

Luddington Parish Council

Notes from the Meeting held at 34 Luddington Road on Tuesday 7th May 2019, 7pm

Present: J Warrander (JW) Chairman, M Brayshay (MB), R Hayden (RH) , Alison Heggarty (AJH), Claire Wise (CW)

In Attendance: J Fleeman (JF) Trainee Clerk, Richard Doffman from Cameron Homes (RD)

Richard Doffman from Cameron Homes had proposed a meeting with Parish Councillors before planning application is submitted for the DEFRA site. He advised that they had now purchased the land, flags were up at the entrance to the site, the planning application would be submitted in three weeks' time, and that they were anticipating commencing works in the autumn.

RD advised that the original architect had withdrawn for personal reasons and the newly appointed firm will be Banners Gate. The proposed management company is Centric, based in Birmingham. Knight Frank will be marketing the properties. No sale prices have been agreed but are likely to be in the region of £250 to £700k.

RD explained that the layout and size/type of properties has been modified based on consultations and market research. The updated breakdown of property proposed is:

Private Housing	5 Bungalows	2 Bedrooms	Detached
	4 Houses	3 Bedrooms	Detached
	3 Houses	4 Bedrooms	Detached
Discount Cost Housing	3 Houses	2 Bedrooms	Terrace
	2 Bungalows	2 Bedrooms	Semi-detached
	2 Houses	3 Bedrooms	Semi-detached

RD advised that public footpaths would be a combination of timber-edged mown and rural gravel to be in-keeping with the rural surroundings. The mowing of the site will be a shared responsibility between the management company and LPC.

As there is no mains gas supply to the area two concealed underground tanks will supply the development. These will be adjacent to the carpark and landscaped sympathetically.

JW asked that all utilities and fowl run up to the North end of the car park to avoid roads/landscaping having to be dug up to supply the proposed community building in the community use area.

As designed, the development is on a horseshoe shaped dead-end road with barrier height soft lighting for each property. The option of the road forming a full loop was discussed which will be considered.

RD confirmed there would be adequate pavements.

JW explained that LPC has been advised to carry out a Housing Survey which is to be distributed later this month. One of the questions in the survey asks if residents would be happy to have a development of 10 social or affordable homes within the parish. This development could support the results of the survey.

RD explained that they are thinking that the 'Affordable Housing' might now have to be 'Discount Low Cost Housing'. This is due to Affordable Housing providers like Fortis and Orbit being less interested in small developments. Cameron Homes have done this in other authorities, for example, Long Marston. These properties would be based on a fixed-equity model and sell at say 60% of market value, fixed in perpetuity. There would be a cascade mechanism in place whereby Luddington residents (and their relatives) would be offered the properties for the first six months, then they would be available to the wider Stratford district. There will be certain criteria (to be set by the Council) which buyers will have to meet to be eligible as well as a price-cap on household income. Parishioners would be advised by leaflet drop marketing.

To meet the Visual Design Statement (VDS) AJH reiterated that there should be no external render and that the bricks and the roof tiles should be red. The bricks preferred would be quality, old-stock/reclaimed style. This was noted by RD.

The style of doors was discussed, AJH wanted confirmation that the doors will not be flat, black budget doors. Preferred look would be a more natural oak similar to doors installed at the Treddington site. RD confirmed the front doors would not be black and would be a composite cottage style.

RH mentioned he had visited the Treddington site and was impressed by the quality of the finish on the show home there and asked for confirmation that the finish would be the same for homes on this development. RD confirmed this.

The colour and type of windows was generally discussed and RD said they are likely to be Georgian style, but no conclusions were reached. Some windows to the lower floors on the larger properties will be square bay. To confirm with the VDS it was agreed that white quality PVC was preferable to any of the darker colours of PVC available.

The CIL contribution will be approximately £150 per square metre, which will total an estimated £350k with 25% of this available to LPC.

Further discussions and consultations will be required but the possibility of CIL funds supporting traffic calming plans, development of green community space and new community building facilities on the DEFRA site were touched on. AJH reminded everyone that there is already £20k under S106 committed for a clubhouse.

MB mentioned that there is a resident who lives adjacent to the site entrance interested in buying land next to the end of his garden which is currently woodland. RD agreed to investigate this.

The road/development has not yet been named. The possibility of LPC naming it was confirmed by RD.