

## Minute of the Parish Council meeting with Green Light on 30.4.2020

1. Present Cllrs A Cope(CC), G Bown(GB), H Warburton(HW) and S Whitehead(SW). M. Gallagher of Greenlight(MG), Alex Carling Operations Director at Bovis(AC), Daniel and Jackie.
2. MG. Evans are tied into a contract with Greenlight and Bovis are looking to work with them and submit a planning application. Evans are also the landlord of the PC current office.
3. Daniel. Looking to submit application for 115 units. Application follows a pre-app with LDC in October 2019. S106 contributions will be made for primary education £600k, £430k infrastructure levy (CIL), sustainable transport £70k and management sum of £40k.
4. The housing mix will be 35% social housing and a range of 2 and 3 bed properties.
5. To alleviate some of the on-road parking in Ward Close Bovis will be looking to provide some additional parking bays within the site. There will also be provision of public open space areas.
6. MG 115 plots with 1-4 bedrooms. 75 will be open market the rest, 40 will comprise social housing. The design of the buildings will be in keeping with the surrounding area. The properties will be tenure blind i.e. the same appearance for open market and social housing.
7. The site will drain to an attenuation basin within the site and Bovis are working with ST Water to ensure the best drainage scheme. Flood risk report indicated no flood risk for the scheme.
8. An oak tree blocks the entrance to Horner Av which will have to be removed but Bovis have engaged landscape architects to provide betterment to make up for this loss. Bovis will be installing an acoustic boundary fence to the south east boundary next to the industrial buildings .
9. AC. Bovis has decided to build Bovis Phoenix range which is a high spec product. In the main 2/3 bed homes designed to help people get onto the housing ladder.
10. Daniel. Ecologists are working on site to identify if there are any protected species and what works are required to mitigate the damage caused by the scheme. Transport assessments and air quality assessment are being undertaken to ensure there are sufficient mitigation works.
11. Proposals for engaging the public over the scheme. Leaflet shown to the Cllrs that would be published and distributed in the local area. The key points contained in the leaflet were explained as :- the areas of public open space, the public access on foot to Common Lane, the acoustic barrier, the two accesses onto the development, the additional parking for Ward Close which will be between the two settlements, the financial contributions as set out above and the social housing. The leaflet sets out how the local community can give feed back to the developers. The leaflets will be distributed in the week commencing 11.5.2020. The main website will become live at the same time. Due to Covid-19 the feedback from the public will be via the online form or email. The consultation period will end on 5.6.2020, a period of 3 weeks should be sufficient.
12. MG. The plan will be to submit a planning application in the week commencing 8.6.2020. Hoping to commence work on site in November 2020 if the consent is granted.
13. CC unfortunate that no public consultation can take place. The main concern is the access to the site being through the estate asked for more detail concerning the acoustic barrier. Advised it will be a 5m high, a soil bund 3m high and then 2m fence on top of that. Main reason 5m is due to change in circumstances in adjacent logistic site, assumed that now it will be a 24 hour operation therefore a 5m barrier is needed.

