

Notes of meeting of Long Marston Airfield Garden Village Steering Group

Date: 27 February 2018

Attendees: Cllr Peter Richards (SoADC Portfolio Holder for Housing and Infrastructure) - Chair
Cllr Peter Barnes (SoADC Welford on Avon Ward)
Cllr Mike Brain (SoADC Quinton Ward)
Cllr Jenny Fradgley (SoADC Guildhall Ward & WCC Stratford West Division)
Cllr Peter Moore (SoADC Hathaway Ward)
Mike Emmett (CALA Homes)
Steve Davies (CALA Homes)
Jonathan Thompson (JTLD - on behalf of landowners)
Sandra Ford (HE)
Jasbir Kaur (WCC)
Neil Hempstead (SoADC)
Richard Gardner (SoADC)
John Careford (SoADC)
Ross Chambers (SoADC)
Paul Harris (SoADC)

Apologies: Councillor Izzi Seccombe
Councillor Kate Rolfe
Councillor Daren Pemberton
Ben Simm

Distribution: All who attended and sent apologies
LMA Project Team:

Ref.	Description	Action	By
	<p>1. Key actions from Steering Group meeting on 29.01.18</p>		
1	<p>NH reported that actions have been undertaken, although it is unclear whether Janet Neale at WCC has contacted headteacher of Shipston High School. Various actions are on the agenda for this meeting.</p>	Check with Janet Neale	NH
	<p>2. SWRR blight/compensation update</p>		
2	<p>A draft briefing paper was considered. RC stressed that blight is a very complex legal area and advice has been taken from an expert lawyers in the field. WCC has also been party to its preparation. In summary, SoADC and WCC conclude that none of the statutory blight provisions identified in planning and highways legislation apply in respect of SWRR.</p>	Noted	All
3	<p>Compensation is a separate issue from blight. The Land Compensation Act 1973 establishes that where the value of a property is depreciated by physical factors such as noise and lighting, compensation may be payable by the Highway Authority. Claims can be made after 12 months from the date the road is opened to traffic.</p>	Noted	All
4	<p>JK explained that WCC will have a clause that when the road is adopted, the developer will be liable to pay any justified compensation claims. ME advised that any compensation liability on CALA would simply compound the funding shortfall and would therefore have to be found from other sources</p>	Noted	All
5	<p>SoADC could consider making part of the S106 funding available but legal advice would need to be sought on this. It was acknowledged that cost compensation claims could reduce the money available for other components of the scheme.</p>	Noted	All
6	<p>It was agreed that a joint statement should be issued by Leaders of SDC and WCC. This will be placed on websites and sent to local residents, Parish Councils and Ward Members as appropriate. The need to manage expectation was stressed.</p>	Produce/ circulate statement	SoADC/ WCC
			CALA

3. Updates of current work being undertaken and timescale			
LMA400			
7	Meeting to be held on 5 March between SoADC and CALA to discuss reserved matters application in relation to house types, design, landscaping access. Workshop on LMA 3100 Masterplan arranged for 12 March. Updates will be given to next Steering Group meeting.	Feedback to next meeting	All
8	There are some highway objections from WCC regarding access and internal arrangements which need to be resolved.	Noted	All
9	No objections have been submitted by Environment Agency or Historic England. The flood modelling is being independently audited	Noted	All
10	Sport England will wish to ensure that provision of pitches is to an appropriate standard and that changing facilities are provided.	Noted	All
11	The employment hub will be the subject of a separate reserved matters application.	Noted	All
12	SoADC has appointed Colliers to assess housing mix and affordable housing in respect of viability. It was stressed that the report should be based on Government guidance on assessing viability and any deviation from it should be justified.	Noted	All
13	Concern was expressed about avoiding slippage in determination of application. Important to produce a timeline for getting it to Planning Committee. It is still hoped that a May date is possible.	Noted	All
SPD			
14	PH reported that SoADC adopted the SPD at its Council meeting on 26 February. It can now be used to inform the determination of planning applications.	Noted	All
SWRR			
15	ME advised that double arch bridge and arch viaduct options are being pursued. This reflects the strong level of public opinion expressed. There are no known technical constraints to implementing these options. PBA can now assess cost of road which will have a major input to viability calculations.	Noted	All

16	<p>JK reported that WCC and CALA/PBA are working together to develop a detailed design for the road. This will also cover adoption and commuted sum maintenance costs which will also affect overall costs and viability.</p>	Noted	All
LMA3100			
17	<p>ME reported that parameters plans are being finalised. General concepts are being considered in greater detail but there won't be fundamental changes and outcome will be consistent with the SPD. This work is progressing on time.</p>	Noted	All
4. Feedback from meeting held on 13 February regarding Freshfields Nursery junction			
18	<p>NH reported that a scheme has been identified involving removal of right hand turning lane, removal of some crash barriers to improve visibility, widen highway so that vehicles don't cross the carriageway, and introduction of hatched central strip and higher kerbs. Staggered speed limit reductions will be introduced from 40mph down to 30mph. It is intended that lighting will be provided at the junction and road surface improved. PBA are working up a scheme on this basis.</p>	Prepare detailed scheme	PBA
5. Marginal Viability Funding			
19	<p>SF advised that SoADC should receive an email shortly seeking clarification on a number of issues relating to the successful bid. Originally it was intended that the grant money would be issued by MHCLG to the Local Authorities via S31 grant, it has now been agreed that Homes England will be responsible for issuing the monies. Homes England will therefore enter into a contract with SoAD, with key milestones specified as part of the agreement. It will then be up to SoADC to enter into an agreement with Cala for the draw- down of the money, with clear milestones setting out the delivery of the housing units. It is not envisaged that all of the money will be transferred immediately.</p>	Noted	All
6. Any other business			
20	<p>It has been suggested that traffic lights are being considered at junction at bottom of Bordon Hill. As things stand, a roundabout will be provided as part of the West of Shottery permission. Consideration could be given to converting this to traffic lights at a future point in time if required. ME advised that modelling work will establish if and when traffic lights might be needed and this will be addressed in the planning application.</p>	Noted	All

21	PR requested that the next Steering Group meeting should consider how WoSRR and SWRR tie in. Suggest that contact is made with representatives from Bloor Homes and Hallam Land..	Include on agenda for next meeting	ME
22	PR understood that outcome of Forward Funding bid is likely in near future. SF explained that if successful there would be a six month period to work up a full business case. Final decision is due by end of 2018.	Noted	All
KEY DATES			
	Announcement of Forward Funding bid – mid March		
KEY ACTIONS			
1	Check that Janet Neale at WCC has contacted Headteacher at Shipston High School	NH	
2	Produce and circulate statement to local residents about blight and compensation	SoADC/WCC	
3	Feedback on LMA400 Reserved Matters application and Masterplan to next meeting of Steering Group	NH/CALA	
4	Prepare detailed scheme for Freshfields Nursery junction	PBA	
5	Contact to be made with representatives from Bloor Homes and Hallam Land.	ME	