

Notes of meeting of Long Marston Airfield Garden Village Steering Group

Date: 15 December 2017

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

Councillor Peter Barnes (SDC Welford on Avon Ward)
Councillor Mike Brain (SDC Quinton Ward)
Councillor Lynda Organ (SDC Stratford Bridgetown Ward)
Councillor Molly Giles (SDC Shottery Ward)
Councillor Jenny Fradgley (SDC Guildhall Ward & WCC Stratford West Division)
Councillor Kate Rolfe (SDC Tiddington Ward & WCC Stratford South Division)
Mike Emmett (CALA Homes)
Steve Davies (CALA Homes)
Jonathan Thompson (JTLD - on behalf of landowners)
Sandra Ford (HCA)
Jasbir Kaur (WCC)
Ben Simm (WCC)
Neil Hempstead (SoADC)
Richard Gardner (SoADC)
Paul Harris (SoADC)

Apologies: Councillor Izzi Seccombe
Councillor Jeff Clarke
Councillor Daren Pemberton
Councillor Peter Moore
John Careford

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 24.11.17		
1	Response from Janet Neale (WCC) is being assessed. A meeting with her is to be arranged early in new year. Will report back to next meeting of Steering Group.	Arrange meeting	NH
2	Meeting between CALA, HCA and WCC to discuss SWRR due to be held on 11.12.17 was cancelled. It has been rearranged for 26.01.17.	Report back to next meeting	BS
3	WCC is still unable to confirm commencement date of works at Waitrose roundabout and Clopton Bridge. Acknowledged that implementation needs to be co-ordinated with other highway works and events in the town.	Provide update to next meeting	BS
4	Suggested that wait until end of consultation period on LMA application to assess responses and then decide whether a briefing by CALA would be helpful.	To be considered	NH/RG
5	S106 contribution to Shipston High School is intended to fund new classrooms and sports facilities. Need to ensure that new Headteacher has been advised about this.	Contact Headteacher	NH
6	Interim traffic modelling has been carried out which has not identified anything unexpected. Demonstrates that SWRR will do its job but need to assess impacts on other parts of road network. WCC is liaising with Highways England about impact on A46 and its junctions at Wildmoor, Bishopton and Marraway.	Provide update to next meeting	BS
7	SDC is seeking advice in respect of possible blight and compensation issues	Provide update to next meeting	JC
8	Meeting dates are still to be arranged.	Circulate prospective dates	NH
9	NH has provided Environment Agency with contact at Arup.	Noted	
10	NH has sent Luddington Village Design Statement to JK. A revised version of VDS is to be considered by SDC's Cabinet in January.	Noted	

Updates on current work streams			
SWRR			
11	<p>ME presented the latest horizontal alignment for the road. A number of issues were raised:</p> <ul style="list-style-type: none"> - Embankment option would require extensive culverts to allow flood water through. - A number of Councillors expressed the view that the Embankment option should be presented as having equal status to others and not be rejected out of hand. - BS stated that it would not be appropriate to put forward options that are not technically achievable. - CALA has no preference regarding options but that the embankment option has been ruled out due to flooding and technical reasons. - It was agreed that it should be explained at the consultation event why the embankment option has been rejected.. - Intended that two options for carriageway structure will be presented, ie. arches and piers. - WCC has to formally adopt the road so it needs to be satisfied with final design. - Public needs to be advised that planning application will be determined by SDC. 	Provide update to next meeting	CALA/WCC
12	HCA has contacted Network Rail regarding its interests in former railway line. Confirmed that NR doesn't own the track bed but may have air rights. This needs to be confirmed. Understood that if railway is reopened, NR would retake ownership of it.	Provide update to next meeting	SF
13	CALA confirmed that alternative alignments within the broad corridor for the SWRR will be assessed and presented at the consultation exercise and in the planning application, including through/over the SSSI. Alternative routes beyond the broad corridor for the SWRR will not be assessed.	Noted	
14	ME confirmed that a preview event of the material to be shown at the consultation exercise will be undertaken with SRAG, Parish Councils and Stratford Town Council.	Noted	
15	ME explained that latest plans for SWRR are not available to the public because they are subject to change.	Noted	
LMA3100			
16	ME reported that the consultation event had been lightly attended. There was general support for the development principles presented with most comments being about Campden Road and SWRR.	Noted	

17	Junction design at Clifford Chambers is being reviewed in light of local concerns. WCC is to meet with Parish Council to which SDC and WCC Members will be invited.	Arrange meeting	BS
18	Masterplan for LMA will now be refined to inform the outline planning application. Various technical and environmental studies in relation to site are progressing.	Noted	
20	Advice has been received from WCC that only one primary school is now required due to new school being provided at Meon Vale. Concerns were raised about effect this will have on place-making and attractiveness of LMA to prospective residents. A meeting is to be arranged with Janet Neale to discuss situation.	Arrange meeting	NH
21	PR emphasised that Core Strategy specifies two primary schools will be provided on site. He asked to attend the meeting. LMA400	Noted	
22	NH explained that consultation period on reserved matters application finishes at end of January 2018. He would be willing to discuss the application with Members.	Noted	
23	SDC has invited expressions of interest from independent consultants to assess viability in relation to affordable housing and dwelling mix. SPD	Noted	
24	About 90 responses had been submitted on the Draft SPD, with around 350 individual points made. Many comments were about the lack of detail provided on layout, design, green infrastructure, facilities and transport. A large number of comments were made about SWRR and Campden Road. All comments will be assessed and amendments to SPD identified. Final version will be reported to Cabinet on 12 February with formal adoption sought from Full Council on 26 February.	Noted	
	Planning Delivery Fund		
25	SF reported that Government has announced a new fund of £25m to help local authorities deliver new homes. First round of £11m is now open with deadline for submitting bids of 11 January 2018. Its emphasis is on supporting joint working, high quality design and innovation, all of which are relevant to LMA Garden Village.	Noted	

26	RG confirmed that SDC is putting together a bid.	Noted	
27	SF advised that timescale for announcement of outcome of other funding bids is still January and February 2018.	Noted	
Issues to be discussed at next round of LMA/SWRR Working Group meetings			
28	The following matters were identified: <ul style="list-style-type: none"> - Education provision at LMA – Janet Neale to be invited to attend next meeting - Police position on Freshfields Nursery access – invite representative to next meeting - Final design of SWRR in advance of consultation event in early February. It was stressed that a range of times are needed to give interested people an opportunity to attend. Also need to identify an appropriate and accessible venue. 	All noted	
Arrangements for Steering Group meetings in 2018			
29	Meeting dates for first quarter of 2018 to be identified.	Dates to be circulated	NH
Any other business			
30	NH expressed concern that draft notes of Working Group meetings have been passed on to members of the public. He asked that they aren't made available until finalised as they could be subject to change.	Noted	
KEY DATES			
	Early February 2018 – CALA to hold consultation event on SWRR. 28 February 2018 – adoption of SPD by SDC. End of April 2018 – applications for LMA3100 and SWRR due to be submitted.		
KEY ACTIONS			
1	Arrange meeting with Janet Neale to discuss primary school provision. Invite her to attend next Steering Group meeting.		NH to contact JN

2	Contact Headteacher of Shipston High School to make him aware of S106 funding.		NH
3	Finalise advice on blight and compensation issue.		JC
4	Finalise horizontal and vertical alignments for SWRR and design options for bridge.		CALA/PBA
5	Finalise Framework Masterplan SPD for consideration by SDC's Cabinet and Council.		PH/Lichfields
6	Arrange dates for Steering Group meetings in 2018.		NH