

AYLESTONE COMMUNITY MEETING

THURSDAY, 29 SEPTEMBER 2016

Held at: Aylestone Baptist Church, Lutterworth Road, Leicester, LE2 8PE

ACTION LOG

Present:
Councillor Clarke (Chair)
Councillor Porter

<u>NO.</u>	<u>ITEM</u>	<u>ACTION REQUESTED AT MEETING</u>
10.	INTRODUCTIONS AND DECLARATIONS OF INTEREST	<p>Councillor Clarke, elected as Chair, welcomed everyone and led introductions.</p> <p>Councillor Clarke and Councillor Porter declared their interest concerning their involvement in agenda item 4 (Franklyn Fields Update) and item 5 (Sanvey Lane/ Marsden Lane update). Councillor Porter specified that his interest was as followed, he had:</p> <ul style="list-style-type: none">• Campaigned against the development of the Franklyn Fields site (prior to elections).• Presented a petition to the Council regarding Franklyn Fields.• Friends and supporters in relation to the site who were involved in the petition and also contributed time and funds towards Councillor Porter's campaign.
11.	APOLOGIES FOR ABSENCE	<p>Apologies were received from local resident Anne Hayto.</p> <p>It was noted that Morris Homes were unable to attend this meeting, but however produced a statement and update in regards to the consultation/ survey which they carried out with residents in March 2016. The results and update is attached at the end of this action log.</p>
12.	ACTION LOG OF LAST MEETING	<p>The action log of the previous meeting was agreed.</p>
13.	FRANKLYN FIELDS UPDATE	<p>Grant Butterworth – Head of Planning and Martin Fletcher – Head of Highways were both present at the meeting to give an update on the Franklyn Fields site.</p> <ul style="list-style-type: none">• It was reported that Morris Homes would at some stage be submitting a formal planning application, however as this had not yet been received it was noted that Officers could not

make any proposals or confirm anything until this stage.

- The Planning department noted and would draw together residents' concerns and include these in the consideration following the formal submission of a planning application made by Morris Homes.
- Once the application was received, information would be heavily publicised in the area/ ward as to what was being proposed.

Residents' concerns:

- A petition was submitted against the development of the site whereby a resident queried its value. Grant explained this could be considered as part of the planning application. Councillor Porter noted this had already raised the access issue and put the site on the agenda for the next local plan.
- Impact on education provision from the development and no reference in the plans – Grant explained that the education department would be consulted once an application was submitted. Also, government guidance prevented education provision from being included in plans for such developments.
- Further concerns from residents included; the development of access from Marsden Lane would lead to increased queueing on Lutterworth Road. Martin noted that a traffic impact assessment would be carried out as part of the planning application process.
- A resident noted that details of Section 106 were not available on the website. Grant would re-circulate the information with this action log. *Following the meeting this information was provided and can be found at the end of this action log.*
- Impact on air quality – Councillor Porter commented air pollution was 10% worse due to the bus lane. He added that housing near to Soar Valley Way would be exposed to bad air quality. He further requested that data / statistics be produced to look at the impact of increasing traffic and any possible mitigations such as trees. Grant noted that air quality was part of the Council's Core Strategy and an air quality management plan had been produced. Air quality was considered as part of any planning application. Martin added that the

		<p>Soar Valley Way / Glen Hills Way was a key area for monitoring air quality. Improvement measures would cost millions of pounds and it was not possible to make the developers cover all these costs. He further noted that as yet it was not clear whether houses would be built near to Soar Valley Way.</p> <ul style="list-style-type: none"> • Martin Fletcher gave a presentation on the Morris Homes 'Access Road consultation'. It was noted that the Highway Development Control Team would make the necessary assessments once an application had been submitted however; it was the statutory role of the highway authority that actual considerations could only be made following an application. • Residents were informed by Morris Homes that they were going to have another exhibition/consultation prior to them submitting a formal planning application and would still like this to happen. Councillors would feed this back and still request this to Morris Homes. • Martin noted that through the development process, improving situations would be anticipated with developers accommodating for this. • Grant discussed that the statutory allotment would remain as it was open green space. • Councillor Clarke discussed that he was happy to take contact details of people who would like to discuss this further or for those residents who had further concerns. In addition, if residents had feedback forms they were advised to still submit them.
14.	<p>SANVEY LANE/ MARSDEN LANE UPDATE</p>	<p>Ed Kocik – Team Leader for Traffic Operations presented the following information:</p> <ul style="list-style-type: none"> • It was noted that since the last meeting, a detailed traffic survey had been carried out especially in the Aylestone Village area however, nothing further could be done until the Franklyn Fields site was finalised. • Enterprise car / van Hire Company at the corner of Marsden Lane would be holding a meeting later this month and local residents would be invited. <p>Following the finalisation of the Franklyn Fields development, the following proposals which could be options as part of a comprehensive scheme:</p>

