



CLERK'S REPORT NO. 2022- 081
AN UPDATE FOR COUNCILLORS & RESIDENTS ON A MEETING WHICH TOOK PLACE ON
WEDNESDAY THE 27TH OF JULY 2022
THIS WAS CONVENED IN RESPONSE TO THE OBJECTIONS RAISED BY THE JPC &
RESIDENTS TO THE LAST APPLICATION

A Response from the Developer's Architectural Consultant

1. Access Road and Highways

- We have widened the entrance sweep with the A3400, to create more space and improve visibility *in excess of that* required by the Highways authority.
- We have created a one way system through the development now, so that all incoming traffic enters the development at the first entry point. All vehicles then travel through the site to one of the two exit points, so that the lane is predominantly one way traffic returning to the Stratford Road, and the only two way traffic from the development will be over the first short section of the lane.
- We will create four passing places along the lane.
- We will repair the whole length of the lane to the bridge.
- There will be a box junction on the Stratford Road at the entrance to the lane
- We will pay WCC highways to install a covered bus stop at the existing Southbound bus stop, and also to create a new uncovered Northbound bus stop near the lane entrance.
- We discussed the fact that the number of vehicles and traffic created by the project is fixed by the number of parking spaces provided. Residents on the development will be buying in the knowledge of the park space provision and the management company will have powers to remove any unauthorised vehicles from the development. So there cannot be any more vehicles than we have stated in our application.
- We discussed that fact that whilst the 19 houses are likely to have residents of working age (and therefore leaving/entering the development at peak hours) the purchasers of the conversion apartments and those of the retirement apartments are generally at or beyond retirement age, and therefore they will generally travel outside of peak hours.
- We have agreed to investigate whether we can provide an electric vehicle charging point at the public spaces provided for the War Memorial visitors This will come down to the capacity of the electricity substation on site and whether the provider believes it will be economic for them to install the charger (i.e. their view on anticipated usage) I believe.

2. Footpath

- The existing footpath has been lowered to a compliant gradient to allow disabled access to the Public open space and the development.

3. Public Open Space

- The war memorial and surrounding land plus an additional area of land will be transferred to SDC or the Parish Council with a payment for maintenance for 20 years placing the war memorial back into public ownership.
- We asked whether the JPC would adopt the land to ensure it was properly maintained for the town.
- We confirmed that we have tried to agree with SDC that we manage the Public open space land because Lifestory will retain ownership of the retirement building in perpetuity (approximately 50% of the retirement apartments will be for rental), and they

will be maintaining the rest of the communal spaces and roads to a very high standard, but SDC have a new policy and will not allow this.

- We suggested that if the JPC do adopt the land, they could effectively employ Lifestory to manage the Public Open Space for them, from the commuted sum paid, with figures agreed so that the JPC are 'cost neutral' on this.?

4. Biodiversity

- We have significantly increased the areas of meadow lawn and meadow grassland and included additional tree planting to now provide an 11% betterment in Biodiversity compared to that existing.

5. GP Surgery Enhancement

- In addition to £170,000 of other section 106 payments for education, libraries, bus stop improvements, safer school routes etc a further £61,000 is to be paid to the NHS and specifically allocated to the local GP surgery for improvements.

6. Design

- We tabled the original street scene and elevation drawings through the development (off white rendered houses very similar to the award winning scheme we built at Corngreaves Hall, plus white boards to the upper floors of the retirement building) together with alternative elevations developed following comments from the LPA and others (red brick houses (as a contrast to the listed building) and black boarding to the retirement block to make them look more rural).
- The members of the JPC all agreed they liked the original designs much better, liked the streetscene and appreciated how much more open the site will be with the teaching block demolished.
- We tabled photographs of the existing teaching block (which sits directly on the edge of the lane) and showed how the new retirement building has been pulled back so that at the closest point it is 6m from the edge of the lane, and generally more than this.

7. Affordable Housing

- We confirmed that we submitted a financial report to SDC with our application and had just received their reply days before our meeting. We will now go through due process with the council to reach an agreed financial contribution level that is acceptable to both parties.
- Once the figure is agreed we will then look whether this is an off-site payment or provision on site.
- We confirmed that we had discussed the site with a number of Housing Associations in 2020, but they were not interested in the site, because the number of affordable dwellings was too small to make it economic for them. Any onsite provision is therefore likely to be by way of Discounted Open Market housing (DOM), and that these would probably be 2 bed houses.
- Once the affordable housing contribution is agreed with SDC, we have agreed to discuss the JPCs preferred split of off-site payment and on site provision, to include in our discussions with DC (although ultimately SDC's decision on this is somewhat outside of our control.
Response ends...

Ray Evans [Given permission to publish this response by the developer]
Parish Clerk & Proper Officer - Date 2nd August 2022