

GARENDON PARK COMMUNITY LIAISON GROUP MEETING

MEETING INFORMATION

Location:	Meeting held via Zoom.	
Date:	16 th February 2022.	
Time:	6.00 p.m.	
Attendees:	Persimmon Homes	Dan Endersby
	Persimmon Homes	Sean Barratt
	William Davies Homes	Jake Robinson
	Dishley Resident's Group	Sue Savin
	County Councillor	Max Hunt
	CBC Cllr	Roy Campsall
	CBC Cllr	Paul Boldrin
	CBC Cllr	Emma Ward
	Hathern PC Cllr	Royston Dan
	CBC Cllr	Keith Harris
	Stonebow Washlands Wildlife Group	Colin Evans
	Guardians of the Bridlepath	Haidee Johnson
	Shepshed Watermill	Neil McHugh

INTRODUCTION

Persimmon Homes Technical Director Sean Barratt (SB) introduced the meeting and welcomed everyone back to the Garendon Park CLG. SB introduced himself on behalf of Persimmon Homes North Midlands and set out the meeting Agenda.

The aim of the meeting is to re-establish links back with the community and those who have knowledge of the area, the community and the proposed development as a group in order to deliver the best possible outcome for all. Previous minutes were raised but were dismissed at this point due to the time period between meetings and the change in some group members. As a group it was agreed to proceed with the new Agenda.

SB suggested that future CLG meeting will be held Quarterly for year one, 2022, due to the fast pace to which the development will start to move forward with a view to reduce these meetings to bi-annually as and when the group feel appropriate potentially starting in 2023. Dates for future CLG meetings have been suggested which will be discussed later in the meeting.

It was reiterated that meetings will need to start prompt at 6pm due to attendees other commitments and not anticipated to go over two hours in duration, although there may be a slight overrun in the initial meetings if found necessary especially where important subjects are being discussed.

PRE DEVELOPMENT

Persimmon Homes Managing Director Dan Endersby updated the group on the purchase of the land and the process in which leads to completion and a works start on site.

Enabling works have started on the site entrance and preparation works on the existing highway Derby Road. Archaeology works are due to commence Monday 7th March 2022.

Persimmon Homes are holding monthly design meetings with all scheme design disciplines to ensure the scheme is progressing in the right direction and within a timely manner. All key design points are discussed and monitored throughout the design stages to which SB provided examples leading to further discussion with in this meeting. Persimmon Homes also in regular contact with local authorities and local groups.

No further questions on this section were raised at this point.

PLANNING CONDITON DISCHARGE

Persimmon Homes have been working with Charnwood Borough Council (CBC) providing information in order to clear Planning Conditions set against both the Outline and RM permissions. Some conditions have been cleared to date with some further clarity required on others which is in progress. Further conditions are set for future phased of the development which will be cleared at that time.

No further questions on this section were raised.

ENTRANCE GATEWAY

A concept design had been drawn up by Persimmon Homes but is still in discussion and will be issued to the group for review and comment once agreed with CBC.

Public Art ideas were encouraged by the group with any thoughts on this matter to be sent to Persimmon Homes to circulate amongst the group for review and comment.

An idea was raised to the naming of the roundabout after Robert Bakewell (whose farm was to the North of the Site and was prominent within the area). It was also put forward to a Statue of Robert Bakewell placed on the roundabout. Persimmon Homes stated that this would need to be discussed with Highways but would look to locate a statue within the development if this was the agreed outcome. Further discussion was needed outside of the meeting on this matter.

Interest was also expressed by the group to be involved in road naming.

SCHEME PHASING

A number of different layouts and documents refer to various phasing methods of the site. Persimmon Homes are discussing the phasing of the scheme with CBC. A programme of scheme phased delivery has been issued to CBC which is also to be discussed.

The opening of Garendon Park was discussed and in particular the many existing and proposed routes throughout the area. SB discussed the proposed phased opening of the public access routes to which a phasing plan is being produced.

The proposed surfacing of the footpaths were discussed following a standard approach request from highways for the paths throughout the wooded areas to be built up with a tarmac surface finish. SB informed that these works would cause more damage to the woodland and take away from the character of the area we are all trying to retain. Comments were made by the group for the footpaths to be retained in their current form. Persimmon Homes stated they will improve those sections of highway already agreed and already in existence and make good where in a poor state to those more natural footpaths throughout the sit. This proposal was discussed and felt it would be the best outcome for the site and for the public using the footpaths in there various forms.