		<ul style="list-style-type: none"> • To install bollards along the road. • To introduce a one way system. • A resident suggested that double yellow lines were required at the top of that road. Ed noted that this could be possible but it was cheaper to put all works together to be considered at the same time. • Councillor Porter queried the cost of the works. Ed responded that it could cost between £2,500 and £4,000 which would also depend on objections. • Martin Fletcher from Highways noted that the inconsiderate/ illegal parking was a city wide issue. It was further noted that the Council had developed a parking improvement plan to address this issue with the use of more resources and enforcement officers. The consultation would end tomorrow and residents were advised to take a look and provide their opinions. • Councillor Clarke suggested that if residents still submit their views to Ward Councillors and they would encourage the Council to accept late submissions. • A resident had concerns regarding Church Street and requested a camera to be installed as drivers were still turning right. Martin reported that camera enforcement could not be used for such offences. Councillor Clarke noted that there had been some Police enforcement previously in that area and figures could potentially be obtained. He also noted that some intervention methods would be implemented in that area, however, the Franklyn Fields application was still being awaited.
15.	LOCAL POLICING UPDATE	<p>Sergeant Nathan Liddicott gave an update on the activities the Police had been involved in, within the ward since the last meeting.</p> <ul style="list-style-type: none"> • In order to prevent burglaries and vehicle theft, residents were advised to not leave valuables in vehicles and to leave a light on and curtain closed when absent from home. Light switch timers were available from Police. • It was requested for residents to keep a look out for elderly neighbours who may become a victim of rogue traders. • For those residents who did not want trick or

		<p>treat door knocking, it was noted that posters could be obtained from most Local Policing Units, Porkpie library or were available to download from the Leicestershire Police website.</p> <ul style="list-style-type: none"> • Street drinking on Saffron Lane - Police were working with the shops to address the issue. • Parking concerns on Belvoir Drive – looking at ways to improve. <p>Residents' concerns:</p> <ul style="list-style-type: none"> • In response to residents' concerns about speeding on Marsden Lane and Sanvey Lane, Police would look into some monitoring and enforcement.
16.	CITY WARDEN	The City Warden was unable to attend the meeting but provided leaflets for distribution.
17.	WARD COMMUNITY BUDGET	<ul style="list-style-type: none"> • Anita Clarke - The Ward Community Engagement Officer (WCEO) informed the meeting that there had been four applications submitted and all of them had been supported. <p>14th Nativity scout group requested funds for a group camp – grant of £500 was approved.</p> <p>Spirit of Aylestone applied to hold a summer of sport – grant of £4,000 was approved.</p> <p>Aylestone local action group requested funding for a community Christmas tree – grant of £1,605 was approved.</p> <p>Friends of Aylestone Hall Gardens applied to fund first aid cover at their Queen's birthday celebration event – grant of £100 was approved.</p> <ul style="list-style-type: none"> • A resident discussed a potential application for funding towards a school. It was requested that the resident contact Anita Clarke - WCEO.
18.	ANY OTHER BUSINESS	<ul style="list-style-type: none"> • A resident raised concerns about a blocked gate/ area used for storing cars near Middleton Street under the railway bridge onto Braunstone Lane. Councillor Clarke reported that planning enforcement action was in the process and owners would have until January to remove the vehicles. • It was queried as to why the popular bus stop on Wigston Lane had been moved to the top of the hill. Councillor Porter responded that this

		<p>was to make it more accessible for people with mobility issues.</p> <ul style="list-style-type: none">• It was noted that the cricket club would be testing their flood lights on 4th October between 9am-3pm.
19.	CLOSE OF MEETING	The Chair declared the meeting closed at 8.20pm.

Minute Item 11

Update from Morris Homes- RE Franklyn Fields

At our public consultation event on 9th March 2016 Morris Homes invited members of the public to view and comment on our proposals for the Franklyn Fields scheme, the event was attended by approximately 100 residents and local stakeholders. The comments received at the consultation and by return of the feedback forms raised various concerns about layout, open space, community infrastructure and drainage. In the main however the concerns were focused around traffic impact and access from Franklyn Road.

Having reviewed all of the comments, Morris Homes alongside Leicester City Council Highways set out to see if an access was achievable directly from Lutterworth Road to serve the proposed development.

Having designed a suitable access solution Morris Homes re-consulted with the local residents of Aylestone with our revised access scheme via a leaflet drop with a Freepost return form. The leaflet was sent to 520 households and asked whether they preferred the new access off Lutterworth Road or the previous access off Franklyn Road.

