

COMMUNITY CONSULTATION - SEPTEMBER 2008

SHARBA'S RESPONSE TO VILLAGE COMMENTS/CONCERNS

Sharba are pleased that the response from the first consultation meeting in July 2008 showed majority support within the village to the principle of the development of this site

Positive comments included:

Support for principle in general and that this site is a good choice
Pleased that 'dead' space would be brought into village community use

Additional private housing should include a variety of sizes that will enable youngsters get on the property ladder, and families/older residents stay within the village

Support for affordable accommodation, which helps both younger people & others on lower incomes obtain their own homes and remain in the village

Support for sheltered accommodation provision, which benefits older residents remain in the village

A second and larger community building with different facilities will good for community as a whole

A second access for the school would alleviate traffic problems in Church Street

A large open space which can be 'multi purpose' is a big benefit for village

Concerns included:

Housing

Density - perception that housing numbers proposed greater than previous model

Mix - want range of house sizes

Family housing preferred to 'executive' style housing

Design - would like to see appropriate designs/styles incorporated into scheme

Affordable/sheltered housing

Has the need already been met by former Oldham's site?

Problems selling shared ownership on the Oldham's site

Is the affordable need actually for the wider Parish area, rather than Barford itself?

Whilst sheltered and/or bungalows are generally acknowledged as needed - what mix will be provided?

Assimilation of new residents

Concern that there is already a significant number of new residents from the former Oldham's site - more would complicate this assimilation process

School

Can it cope with more pupils without losing teaching standards?

Is the school likely to need to change location if it gains more pupils?

Could it have a rear access to alleviate Church Street congestion?

Could it use the new Community Sports Facilities?

Infrastructure

Concern re additional pressure on already overloaded drainage/sewage system

Site access, parking and traffic increase

Access to rear of Church Street properties

Pedestrian/cycle routes to community facilities

Conservation Area

Should this site or the infill site by by-pass be used?

Barford House

Brick walls surrounding site

Flora & Fauna

Protection needed for trees

Protection needed for wildlife

Loss of rough ground for children to play on

Provision of new hall

Concern that old Village Hall must not be made redundant

Facilities to be included

Move Hall to Wellesbourne Road side

Open Space facilities

Cricket - is it big enough? Should not be exclusive use. Should it be included at all?

Would tennis and/or bowls be appropriate?

Could a children's play area be included?

Landscaping/benches

Maintenance of open spaces

Allotments

Could more be included

Concern that existing allotments could be a phase 2

Sharba response:

We think so too!

This site is in the centre of the village and to develop it would be to open up the area and unite the two sides with new footpaths, cycleways and amenities

We have proposed a complete housing mix as this is always best for this type of village location

The affordable need is being independently assessed by Warwickshire Rural Housing Association and we will address their findings in our housing mix

Sheltered accommodation need will be assessed as above - but we are also considering the inclusion of some bungalows

We are proposing both indoor & outdoor community sports facilities, which the village does not have at present, to complement the existing Village Hall facilities which we understand are regularly fully booked

The viability of such an access with an associated drop-off car park is currently being discussed with the School authorities - we will make a provision for this but the safety of the children is paramount and use of any access will be at the sole discretion of the school

The majority of residents were in favour of including a cricket pitch as long as this was not exclusive - we propose therefore a cricket strip that can be roped off whilst the majority of the open space is available for a variety of village uses at all other times

Previous proposal was for c.90 houses - current proposal is for c.88.

We have plotted an absolute minimum density as required for planning: 30/hectare (12/acre) of 'developed' areas, but in fact this equates to less than 7/acre overall

This proposal has nearly 6 acres dedicated to public amenities for the village community, which is the majority of the 10.9 acres of the main site.

