

GARENDON PARK COMMUNITY LIAISON MEETING

MEETING INFORMATION

- Location:** Charnwood Road Community Centre, Shepshed, Loughborough, LE12 9QE
Date: 09/04/19
Time: 2.00pm start
Attendees: Persimmon Homes, William Davis, FPCR, Leicestershire County Council, Charnwood Borough Council, Shepshed Town Council, Hathern Parish Council, Cllr Roy Campsall & Cllr Luke Smith (Loughborough Garendon), Stonebow Washlands Group, Shepshed Watermill, Gorse Covert Community Association, Thorpe Acre Residents Association, Cllr Max Hunt (Loughborough NW), Cllr Keith Harris (Loughborough Dishley & Hathern), Cllr Joan Tassell (Shepshed West).
Apologies: Cllr Christine Radford (Shepshed West)

AGENDA ITEMS

Items

- 📌 **Informal Roundtable Presentation**
 - Introductions
 - Remit for Community Liaison
 - Key principles
 - Protocol – meeting information
 - Application to date
 - Reserved Matters Preparation
 - Green Infrastructure (GI)
 - Entrance gateway
 - Street hierarchy
 - Listed buildings
 - Public access
 - Phasing
- 📌 **Q&A (within above)**

INTRODUCTIONS

Cllr Luke Smith announced he would be standing down as a Councillor for the Loughborough Garendon area, but would remain as Chair of the Stonebow Washlands Group. It was acknowledged that in future meetings other parties may be invited in relation to the Agenda Items at the time.

REMIT FOR COMMUNITY LIAISON (KEY PRINCIPLES & PROTOCOL – MEETING INFORMATION)

Meetings to be bi-annually, subject to the stage of development (could become quarterly per year). Any specific queries in relation to the site to be raised to Persimmon Homes in advance of a meeting to ensure they are addressed sufficiently.

APPLICATION TO DATE

Pre-submission planning conditions have been submitted – planning application references are as follows;

- 📌 P/19/0246/2 – Condition 10 (Development Framework Plan)

- ✦ P/18/2406/2 – Conditions 9 (Site-wide Phasing Plan), 25 (Public Transport Strategy) & 28 (Site-wide SuDS Strategy)

Highways;

- ✦ The A6 roundabout and 6.75m spine road access are ready and to be submitted to County Highways. Once approved the work start date will be subject to road-space availability (current lead time is 2-3 months).
- ✦ Trees and fencing have been removed on the A512 Ashby Road to facilitate the dual carriageway proposals under Permitted Development. It is acknowledged no tree removal (past or future) is to take place during bird nesting season.
- ✦ Bus service to be live with a Transport Plan at the earliest opportunity.
- ✦ The spine road through the site joining the A6 to the A512 will be complete by the 1200th occupation.

Education matters;

- ✦ The S106 dictates that the 1FE primary school is to be open by the 300th occupation.
- ✦ There will be a separate reserved matters application which will be prepared whilst construction of the site occurs (ready for year 2/3).
- ✦ Once the school is open it will serve the site's occupants and the wider area in 2021.
- ✦ The Education Authority has said there is capacity within the area to accommodate new pupils until the school is open. A commuted sum to improve current school facilities and their capacity form part of the S106.
- ✦ Concerns from attendees of capacity raised and it was agreed that a member from the Education Authority should be present at a future meeting, in addition to the Education Liaison Group which they also attend.
- ✦ In the long-term the schools on site will be self-sustaining,
- ✦ Concerns raised from attendees regarding the increased traffic on the A6 due to parents taking their children to school. There are off-site contributions to be spent at Highway's discretion to make improvements here.
- ✦ The S106 states a secondary education commuted sum of £9.5million.
- ✦ Whilst the issue of a lack of drop-off parking for parents at schools (and to bear in mind for those on site), it was established that the Department for Education Design Criteria sets a standard to be complied with.

Traveller site:

- ✦ To be in place after the 1300th occupation
- ✦ To be serviced and secure.
- ✦ Questions raised as to its location adjacent to the industrial area and it detracting from advertising desirability for potential commercial occupants.
- ✦ The S106 states an education commuted sum of £9.5million.

Other matters;

- ✦ Persimmon Homes anticipate a build rate of 80-100 units/year following the first year of works commencing.
- ✦ The Science Park's outline application to the north of the site was submitted in February with a decision due in the summer (applicant is Wilson Bowden).
- ✦ It would be beneficial for Persimmon Homes to liaise with Biffa in relation to the nearby Incinerator development.
- ✦ Odour concerns from sewage produced on site in addition to existing issue raised – as well as spillages into the Blackbrook; however it was confirmed that Severn Trent will ensure necessary upgrades will be made.
- ✦ Research to bring online a website for the development to be organized asap.

GREEN INFRASTRUCTURE

The open space is to be transferred into a management company (not-profit) as per the Estate Plan. There is a 20-40m woodland belt to the north-western edge of the Garendon Gateway.

ENTRANCE GATEWAY

There is a 3m offset easement on either side of the spine road. Public art ideas are welcome of which FPCR will then provide sketches for the northern entrance. An idea was raised of naming the roundabout after Robert Bakewell (whose farm was to the north of the site).

Interest was also expressed by attendees to be involved in the road-naming within the site.

STREET HIERARCHY

The road and elevation treatments will change to demarcate the street hierarchy.

Native species planting will be used.

It was agreed house type drawings will be brought to the next meeting.

It was raised as to whether the affordable housing % provision would change in the future.

Persimmon Homes confirmed that this is unknown, as is the nature of the housing market as a whole in the future.

The type of heating to be used in the proposed homes is up for discussion. Persimmon Homes will find out from their service group as to what will be proposed.

Whilst it was queried whether both developers would provide rainwater collection methods, it was confirmed that this could be done in the public buildings, it is not a building regulation requirement for residential dwellings.

HIGHWAYS

The road and elevation treatments will change to demarcate the hierarchy.

Native species planting will be used.

No more than 600 units can be built from the northern entrance. Once this trigger is met, the opening of the southern access will permit a maximum of 600 units before the spine road joins together.

LISTED BUILDINGS

The parkland design will be reinstated

The old railway is to be kept rural with tarmac surfacing and bollard lighting. Part of this route is not within the site's control and will be for County to decide.

It was raised that there are skylarks near the Obelisk – FPCR will investigate.

It was stressed that the park is not a regional attraction, but the barns on site may be used for a local centre/farmer's market/museum.

The stone wall adjacent to the barns will be reinstated.

Concerns raised regarding vandalism prevention. It was highlighted that the buildings/monuments are naturally surveilled which will be maintained by the management company (funded by the service charges from residents). A county or private warden may be used.

The Estate Plan has been amended in response to comments from Charnwood which will be resubmitted within the next month. The plan can be run through at another meeting.

PUBLIC ACCESS, PHASING

The yellow routes on the approved Masterplan (1005/L/04 rev E) are proposed public access routes (further clarification required, especially for local users). The various footpaths and cycleways will be open as soon as possible pre-occupation (different triggers in place).

The medical facility, shops, village hall etc will be in place by the 1200th occupation.

The health contribution will be charged pro rata per every 250th occupation until the medical facility is in place (this could be in place sooner if the southern A512 access is sorted earlier).