

# Meeting with Warwickshire College Developers.

## 04.01.18

Attending: Cllrs. Harfield, Leech, Tomlinson, Broadbent and Crathorne;  
Representing the Developers.

1. Guy Wakefield, (Hunter Page)
2. Andrew Baddely (Dev. Mgr. Octopus Healthcare,
3. Craig Parish, (Surveyor, Tier UK).

The purpose of the meeting was to see if the developers could resolve some of the issues raised at the last parish meeting prior to a reconsideration of the objections at the next council meeting 15.01.17.

Developers believe that there is a will for the council to rescind its decision to object. The Chairman said that the Councilor's could not say that as it would be pre-determination.

### Drainage.

Craig Parish explained how the drainage has been designed. Increased storage of water on site to 40% plus of 100year flood predictions. Reduction of the site flow rate from the present 100 to 40Litres per Sec. from the proposed retention pond down a 9 inch pipe to the existing pond by the Sports Centre. The Developer felt they had improved the drainage issues considerably.

### Highways/Access:

The proposal outlined by Craig Parish was to leave basically the same access road with a passing place about half way between the A3400 and the main site access. The Parish Council suggested that the access road from the A3400 to the one-way site access road should be widened, or a separate carriageway provided, to allow two large vehicles, e.g. Fire Engine/ Ambulance passing without having to stop. The Developer said that their information from the Highways Agency, and research confirmed that a single carriageway access is acceptable, however this research was based on a 40mph speed limit at the junction. The access road ownership is also an issue. The Parish Council pointed out that the speed of traffic from the South towards the lights at Warwick Road can be 60mph the developer suggested that extending the 30mph to south of the entrance would satisfy concerns over visibility to the south of the access, the Parish Council dis-agreed as this did not reduce the "actual" speed of the traffic.

The council insisted that the visibility of the Road to the south was inadequate. The developers agreed to take away our suggestions and give them consideration. The JPC would support the removal of TPO Trees to permit better access and better visibility at the entrance and a widening of the access road.

### Additional Crossing Point A3400

The Developer stated the WCC Highways department only required a dropped kerb at the required crossing point. It was suggested that the Parish Council consult, or arrange a site visit, with Dave Pilcher at Highways to discuss the crossing point and the footway at this location. The Parish Council voiced concern over the safety of pedestrians and persons on Mobility Scooters crossing the A3400 trunk road to the bus stop on the east side of the road.

### Assisted Living Villas - 3rd floor design objection

The general preference of the meeting was nominally option 3 of the attached changes offered. It was accepted however by the Developer that more work needed to be done on this design.

Henley in Arden  
Roofscape Options



Current proposal

2.5 storey  
Pitched roof to reduce height/ mass  
Maintain parapet upstand (150mm min)  
Second floor inset by approx 1m to reduce impact  
Internal guttering/ rainwater goods



Option 01

3 storey expression  
Flat roof  
Second floor inset by approx 1m to reduce impact  
Internal guttering/ rainwater goods



Option 02

2.5 storey  
Pitched roof to reduce height/ mass  
Roof projects downloads to head of second storey window  
Traditional expression of guttering/ rainwater goods



Option 03

2.5 storey  
Pitched roof to reduce height/ mass  
Maintain parapet upstand (150mm min)  
Second floor inset by approx 1m to reduce impact  
Dormer projections reduced  
Internal guttering/ rainwater goods

### **Massing of the Site**

The current design involved a more intensive development of the site than the original outline permission allowed. The developers pointed out there was no ability in the arrangements between the college and the developer to renegotiate the contract. The viability of the project is lost if there is reduction in the number of Villas and Care Beds which consequently determines the size of the Care home. If Octopus were unable to deliver the size of site planned and were put in a position to reduce it the College would go to the next preferred bidder. The design presented is to permit economy of the operation to provide a viable business. If costs increased due to a reduction in size then charges to clients for care beds would also increase. This would price the project out of the market. The Developer stated the number of beds, and consequently the size of the Care Home, based on an industry standard 54 Square Metre per person, is the minimum that is required to make a viable business operation. Consideration had been given to the number units and the design sympathetically planned to deliver whole estate. The Developers state they have responded to concerns by providing a larger planting plan to create the right mix of the natural and built area (See Appendix 2 and 3) They were not, or could ever be, in a position to reduce the intensity of the development.

Notes prepared for consideration by the Planning Working Party in preparation of a further report to the council meeting 15.01.18.

Peter Crathorne