A good mix is always the best type of scheme for a development - Sharba Homes prefer to design bespoke schemes for specific locations and never use pre-designed house types as larger developers do

Executive' homes tend to arise in small exclusive cul-de-sac developments of very limited numbers and of similar styles - this is a proposal of an inclusive mix of size/style of properties that is suitable for families of all sizes who wish to be adjacent to village amenities

Sharba Homes have great experience in designing appropriate vernaculars for schemes such as these - but as we are aware that there is strong feeling in the community about this, we would welcome your input in this via our questionnaire - please speak to a Sharba team member about our village design display to the side of this board

The Warwickshire Rural HA local needs survey and Warwick D C 's housing team have informed the appropriate mix

The former Oldham's site has a high percentage of shared ownership, for which the pricing was set last summer at the peak of the market

The Warwickshire Rural HA local needs survey and Warwick D C 's housing team have informed the appropriate mix

The Warwickshire Rural HA local needs survey and Warwick D C 's housing team have informed the appropriate mix

This development is unlikely to be ready for the 1st residents to move in until at least 2011-2012

The school is well reputed and we have every confidence in the quality of its teaching staff to continue to maintain their very high standards

The school has unusually large grounds which can easily accommodate further expansion on site should the need arise

We are proposing the provision of a drop-off area & access, but use of this will be at the sole discretion of the school

The sports facilities are for the village as a whole and the Village Community will have full control over who uses them and when

We have undertaken a professional drainage assessment and produced a strategy. Drainage/sewage is always included within planning conditions to ensure that any necessary upgrades for capacity to the system are provided by the development. This means a minimum of provision for the development needs, but usually results in the locality being much better drained than previously, particularly if there are existing problems

We are in consultation with the Highways Authority to ensure full safety requirements are met - a formal transport assessment has already been undertaken

We have investigated this but are only able to provide pedestrian access across the open space. The provision of a second pedestrian access to the school should alleviate much of the congestion however on Church Street

As well as the road access from Wellesbourne Road, 2 additional public foot/cycle paths are proposed to provide additional links for full & easy access

The land by the by-pass is in flood plain, as well as being in an area of archaeological interest. It is therefore unsuitable for consideration and has not been proposed under the LDF procedures

We will design the scheme to have full sympathy for Barford House in accordance with planning guidance on building in the vicinity of Listed Buildings and Conservation Areas. In addition, we propose that a board or plaque is included in the open space area to commemorate the history of this location by bringing this information into the public domain for all interested parties

These will be preserved & restored as far as practicable with regard to their condition

We have already undertaken a detailed tree survey - all viable trees will be kept where possible

We have already undertaken a detailed wildlife survey and proper respect will be given to all protected species

The proposals will bring open land into proper use for children to play and the rough area of trees by the allotment footpath will remain

We are proposing a larger Community Sports Facility which the village does not have at present to complement the existing Village Hall facilities

We are proposing a hall that is big enough for a variety of uses - eg 5-a-side football, 2 badminton courts, volleyball, club activities that require a larger space than the current hall can give (there will also be a large parking facility) and we are sure there could be many other uses. This is a point of consultation for the 3rd and final stage, as the community appears to have mixed views on the scale of facility required, if at all.

We considered this suggestion but feel it would be detrimental to both the street scene of Wellebourne Road as well as being an unsuitably large building next to Barford House. The benefits of the Hall being at the rear of the site are numerous - eg less obtrusive, greater benefit to the school, greater access/view of the open space. Parking area associated for both the community centre and the school drop off point.

We have measured the area and can confirm the current proposal is suitable for a full sized ground to ECB standards as plotted. The ultimate use of the open area is for the village to determine, we are merely proposing an area big enough for village cricket matches that can also be used for a multitude of other village events

Whilst a few people asked for these to be considered, a greater number expressed concerns about the maintenance responsibility/costs. There are such clubs in nearby locations that are already in existence and with funds.

We thought this was a good idea and are proposing one close to the new Community Sports facility site. In addition, we are proposing a protective screen between the play area and the Open space, as child safety is paramount

Suitable landscaping throughout the development as well as some provision of benches will be included in the final scheme, particularly around the Open space. Further incidental open spaces occur throughout the site to keep the development scheme green, open & at a suitably low density

The open space, sports facilities and hall will be built as part of the development and given free of charge to the Village Community. The maintenance will be paid for from the rental of a 2-bed property on site dedicated to the Parish

There are no proposals to include additional allotments within this development as the open space provision should be for all the village and not exclusive to individuals

The current allotments are not in the ownership of the this proposed site and neither have they been proposed under the LDF process.

BARFORD VILLAGE SCHEME