

Warwick District Council Proposed Development Review Forum

Notes of Review Forum of 31st October 2011 into proposals for the residential development of land around Barford House, Wellesbourne Road, Barford; and proposals for development at Mallory Court Hotel, Harbury Lane, Bishops Tachbrook.

Item 1: Land around Barford House

Introductions made by Gary Stephens (Development Manager for the District Council) followed by a presentation from Graham Parker of PJ Planning Ltd on behalf of Sharba Homes and Phil James of Sharba Homes. A copy of the presentation is available separately.

Questions & Answers (answers from Graham Parker unless stated)

Parish Councillor Wendy Barlow

Q Challenging consultation in that 62% respondents = 12% of village.

Q Why is 60 houses justified when 70% of village against this?

Needs Survey Joint Parish Councils with a 19% response rate assessed the need = 8 dwellings 2009 Survey

Plot identified for 11 homes not delivered.

Q Is the increase to 20-25 affordable homes necessary?

Q How many sheltered or bungalows?

A Reiterate historical survey – figures are what they are on balance.

A Needs Survey – need within Warwick for affordable housing does not stop at Barford, those needs grow.

A The scheme offers 23 affordable homes.

A 6 = 2 affordable, 4 market.

John Murphy, Parish Councillor

Q Not happy with quote 'land is coming under pressure for developers not village actors'.

A Quoted Village Plan (Proposed Development Site).

Cllr John Barrott WDC Councillor

Q Touch on proposals re. access.

Q Where are you planning to put affordable?

A Access from Wellesbourne Road opposite bus stop. Southern site is to keep pillars and open access on to Wasperton Lane.

A Affordable houses will be scattered around development groups of 5, 6 or 7 around the development – quality will be consistent.

Cllr Janice Dean WDC Councillor

Q Open space - how it will be managed and used?

A This is an open issue it is there for you and legacy to maintain.

Philip Morris, Parish Councillor

Q Results of Survey. Which 391 people objected to Sharba homes development?

A There were different proposals.
Theme – setting out the growth of the Consultation there is a layout for the Community to decide upon.

Q How will transfer of open space take place?

A Transfer to WDC or JPC if that is what the Community wants.
A Management Company will look after trees and/or spaces.

Cllr Clair Sawdon WDC Councillor

Q What is your acumen in development schemes?

A 20,000 houses in south west.
Similar size 48/50 houses in Wychavon.

Q Any of the projects been delivered?

A 235 houses in rear grounds Royal Victoria Park.

Cllr Richard Brookes WDC Councillor

Q Query rights of way, how permeability will be achieved?

A Southern Site two pedestrian access.
Northern Site has 3 points of access.

There is an option for a 4th pathway to the school.

Cllr Roger Copping WDC Councillor

Q (Only 90% accepted) 2009 village statement has not been adopted and the site not allocated in the Local Plan.

Q What are you going to do for badger conservation?

A No detail of badger conservation as that would be inappropriate.

Detailed scheme will be provided to Planning Officers.

Cllr John Barrott WDC Councillor

Q Should this proposal come forward, what is the plan for contributions to education?

A S106 negotiations for contributions to education.

Mark Sullivan, CPRE

Q Is the Council using Conservation Area appraisal?

A PPS5 – Heritage assessment is required of the whole site in assessment of significance that will then weigh the impact.

A Bricks being vandalised, trees being destroyed.

A Application for full application processed as per – report to See Statement as a departure.

Cllr Alan Boad WDC Councillor

Q Are there any renewables?

A Req. 10% for each property. Solar PV – feed in.

Cllr George Illingworth WDC Councillor

Q No cars in sight on artist's impression how much parking required?

A Parking provided will meet the Councils' standards

Cllr Elizabeth Higgins WDC Councillor

Q Are affordable leasehold?

A There are a number of options and ways this can be done.

Philip Morris, Parish Councillor

Q Touch on design.

A No vernacular architectures, Robothams our Architects are familiar with Village types.

Q Tell us what those features are?

A Mix of bricks and render. Heights, colour of roof. No stamp house type.

Wendy Barlow, Parish Councillor

Q Infrastructure. Sewage problems on sites around.

A No guarantees of solving drainage problems. Suds integral part.

In terms of foul 'hydrock engaged in negotiating capacity' if there is a problem cost factored into developments.

Item 2: Land at Mallory Court

Introductions made by Gary Stephens (Development Manager for the District Council) followed by a presentation from Mark Chambers and Richard Seal of Mallory Court Hotel. A copy of the presentation is available separately.

Questions & Answers (answers from Mallory Court Hotel representatives unless stated)

Cllr George Illingworth WDC Councillor

Q Harbury Lane has an up and down relationship.

A Site is more or less level.

Cllr Alan Rhead WDC Councillor

Q Have you got a travel plan or parking?

A No need for extra parking over 25 formal spaces there will be overflow.

Travel Management plan will be in the transport assessment

Cllr John Barrott WDC Councillor

Q How many more new jobs would there be?

Q Is there a need for additional rooms?

A Need for 10% increase in staff with further 5% additional rooms.

Q Any green travel plan?

A No.

Cllr Richard Brooks WDC Councillor

Q Personal interest declared. What does green limb do?

A Construction access.

Q Is there a requirement for local employment condition?

A None