We received 117 responses from households and they were as follows:

In favour of Lutterworth Road:	99 (85%)
In favour of Franklyn Road:	12 (10%)
None (no Development):	5 (4%)
Other (both Franklyn & Lutterworth Road):	1 (1%)

Having listened to the concerns of the local community Morris Homes have revised our scheme to take access off Lutterworth Road as proposed in the leaflet. This has involved some minor alterations to the scheme due to the internal road layout changes. The final amendments are being made to the scheme and updates to the various planning reports to reflect the new layout.

Morris Homes will be submitting a planning application in the next few weeks for the development of the Franklyn Fields site with access to be taken from Lutterworth Road.

Minute Item 13

The 106 Planning requirements will be reviewed in the light of current applicable policy and Government Regulations should an application is submitted.

DEVELOPER CONTRIBUTIONS

Prospective purchasers should note that all Section 106 contributions will be index linked from date of agreement until actual delivery. The contribution towards open space will be paid at commencement of works and other contributions will be made as follows:-

- 50% of S.106 contributions to be paid prior to commencement of development
- 25% of contributions to be paid on completion of 50% of properties to be built
- 25% to be paid on completion of 75% of properties to be built.

Highways

Additional traffic on existing residential roads including Franklyn Road, Sanvey Lane and Marston Lane will require these streets to be traffic calmed and a 20mph Zone introduced. The development will also increase right turning at the Lutterworth Road/Marston Lane junction, which will need improving accordingly. All of these works would need to be funded from the development.

Public Open Space & Ecology Area

A total sum of £538,000 will be paid by the developer prior to works commencing on the site.

Affordable Housing

The City Council would expect 20% of any new development to be affordable housing. The Council's Affordable Housing SPD can be viewed at:

<http://www.leicester.gov.uk/yourcouncilservices/ep/planning/plansandguidance/ldf/spd/affordable-housing-spd/>

Policy CS 5 states (at point 4.4.25) that based on the adopted Strategic Housing Market Assessment developments (both market and affordable) should be designed to accommodate:-

41% families with children
33% single people
20% couples and
6% other multi person households.

Policy CS 6 states:

'New housing developments will be required to provide an appropriate mix of housing types, sizes and tenures to meet the needs of existing and future households in the City, in particular, large family housing (at least 4 x bedroom) as identified by the SHMA'.

House Type – Number of bedrooms	SHMA %
Supported housing	4
1 bed / 2 persons	2.5
2 bedrooms	49
3 bedrooms	38
4 or more bedrooms	6.5
Total	100

The 20% affordable housing units tenure requirements will be:-

House Type / number of bedrooms	SHMA Mix %	Tenure	Minimum floor area General needs	Wheelchair units where applicable	
Supported Housing	4	SR	TBC	tbc	
1 bed/2 persons	2	SR	46 sqm	56 sqm	
1 bed/2 persons	0.5	I	46 sqm	56 sqm	
2 bedrooms	37	SR	71 sqm	86/96 sqm	Flat/house
2 bedrooms	12	I	71 sqm	86/96 sqm	
3 bedrooms	28	SR	82 sqm	101 sqm	
3 bedrooms	10	I	82 sqm	101 sqm	
4 or more bedrooms	4	SR	116 sqm	128 sqm	4 bed / 8 person
4 or more bedrooms	2.5	I	116 sqm	128 sqm	4 bed / 8 person
Total	100				

SR is affordable rented housing

I is intermediate housing

*where the number of dwellings resulting from application of percentages is less than 1, assume 1 property needs to be provided

The affordable housing units will need to:-

1. Fully comply with the current Homes and Communities (HCA) Design and Quality Standards.
2. Meet the minimum floor areas.
3. Be dispersed throughout the site.
4. Be indistinguishable from the market housing in terms of materials used, benefit equitably in the allocation of e.g. parking and amenity spaces etc.
5. Where applicable Wheelchair units to fully comply with HCA, HABINTEG and LCC Wheelchair Design Standards.
6. The number and details of wheelchair units and Supported housing will be provided at detailed discussion stage with Developers.

The Housing Development Team can be contacted on line 0116 2528714 and can provide further advice and introduce developers to potential RSL partners.

Education

Section 106 Developer Contribution Calculator for 2011-2012 produces the following

figures: Flats 2 bed & above = **£1,327.82** (per unit)

Houses 2 bed & above = **£6,668.93** (per unit)

However, developers are advised to note the following factors:

1. Rates can be variable from year to year, either cost multipliers or location factor.
2. The Council does not currently charge for nursery or post 16 provision (some LA's do).
3. Figures are based on yield rates from the 2001 census and will be updated from the 2011 census soon.
4. The implications of the Community Infrastructure Levy (CIL) are yet to be included and this may significantly increase contributions.

To verify the current financial rates and requirements, developers are advised to contact the Council's School Organisation Manager Rob Thomas on line 0116 2527469 or by email on:

rob.thomas@leicester.gov.uk

