for 400 dwellings		NH
6	WCC to circulate an update of traffic modelling progress to Steering Group.		BS
7	John Careford to provide an update in respect of planning blight issues.		JC
8	Preliminary dates for Steering Group meetings in 2018 to be circulated.		NH
9	NH to provide MR with contact at Arup.		NH

10	NH to send copy of Luddington Village Design Statement 2017 to JK.		NH
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