

PLANNING COMMITTEE: 17 JUNE 2020
OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 3: W/18/1635 – Land East of Kenilworth

Public Response: An additional 10 letters of objection received making the following comments;

- Location of roundabout severely detrimental to residents of Stansfield Grove.
- Roundabout too close to a sharp bend.
- New walls at entrance to Stansfield Grove would mitigate some of the harm.
- An alternative location for the roundabout should be sought.
- Harmful to highway safety.
- Revisions to overall Spine Road since first introduced are harmful to residents.
- All highway works should be subject to detailed modelling.
- Loss of outlook from properties across currently open land.
- Increased traffic, disruption, pollution and noise will result from the development.
- Loss of privacy and quality of life.
- Lack of information relating to dwellings for older people.
- Tree and hedgerow planting should be a priority at early stage of development.
- Any loss of trees should be mitigated for.
- Loss of Green Belt.

Update to conditions

Condition 35 – update to include the word “acceptable” as highlighted below.

Should the primary school hereby approved exceed 1,000 square metres in floor area (gross external area) the relevant reserved matters application(s) for that phase of development shall be submitted with evidence to demonstrate that the school has been designed to achieve as a minimum BREEAM standard ‘Very good’ (or any future national equivalent). If it is not considered to be financially viable to meet this standard evidence should be submitted with the relevant reserved matters application demonstrating this along with the submission of an **acceptable** alternative sustainability strategy.

Update to Section 106 Agreement

Forward Funding

In addition to the planning obligations stated in the Committee Report, officers will be making a further request to the applicant for a further developer contribution. In order for Kenilworth School to satisfactorily cash flow their proposed relocation to Southcrest Farm, Warwick District Council has agreed in principle to forward fund the anticipated s106 contributions for secondary education, post-16 education and sports provision that have been identified by the Council with input from Warwickshire County Council to be directed towards

Kenilworth School. This will be on the basis that the Council will seek to recoup its funding from the relevant s106 receipts when they are paid.

Department for Education guidance allows Local Authorities that are ensuring that infrastructure is in place to meet the demands of new developments through forward funding schools to request contributions to cover interest, fees and expenses associated with the forward funding, in addition to the standard education contribution to cover the cost of providing new school places required due to housing growth. The Council will therefore be requesting an additional contribution from the applicant to cover these matters.

Whilst a formal request has not yet been made to the applicant, this matter has been discussed with the applicant and officers seek delegated authority from Committee to negotiate this matter with the applicant and agree the details of the contribution with the applicant.

Custom/Self-Build Housing

The precise number of self-build plots to be required through this development is still under consideration and will be addressed through the finalising of the s106 agreement. Officers will work with the applicants to share methodologies and agree a formula for the final figure.

The formula shall be calculated upon submission of each reserved matters/full planning application for housing in sites H06 and H40 and the evidence used by the Local Planning Authority will be the most recent Custom & Self-Build Annual Progress Report at that point in time, which provides an analysis of the self-build register. As this scheme is at outline stage, the s106 includes a clause relating to the provision of self-build properties using an agreed formula to secure the appropriate number of custom/self-build dwellings on the development site.

Committee are asked to delegate authority to officers to finalise this number.

Item 4: W/20/0158 – Land East of Turpin Court

Based on the further information provided in the Case Officer's Report, the Town Council have withdrawn their objection to the proposed development.