

Notes from the Public Meeting to discuss Horner Avenue Development on 15.6.2020

1. Present Cllrs Roberts, Peck, Bown, Warburton and Cope. Also present Clerk and Asst. Clerk and 24 members of the public.
2. Opening by Simon Roberts.
3. Brief resume of the history and current status of planning, ownership meetings and proposals by Glen Bown.
4. Resident 1. Lived in Fradley for 8 years and worked in Fradley for 20 years. No objection to the development of the land in principle but objection to the access proposals. Objecting to approx. 700 additional vehicle movements per day along Ward Close and Horner Avenue. The roads are not constructed for this additional traffic and it will create an unsafe environment for the residents especially children in those cul-de sacs. The roads currently are frequently grid locked at peak times and the refuse vehicle struggles to gain access. The obvious solution would be to access the site along the road in front of Tile Giant by the pumping station. All other routes would create longer journeys and cause traffic issues for the residents.
5. Resident 2. Resides on Shaw Drive. Objects to haul or permanent road behind Shaw Drive over the PC land. The trees that are planted on that land were intended to achieve a screen from the industrial shed behind them and block noise and the visual impact of the industrial unit. The residents were also advised that the mound at the rear of Godfrey Drive would remain to provide the physical barrier between the houses and the industrial premises. He would not want the trees, or the mounds removed and replaced with a road.
6. Resident 3. Resides in Horner Av for last 8 years. Questions as to whether the housing needs for LDC are met anyway without this development. *Cllr Roberts confirmed that this development as houses was not included in the 5-year plan nor an additional development on the Sheasby estate which could come forward with another 250 plus houses.* Resident objects to the development on the grounds of access. Horner avenue is not suitable for the addition residents' traffic and especially not for HGV construction traffic. He would prefer the Pc not to sell the land it owns in the hope this will frustrate the planning application. Position is that objects to the proposal and especially the access.
7. Resident 4 resides in Ward Close. At the corner of his property is a grass verge on the corner of the road. The bin lorry constantly goes over the grass corner. He understands that highways have verbally approved putting double yellow lines in Ward Close and to the removal of the grass corner to widen the road. Objects very strongly to this as it would leave him to have to reverse out onto a busy through road. He is also concerned that this development will change the character of his home from being in a quiet cul-de-sac to being on a main road through the estate. This will blight the value of his home and queried whether he would be able to claim compensation. He had looked at the plans and it appeared as if all the social housing was being clustered together behind Ward Close contrary to planning policy for social housing

dotted around a development. He was also concerned at the suggestion that this development would open up the possibility of further housing on the wooded area adjacent to the development.

8. Resident 5 resides on Shaw Drive. Objects to the development on the basis that neither of the possible access routes are suitable for the residents of the new development or construction traffic. He was aware that the land owners of the road and land by Tile Giant would not engage with the developers to provide an alternative access route. He was concerned that the District Councillors had made up their minds that the construction traffic should go through the PC land behind Shaw Drive. He is concerned that the traffic on Common Lane is already too great and speeds round the corner making the road unsafe for another junction by Tye Road. He is concerned that consultation comes after an application has been submitted and a developer will not change its application after submission. He queried as to when the traffic survey report would become available to the public. He is concerned that Ward members are referring to the PC land as an eyesore due to the overgrown vegetation, but the residents do not consider it as such. The PC land provides screening and security for their properties. No-one living there wants to look out at the industrial units. Resident asked for the PC views and was advised until a specific planning application was filed, or written proposal sent about it's land the PC could not make a decision. Resident was advised to watch the PC website where all information would be shared.
9. Resident 1. Supporting the other objections and concerned over further development in the wooded area retained by Evans of Leeds.
10. Resident 6. Has resided on Godfrey Drive for 16 years. Raised concern at suggestion of removing the mound behind Godfrey Drive which provides shade and screening against the industrial unit and would not want to see this changed. Queried whether this was designated as public open space and therefore could not be changed.
11. Resident 7. Raised access from the other end of the field. Highways England would not allow a slip road which would be prohibitively expensive in any event. The adult shop will not allow access through its car park. Query whether access could be obtained parallel to the A38 from Wood End Lane. This would involve the same land owner for Tile Giant which may be likely to produce the same result.
12. Resident 8. Raised a concern over the provision of school places for children from the development. Although a financial contribution was noted all the schools are at capacity and there would be no places available for the children in the village schools.
13. The Chair thanked all residents for joining the meeting and for sharing their views. The Parish Council will keep residents informed of any communication from the developers. The Council would also hold another meeting with residents if/when there is any further progress/movement on these issues. The Clerk will also be setting up a dedicated page on the website for this development and we aim to keep people informed via Facebook where possible.