14. HW sought clarification as to tenure of the properties, confirmed that they will be freehold. HW asked what discussion has been had with residents about the additional traffic, there is an issue now with traffic on the small roundabout Common Lane/Turnbull/Worthington? HW asked what have been the main complaints from purchasers of the existing Bovis homes in the village? MG advised that some information can be obtained and supplied to PC on current Bovis owners views of Bovis. As yet the residents of Ward Close and Horner Av have not been spoken to but there has been a pre-app with 3 ward Cllrs present who gave local information. Bovis have spoken to SCC highways and been through all the traffic proposals with them and as a result added the mitigation of additional parking.
15. GB. 2 things, what is the traffic assessment for additional journeys caused by the development and where are the construction vehicles going to enter the site?
16. MG Transport consultants have been engaged and the starting point is that the land is allocated for employment purposes. It cannot be suitable for employment as HGV's cannot access via Horner and Ward. A comparison on office v. residential use is being worked up for LDC but this shows a higher number of trips for office than residential use. Therefore, there is greater benefit from housing than employment. There is provision for change to residential in EMP1 in the local plan allocations document. Greenlight will share transport journey plan with PC and provide a table. Allocated employment purposes is the starting point for any assessment and office use is not suitable because of the access via housing estate. Coming from Fradley Park there are only 2 points of access, Horner and Ward which are now under Bovis control.
17. MG Access for construction. On looking at the site there is land under the control of Evans, the Bovis land and the Parish Council land. These join to form a track which is very heavily overgrown. The plan is to tidy all this land up and create a track for the benefit of the new site and linking Godfrey Drive with the village shops which have been funded by Evans and the residents will appreciate that. The Dc have informed Bovis that the PC has S106 funds in the region of £96,000 for a new Parish office and this could be accommodated by moving the portacabin to the Bovis land. Greenlight been made aware by Ward members that the Parish wish to relocate to the site that was originally allocated for a health centre. Evans have indicated that they intend to develop the site of the existing Parish office. The link from the site through the PC land could be used for the construction traffic and the PC land incorporated into the land at the front i.e. fronting to Common Lane).
18. MG. The land at the front (shown white on plan) was originally intended for a health facility. More latterly discussions took place with Parish Cllrs who are now Ward Members to site a Parish office on this land. The Evans land (shown blue) was part of the S106 for the existing housing development. In the agreement with Evans Bovis take control of the bund parallel to the A38 behind Godfrey Dr but Evans retains the wooded area. Bovis will create a sustainable link through for construction traffic which will then become a footpath/cycle way. Bovis cannot access from the A38 through the petrol station or the adult shop. The landowners will not agree and Highways England had a number of concerns.
19. AC the intention is to use Bovis land and the PC land to gain access into the site. A sales centre will also be located on the land fronting Common Lane. Once the build has finished and the sales completed then Bovis will transfer the land to the PC. As a temporary measure the PC existing office could share the land with our marketing suite. Suggesting the PC could afterwards obtain a planning consent for a more permanent building when Bovis have moved off the site. Bovis would also tidy the land to the rear of Godfrey Dr which has never been properly landscaped. It could be used for a community facility potentially a small pitch

as it is not being used at present as it is fenced off. Have to put stone down for a haul road and afterwards we can then make a proper path for the use of community.

20. Bovis could assist at the planning stage and could include the Parish Office with our planning.
21. GB. Advised that if intend to use Parish land the former members of the Pc should not be taken as speaking for the PC. MG advised that Cllrs Cross and Wilcox have been very helpful to the developers and them aware of the money available and allocated for the Parish Office. GB advised there is some dispute as to the validity of that grant application. MG advised that are Evans working with everyone but do have aspirations for that land the PC office is sited on. If the 96k not come forward Evans happy for the existing facility to be moved onto this land.
22. GB asked what measures will be put in place to mitigate the of impact of the A38 on the site. MG advised that the A38 is recognised as main noise source, housing is at the same distance from A38 as other developments. GB advised that the current estate is impacted by the noise and it is very loud. MG said the design of the scheme and houses has taken that into account.
23. GB asked about the light pollution in the area, especially as the adjoining industrial unit is moving to 24 hours working. MG said that the acoustic barrier being 5m high will also combat light pollution for the adjoining houses. The recent extension to the industrial unit was assessed to bring more operations indoors and reduce the environmental impact of the works at the site. The acoustic fence will be a 3m high bund of earth forming a grass bank with a 2m fence on the top. This will meet acoustic requirements the gardens would be vulnerable without the bund Bovis are following the guidelines for private amenity areas.
24. GB asked when the leaflet will be available and MG agreed the leaflet can be sent after the to the clerk.
25. GB asked about the access onto the site . Cllrs have talked to SCC Highways and they were not against access from the A38. The residents on Horner/Ward will be very unhappy to have construction traffic over a 2.5 year build and had Bovis explored using the A38? Fradley is suffering from a lot of other developments and there could be 3-4 in progress at once and the overall impact very significant. AC advised that the A38 challenges the local farmer who utilises a rolling road block to turn left into the field. Not an option from a safety point of view. Bovis are signed to the considerate contractor scheme and will work considerately.
26. GB asked what would happen if the PC land were not made available? Bovis advised they would have to be inventive and have materials delivered to the land at the front and then have it taken in by smaller vehicles/fork lifts from there along Horner/Ward. Bovis do want to work collaboratively and use the land which is supposed to be a link and work to put something back into the community and help relocate the Parish office.
27. SW was still concerned over the impact of the noise from A38. Bovis advised that the distance is about 25m between houses and the A38.