

Warwick District Council Proposed Development Review Forum

Notes of Review Forum of 21 November 2011 into proposals for the development of 209 dwellings at Land south of St. Fremund Way, Whitnash, Leamington Spa.

Introductions made by Gary Stephens (Development Manager) followed by a presentation by Greg Mitchell from Framptons Planning Consultants on behalf of A.C. Lloyd. A copy of the presentation is available separately.

Question and Answer Session

Summary of questions from Councillors/ attendees and answers from Framptons/ A.C. Lloyd:

Question: Asked about provision of a play area for children and also proposed parking provision. (Cllr Kinson)

Answer: Public open space will be provided on site in the central area of the site and also some in the north east corner. Discussions are ongoing regarding the detail of how these areas will be used and what level of provision for play areas is made. The central area will be general public open space. Peter Frampton added that there were ongoing discussions with the Council's Cultural Services department regarding the provision of recreational areas with the central public open space. In terms of parking, the proposed provision was to be slightly in excess of the Council's Vehicle Parking Standards in some cases. There was also the potential to bring buses into the development.

Question: What were the implications for education? (Cllr Morrison)

Answer: The County Council will advise of the contributions that are required. Some existing schools will already have capacity. Where this is not the case, payment of contributions will enable extra places to be provided.

Question: Raised concerns about on street parking and lack of public transport. Questioned where residents were likely to work and raised concerns about congestion on St. Fremund Way. (Cllr Naylor)

Answer: In terms of parking we are constrained by the Council's Vehicle Parking Standards. We have tried to work out a bus route around those areas where cars are not parked. We have talked to bus companies and at the moment there is only a potential to bring in a bus service. Time constraints mean that the bus company does not

wish to go around the whole estate. It is considered that the route will be within acceptable walking distances from the dwellings. A Transport Assessment has been carried out. Warwickshire County Council are happy that the existing road network can accommodate the proposed development.

Question: What do you mean by emergency access? (Cllr Falp)

Answer: There will be a gated access only to be used by emergency vehicles. The access can also be used by pedestrians and cyclists.

Question: Raised concerns about the condition of Church Lane. Also questioned whether there were any plans to build on land to the south of this development. Also questioned whether the parking would be on drives or garages (Cllr Barton)

Answer: Confirmed that Church Lane is adopted. Looking at this particular site we cannot categorically say that the land to the south will never be developed, but in designing this scheme there are good views to the south. There are no rights to a view. The parking will be provided as a combination of garages and drives. Permitted development rights can be removed to control garage conversions.

Question: This site is an area of restraint in the Local Plan. I do not see an urgency to develop on an area of restraint. (Cllr Brookes)

Answer: The Authority is duty bound to show a deliverable supply of housing for 5 years. There are other material considerations; A presumption in favour of development; The site has been considered as a preferred option by the Authority.

Question: How many of the units will be 'Affordable Housing' and will it be dotted around or concentrated? What be the form of tenure. Will they be flats or houses? (Cllr Blacklock).

Answer: We have had discussions with the Council's Housing department on affordable housing. 40% will be affordable. It will be spread around the site. Housing associations tend to prefer them to be concentrated for more effective management. However, we have tried to compromise. In terms of tenure, we will be guided by the Local Authority. Will expect to see a mix of shared ownership and rented. The identified need is for 2-3 bedroom houses. All of the affordable housing will be managed by the housing association.

Question: Will there be a new Campion School? Will there be any bungalows for the elderly? (Cllr Copping)

Answer: The County Council will require s.106 contributions for schools. However, this development will not support the development of a

new school. Bungalows have not been designed into this scheme but can be discussed. Some will be 'lifetime homes' and be future proofed.

Question: The site is located next to a nature reserve. I would like there to be no footpath into it. What protection will be made? (Cllr Davis).

Answer: The existing public footpath runs the whole length of the nature reserve. Requirements for any protection will come out during the consultation process for the planning application.

Question: Who will pay for the upkeep of the public open space? (Cllr Davis).

Answer: The s.106 agreement will look for a maintenance agreement. Ideally the Town Council with commuted payments for future maintenance. It could go to Warwick District Council, the Town Council or to another company. We have had discussions with the Council's Cultural Services department and there is a possibility of it being adopted by the District Council.

Question: Where are the community facilities; local shop, doctor's surgery, school, etc? (Cllr Brookes).

Answer: Sydenham Primary School is 1.2km away. Campion school is next to the site. ASDA, St Margaret's Road and Sydenham Drive are not too far. There are a variety of local facilities within acceptable walking distance and there will be a full breakdown of this in the application.

Question: Will the emergency access be used for access by pedestrians? (Cllr Davis)

Answer: Yes.

Question: Can you give us a breakdown of the houses? (Cllr Button)

Answer: 34 x 4 bed, 55 x 3 bed and 36 x 2 bed (private). The affordable will be a mix of 2/ 3 beds and apartments.

Question: There is a weight limit on the bridge. Has this been taken into account? (Cllr Brookes)

Answer: We will have discussion with the Highways Authority.

Question: Have the trees on and around the site been taken into account? (Cllr Kinson)

Answer: This will be dealt with through a tree survey, conditions and a landscaping scheme.

Question: **Provision of community facilities should be made taking into account potential for further expansion. (Cllr Davis)**

Answer: The impact on infrastructure will be taken into account.

End

Head of Development Services
Warwick District Council
12 December 2011