FUTURE MEETING DATES

SB proposed the following dates for future CLG meetings taking the group to the start of 2023 where meetings could be reduced to bi-monthly dependant on group satisfaction on progress at that time. SB has already sent out diary invites. The group suggested that we continue the meetings via Zoom until further notice. SB to forward meeting invite links for access.

Wednesday 20th April 2022 at 6pm – Via Zoom

Wednesday 20th July 2022 at 6pm – Location TBC

Wednesday 19th October 2022 at 6pm – Location TBC

Wednesday 18th January 2022 at 6pm – Location TBC

SB requested that any Agenda items or Questions be submitted to himself one week in advance of the meeting. As previously stated, we aim to keep the meetings to within a two hour duration.

AOB

Further items that were discussed under any other business:

ATTENUATION PONDS

Persimmon Homes confirmed that the ponds are to be landscaped in such a way to detract from large gatherings of birds. FPCR Landscaping and Ecology Consultants have designed the ponds in this regard. Mr Colin Evans would like to review the proposed pond designs.

SCHOOL FACILITY

Timing of the school facility to be confirm at the next CLG meeting.

COMMERCIAL UNIT

Timing of the Commercial Units and is there any interest. Dan Endersby provided an update on current discussions with a potential occupier. A further update to be provided at the next meeting.

DELIVERY TRIGGER POINTS

Trigger points discussed as stated in the S106 document.

WEBSITE AND LINKS

A scheme webpage is currently being formed. A link to this site will be issued shortly.

BIO-DIVERSITY

FPCR Landscaping and Ecology Consultants have been working on this scheme for many years and have designed the landscaping to factor all biodiversity onsite. This is reflected in some of the specific landscaped designed areas and timing on opening these areas to the public not before the areas have established to a sustainable state allowing wildlife to thrive before access is opened.

FUTURE HOMES STANDARD

SB confirmed that Persimmon Homes are at the forefront of government changes and have already considered the required changes to dwellings and surrounding areas as part of the overall scheme design. Changes in the Regulations come this year and in 2025. Persimmon Homes have accounted for these updates within the design process of the scheme in the current and proposed phases accordingly. Mr Keith Harris raised a query to electrical capacity to the scheme and heating properties in the future. SB confirmed that Persimmon Homes have already confirmed capacity to adhere to upcoming regulations especially with regards to fully electric dwellings and renewable systems within the dwelling to assist with energy consumption and potentially a reduction in homeowner bills.

MONUMENT UPKEEP

Dan Endersby updated the group to the work Persimmon Homes are current doing regarding works required to the monuments within the site. Dilapidation Surveys are in progress and a schedule of works will be formed thereafter. The works involved would be discussed with the Local Authority and our heritage consultants. Persimmon Homes have contractors lined up to undertake the works once agreed.

MOTOR VEHICLES ON SITE

With a presence on site and the construction boundary secured, any antisocial behaviour should be reduced. Persimmon Homes could look to early prevention measure on the foot/cycle paths. Mr Roy Campsall was happy to highlight the areas of concern and issue to Persimmon Homes. To be discussed at the next CLG meeting.

MULTI-USE ROUTES

Consideration to horses accessing particular routes. SB confirmed that access over highway will be via crossing points not an underpass due to height restrictions. A specific design of these areas will be formed and issued to the group for review once obtained and agreed with CBC. Haidee Johnson would issue some examples to SB for review.

DEVELOPMENT USED AS A BYPASS

Dan Endersby discussed this point with the group and informed of alternative access around the area. Discussions are ongoing with the Highways Authority.

FESTIVALS AND EVENTS

Concerns raised to impact on community events. Dan Endersby (DE) highlighted Persimmons commitment to local community events and assistance will be provided where possible. DE also confirmed that Persimmon Homes would be sponsoring the Loughborough Run. Efforts will be made to not hinder and assist where possible with all events, the 10K, the Half Marathon and the Music Festival sited opposite the site entrance off Derby Road. SB to discuss with Mr Martin Clayton.

SPINE ROAD – SOUTHERN SECTION

A group discussion on the section of highway to the south of the site referred to as a 'Chatsworth Estate type road' raised a variety of suggestions in design. Persimmon Homes aim to adhere to the planning consent for this scheme but Highways may have a different approach to the requirements within this section. SB confirmed that a detailed design is currently being brawn up and Persimmon Homes are currently in discussion with the Highways Authority regarding all highways especially that of the southern link.

END.