

Notes of meeting of Long Marston Airfield Garden Village Steering Group

Date: 29 January 2018

Attendees: Councillor Daren Pemberton (Portfolio Holder for Planning and Administrative Services) - Chair for first part of meeting
Councillor Peter Richards (Portfolio Holder for Housing and Infrastructure)
- Chair for second part of meeting
Councillor Peter Barnes (SDC Welford on Avon Ward)
Councillor Mike Brain (SDC Quinton Ward)
Councillor Jenny Fradgley (SDC Guildhall Ward & WCC Stratford West Division)
Councillor Kate Rolfe (SDC Tiddington Ward & WCC Stratford South Division)
Councillor Peter Moore (SDC Hathaway Ward)
Mike Emmett (CALA Homes)
Steve Davies (CALA Homes)
Jonathan Thompson (JTLD - on behalf of landowners)
Sandra Ford (HCA)
Jasbir Kaur (WCC)
Ben Simm (WCC)
Janet Neale (WCC)
Graham Palmer (WCC)
Bob Haynes (Warwickshire & West Mercia Police)
Neil Hempstead (SoADC)
Richard Gardner (SoADC)
Paul Harris (SoADC)

Apologies: Councillor Izzi Seccombe
Councillor Jeff Clarke
Councillor Lynda Organ
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
<p>Key actions from Steering Group meeting on 15.12.17</p>			
1	Meeting held with Janet Neale (WCC) on 09.01.18 to discuss provision of schools. JN invited to attend next meeting of Steering Group. (See Ref. 21 below)	Noted	All
2	Janet Neale is in contact with Shipston High School headteacher. (See Ref. 21 below)	Noted	All
3	SDC is still seeking legal advice on blight and compensation issue.	Advice to be circulated to Steering Group	John Careford
4	Technical work is continuing on alignment of road and design options for bridge. (See Ref. 17 below)	Noted	All
5	Final version of Framework Masterplan SPD has been produced for adoption by SDC. (See Ref. 13 below)	Noted	All
6	Dates for further Steering Group meetings during first part of 2018 have been confirmed. (See Ref. 24 below)	Noted	All
<p>Updates on current work streams</p>			
<p>LMA400</p>			
7	NH reported that consultation period on Reserved Matters application is nearly over. Responses will be assessed and ongoing discussions held with applicant on key issues raised.	Provide update to next SG meeting	NH
8	SDC has appointed Colliers to assess proposed housing mix and affordable housing provision.	Provide update to next SG meeting	NH
9	BS reported that WCC is considering various options for Freshfields Nursery junction. Police are concerned about enforcement of 30mph speed limit. Clifford Chambers Parish Council would prefer a comprehensive scheme to be implemented for entire section of Campden Road in conjunction with construction of SWRR.	Noted	All
10	BH explained that a 40mph limit may be more realistic with some additional traffic calming measures. BS confirmed that WCC will consider this.	Noted	All

11	Local Ward Members stressed that improvements are critical given the number of accidents on Campden Road and at this junction specifically.	Noted	All
12	Agreed that a meeting should be held urgently to consider technical and other issues to identify an optimum solution. Outcome should then be reported to a meeting of Ward Members. SPD	Arrange meetings and report back to next SG meeting	NH/BS
13	PH reported that comments on draft SPD had been assessed and various changes identified. Amended version of SPD has been agreed by Leader's Policy Advisory Group and would be considered by Cabinet on 12 February and go to Full Council on 26 February for adoption. SWRR	Noted	All
14	ME outlined the arrangements for public exhibition to be held at Crowne Plaza Hotel on Thursday 8 February (4-8pm) and Saturday 10 February (9am-1pm). He is providing a preview for local residents on Wednesday 7 February (7pm) at Stratford Racecourse and a briefing for business organisations on Friday 9 February (1pm) at Town Hall.	Noted	All
15	ME explained that two options for viaduct and two options for river bridge would be presented. LMA3100	Noted	All
16	ME explained that work is being undertaken on the masterplan in line with the SPD. Also, various components of the application and supporting material are being progressed. Feedback from meeting with WCC on 26.01.18	Noted	All
17	ME reported that the meeting to discuss SWRR had been productive. JK stressed that planning application will need to be supported by sufficient information to avoid having to defer its consideration. WCC has confirmed what information it will require.	Noted	All
18	ME emphasised the need to finalise viaduct and bridge options after the public consultation event. It was agreed that CALA should advise Stratford Residents Action Group which options are chosen to take forward into planning application and basis for these.	Advise SRAG of options chosen	ME

19	A meeting with Steering Group Members should also be arranged to brief them on this matter.	Arrange briefing	NH
20	BS stated that Technical Approval rests with WCC. This is a separate procedure and can only be undertaken once planning application is approved.	Noted	All
Update on education requirements			
21	<p>JN made the following points:</p> <ul style="list-style-type: none"> - wording of SPD is consistent with WCC's preferred outcome, ie. one standalone primary school and a secondary school to incorporate a separate second primary school or an all-through school. Nature of provision cannot be specified at this stage due to long timescales involved. - timing of delivery of first primary school cannot be confirmed because situation with proposed primary school at Meon Vale is not yet known. This will be built as a 2 form entry school but WCC would prefer it operated initially as a 1 form entry school to give scope for primary school at LMA to be provided earlier and avoid over-provision of places in local area. - WCC will liaise with intended operator of Meon Vale primary school to seek to influence situation but it has no direct control over decision. Input from HCA would be helpful in this process. - WCC has spoken with Warwickshire and Gloucester County Council's but it is anticipated that growth in population in the local area will have more impact on schools in Warwickshire because its education arrangements are more popular - new primary schools should be designed to incorporate nursery education. It is possible that community hub which forms part of LMA400 permission will provide a nursery school. <p>Further discussions are required with Shipston High School regarding their phased expansion. The decision about how secondary S106 funds will be allocated will be determined by WCC Cabinet nearer the time that funds are to become available.</p>	Noted	All
22	It was requested that headteacher be advised of the situation.	JN to contact headteacher	JN
23	ME confirmed that Masterplan incorporates school sites and areas of land required.	Noted	All
Future Steering Group meetings			
24	The following dates have been confirmed: Tuesday 27 February (am) Wednesday 28 March (am)	Noted	All

	Any other business		
25	SD expressed concern about certain aspects of the parking standards that SDC is proposing in its draft Development Requirements SPD.	Noted	All
26	PH advised that consultation period is due to start on 01.03.18 and will provide an opportunity for comments to be made on them.	Noted	All
KEY DATES			
	7-10 February 2018 – CALA holding consultation events on SWRR. 28 February 2018 – anticipated adoption of SPD by SDC. Early May 2018 – applications for LMA3100 and SWRR due to be submitted.		
KEY ACTIONS			
1	Finalise advice on blight and compensation issue.		JC/SDC
2	Report responses to LMA400 application to next Steering Group meeting.		NH
3	Report progress on assessment of housing mix and affordable housing in LMA400 application to next Steering Group meeting.		NH
4	Hold meetings to consider treatment of Campden Road in vicinity of Clifford Mill, including Freshfields Nursery junction.		SDC/WCC
5	Advise SRAG of options chosen for viaduct and bridge designs		ME/CALA
6	Contact headteacher at Shipston High School to explain situation with S106 Agreement relating to LMA400.		JN