

PLANS COMMITTEE – 28TH SEPTEMBER 2023

ITEM 3 - QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

Max Hunt - Estate Plan for the Garendon Park SUE and associated matters

“I would be grateful if you would put these questions to the next cabinet meeting from me as a registered elector. I am asking very much on behalf of residents.

1. The Estate Plan for the Garendon Park SUE was supposed to be agreed before the first house was occupied; how many houses have been occupied and when will the Plan be agreed and published?
2. Which other trigger points have been missed if any and which are due soon?
3. Many other features of this development are required to be completed (or triggered) according to the number of houses occupied. One of these is the public access to the Garendon Listed Park and Gardens, I am aware that one footpath has opened (alongside an old sign prohibiting access!) but when will access be opened more widely and will there be safeguards for the monuments?
4. Who will be constructing the cycleway referred in the S106 Agreement Schedule 4 Sections 5 and when is this likely to join up with the main estate road?”

The Chair, or her nominee, will respond:

1. The first dwellings at Garendon Park were occupied in January 2023 and there are currently 13 dwellings occupied.

An Estate Management Plan has been submitted, updated and amended, with the latest version having been received on 5th September and is being reviewed.

Due to the importance of this document which will guide the management of public spaces within the site for years to come, officers have instructed external advice which has informed various updates and amendments to the document.

Officers appreciate that the trigger point for resolution of this has passed and are currently reviewing the latest submission with a view to resolving outstanding issues as soon as possible.

The document will be made available under the outline permission referenced P/14/1833/2 when agreed.

2. The Section 106 sets out the full detail of all obligations and their associated trigger points.

Upcoming Section 106 obligations include repairs to heritage assets which are required to be agreed and completed by the 40th occupation. These include the obelisk, wrought iron gates and screen, entrance to archway and hall, cowhouse buildings.

Further works to the temple of Venus, triumphal arch, gateway and railings to the hall, barn, dovecote and Stonebow bridge are required to be agreed and provided by the 100th occupation.

The appointment of a Community Development Worker is due by the 100th occupation.

The payment of a Transition Primary School Contribution is required by the 100th occupation.

A healthcare needs review is to be undertaken by the 250th occupation.

Delivery of the first form of the primary school north is due by the September prior to the 300th occupation and work is underway for this to be provided by Leicestershire County Council.

3. A phased approach to making routes available has been agreed with the first having been made available in June 2023.

An issue has arisen with one section of a route in the first phase and alternatives are being reviewed before this is agreed and made available.

Further routes are to be provided by June 2024 and January 2025.

The timescales for delivery of routes takes into account the time to undertake any required repairs to the heritage assets, allow landscaping to be established, respect existing agricultural tenancies and make new routes available.

4. This relates to the Clowbridge Drive Cycleway which provides for improvement of the existing railway line to create a connection into the registered park and garden.

The Section 106 includes an option for the route to be provided by the developers or for them to pay contributions to Charnwood and for the Council to deliver, with notification of the developer's intention required by the 750th occupation.

The approved public access plan agreed that this route would be provided by June 2023, in advance of the Section 106 trigger point, however, no formal submissions have been made by the landowner as to how the Section 106 requirements are to be achieved.

While the relevant trigger point has not been reached, officers are liaising with the developers to progress this matter.