

PLANS COMMITTEE – 20TH OCTOBER 2022

ITEM 3 QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

Mr M. Hunt – Garendon Development

1. Could the Leader confirm that the Estate Plan required under permit P/14/1833/2 has been completed and approved by the authority?
If so, where can it be accessed and, if not, when is it likely to be finally presented to the Head of Planning for approval?
2. Does the Estate Plan include a fully costed financial and resources plan?
3. Has a Management Company been identified?
4. What are the anticipated annual charges to the Management Company, and will the full charge be levied before community facilities, including the listed Park, have been provided?
5. Has the Authority negotiated any relaxation on the S106 Agreement or conditioning of the Estate Plan?
6. Will the charge be a flat rate across the development site or somehow related to the size of residential property concerned?
7. Has the area of public access to Garendon Park been finally determined?
8. Have the points of access, including footpaths and bridleways and cycle ways, between Loughborough and the Development site been confirmed and if so where are these access points?
9. Some names of streets have appeared on online media, could the leader provide a full list of street and footpath names to be allocated by the authority at this time?
10. Is the authority requiring or expecting the developer to propose a contribution to public art on the site and if so how is this to be arranged?

The Chair, or her nominee, will respond:

1. *A draft of the Estate Plan has been available since 2019 but progress stalled during the Pandemic. A revised draft of the Estate Plan was received on 15th June 2022. The Council instructed FHP, as an independent and external expert, to review the Estate Plan on its behalf and their comments were provided to Persimmon on 18th August 2022 for their response. An amended version of the Estate Plan was received 27th September and is undergoing review.*

The Estate Plan is required prior to first occupation (expected to occur in early 2023). There is no requirement to consult on the Estate Plan under the terms of the S106 agreement but it will be made available on the website once it is approved.

- 2. The latest version of the Estate Plan is undergoing review. It includes rationale for the estimated estate service charge and costings for various elements of public open space to be managed and maintained by the management company.*
- 3. Yes, the management of the area will be by Preim (www.preim.co.uk)*
- 4. This is covered in the draft Estate Plan and subject to comments from FHP. The Annual charge per dwelling is currently set at £300 per property per annum.*
- 5. No.*
- 6. The proposed charge is £300 per property per annum, regardless of property size.*
- 7. Areas of informal open space within Garendon Park Estate have been established by the detailed landscaping for the Park agreed as part of the Phase 1a and discharge of conditions package (P/20/0515/2), supported by the principles set out in the site wide green infrastructure and biodiversity management plan. In addition to this, details of public access routes through the Park (based on the parameters plan approved as part of the outline application) are being considered in relation to the S106 obligation and are not finally determined yet.*
- 8. The points of access were established by Parameters Plan D, approved as part of the outline planning permission. This has also informed details of structural landscaping and green infrastructure across the site which has been approved as part of the Phase 1a reserved matters and discharge of conditions package (P/20/0515/2).*

The approved detailed landscaping scheme for the Garendon Park Estate provides detail for routes within the Park.

The outline permission includes a condition which requires details of routes between the Park and Ravensthorpe Drive / Booth Wood to be agreed – details have been submitted and are subject of on-going discussion (P/22/0107/2).

Further detail of treatment of public routes in residential areas of the site are to be secured through future reserved matters.

- 9. The allocation for street names and their numbering for Persimmon Home – Phase 1 is published here:*

https://pap.charnwood.gov.uk/PublicAccess_LIVE/SearchResult/RunThirdPartySearch?FileSystemId=BC&FOLDER1_REF=BCA114459

10. There is no planning condition or requirement under the terms fo the S106 agreement for public art to be provided on the site.