

REPORT OF THE PLANNING WORKING PARTY
BEAUDESERT AND HENLEY IN ARDEN JOINT PARISH COUNCIL

Application reference 17/03206/FUL

Proposed: Hybrid planning application for Full Planning Permission for the erection of a 64 bed care home and the erection of 3no. assisted living apartment blocks (C2) and outline planning permission including access (Matters relating to layout, landscaping, scale and appearance reserved) for the conversion of Arden House to assisted living accommodation and ancillary facilities. Includes all necessary ancillary and enabling works (including the demolition of 20th century extensions to Arden House.

At: Warwickshire College, Stratford Road, Henley in Arden B95 6AB

For: Octopus Healthcare/Warwickshire College

Application reference: 17/03208/LBC

Proposed: Listed Building Consent for works to Arden House including the removal of a 20th century extension and the making good of the North and West elevations thereof.

Location and applicant as above.

These applications were accompanied by considerable numbers of detailed plans Planning and Heritage Statements, Viability Assessments, Design and Access Statements and Technical data. A number of the plans are displayed for the benefit of Councilors and the members of the Public attending, and follow the display (although not in its entirety) set out in this Hall recently at a public presentation of the Development proposals. By the development team.

These Applications also follow the application for outline consent; reference No. 15/03669/OUT; which until 24th November 2017 was held in abeyance with a Stratford District Council planning committee resolution to approve the scheme made on 6th July 2016, pending, it is understood the final signing of a section 106 agreement. The outline consent was finally granted on 24th November 2017, we have no further information in respect of the S106 agreement and its implication for the development of the site.

At the date of the application for outline consent and following information exchanges with the developers the JPC supported the use of Arden House and its environs as a care home and assisted living development. There were areas of difference and concern as to detail at that time which were voiced to the developers and Stratford District Council during the consultation process.

The JPC planning working party is still minded to commend the development to the Council, but there remain areas of concern that we feel need a positive response from the developers if possible backed up by legal agreement. It is true to say however that

the documents appended to the application provide considerable detail which should alleviate public concerns over many of the details viz: ecology footpath retention and maintenance the Royal British Legion War Memorial.

The areas requiring further consultation from the relevant authorities and the developer are:

1. Design of vehicular and pedestrian access to the main road infrastructure from the completed development and during construction
2. Surface and storm water run off; retention and final distribution to the watercourses and the impact thereon
3. Final design detail of the assisted living “Villas” particularly at 2nd floor roof level.
 - (i) the vision splays from the present drive to the A3400 are poor to traffic from the south; the road speed increases/decreases 40mph to 30mph adjacent to the site entrance there is a potential to accelerate from /to the traffic lights at the cross roads of A3400 and A4189. The pavements are narrow on both sides of the road and there is no signage or crossing feature available.
 - (ii) Detailed practical consideration of the impact of increased water flows as a result of the development is needed. Simplistically the storm and surface water end up in the pond adjacent to the Sports Centre, overflows through a culvert beneath the A3400 to a land ditch at the side of the opposite field thence into the River Alne adjacent to Blackford Mill. This is immediately before the road access bridge over the Alne to that collection of buildings. The Bridge is about 100 years old and presents a pinch point in the river flow. Any significant increase in discharge would exacerbate the flows in the Alne already swollen at the confluence with Ullenhall Brook. Given the various ownerships and liabilities in relation to the land holdings this matter needs urgent attention. Warwickshire County Council as the lead local flood authority have raised an objection to the application above discussed. The JPC should meet with the authority and the developer to progress this matter.
 - (iii) The JPC have raised design matters with the Development team which to date do not appear to have borne any fruit. Primarily we have a concern about the angular nature of the mansard roof and dormer treatment on the assisted living blocks which form an extension to the south elevation of the Listed building albeit not a contiguous one. Arden House is an early C19th building on two stories with pitched roofs; the old school room, which is to remain is exaggerated single storey with pitched dormers/gable and semi circular heads to the windows. The JPC feel that the transition from one era to another could be more sensitively treated, and still achieve what is required by commercial developers. We are not sure at this stage what effect condition 9* of the now approved outline consent will have on the development approach.

**No building proposed as part of any reserved matters submission shall exceed the height of the southern elevation of Arden House.*

Clearly the developer has gone to considerable trouble to achieve what will be an acceptable development of the site retaining and enhancing existing features and retaining the open aspect of the present setting. The proposed use of the site together with its location juxtaposed with the educational and sporting campus at the southern end of Henley is in the opinion of the working party entirely appropriate. There are, we understand, likely to be opportunities for employment from within the town; increased visitor numbers; short term construction employment.

Notwithstanding the fact that the JPC are mere consultees in this process we are of the opinion that the three criticisms above are sufficient for us to have concerns on behalf of the parishioners to whom we are responsible and that they should be represented in the strongest terms to Stratford District Council Planning Authority whilst supporting the proposals already consented by the outline permission and expanded by those consents presently being sought.

Cllr David Tomlinson