

Stoughton Action Group Meeting

Holiday Inn Hotel, Guildford

7:30 pm Tuesday 29 January 2002

Presentation of Local Centre Design Proposals and update on other relevant issues.

Speakers

Jim Dennis	JD	Laing Homes
Ivan Ball	IB	Linden Homes
Andreas Markides	AM	Colin Buchanan
Nigel Wakefield	NW	Terrace Hill Group
Michael Hall	MH	SMCGower
Carl Bentley	CB	Holmes Place
Seamus Halton	SH	Starfayre Ltd

Issued raised and response relating to Local Centre and Nursing Home.

Local Centre NW/MH/CB

- Q. Can Terrace Hill identify retail operator?
A. Not yet but it is a large reputable company.
- Q. Concern regarding security in car parks particularly at rear of properties around Health Club.
A. This will be investigated with Police * Secure by Design * officer.
- Q. What time is Health Club to be open?
A. 7:30am to 10:30pm.
- Q. How can adjacent residents be reassured about retention of values of their properties: with introduction of Health Club nearby?
A. Car parking will be set down 2 m from level of gardens boundary trees will be retained, thick screen planting introduced. Lighting will ensure that car parking secure. Not flood lighting but low-level directional lighting Health club building is set well away from boundaries and also set down 2m at existing warehouse base level.
NB. Planners have also asked these questions and site sections being prepared.
- Q. Why is restaurant not now being provided?
A. Market research predicts that restaurant not viable, although a survey has not been carried out to check this
- Q. Will offices sell/let many vacant in Guildford Centre?
A. We are providing much less space than requested by development brief. Offices are in small self-contained units suitable as starter units to suit the present market demands.
- Q. Are the offices closer to Saffron Platt than on masterplan?
A. Marginally but they are clear of 15m wide easement zone and there will be more soft landscaping and less parking against the boundary than previously proposed.
- Q. Can the Local Centre layout be issued to public? LHGB/020201/JTP/AF
A. Developers prefer to take aboard comments from this evening and from previous meeting with planners on 25 January before issuing updated layout.
- Q. Present scheme shows offices further away from Cardwells Keep Playing Field - shared use of car parking less likely.
A. Noted. Not considered previously.

Nursing Home (SH)

- Q. Is the building still proposed to be 3 storey even though it is at highest point of site on Grange Rd? which is predominantly 2 storey?
A. Yes planners are happy with location and building form. They would also like to see a contemporary approach to the elevations.
- Q. How many beds are being provided?
A. 70 beds are being provided
- Q. How is nursing home accessed and how many parking spaces provided?
A. Access is from within the site via the north access off Grange Road and 18 parking spaces will be provided.

Comments on Community Building / Construction /Traffic/Demolition/ Tylehost and Grange Road Link.

Community Building (IB)

1. Site has now been identified by Laing/ Linden within residential area in the south of the site although location has not been finalised, it could be relocated on the corner of the Village Green.
2. Laing/Linden are committed to fund 150-m building and provide site. Layout shows 200m2 footprint i.e. 400m2 building on 2 floors.
3. Input required from local residents as to what should be included in the building. Chris Scupham (Churches Group) stated that their research showed that there could be numerous uses ranging from children's facilities, elderly uses, art classes etc.
4. They would be looking for a 300m2 footprint.
5. Funding would be forthcoming.
6. Janet Wilkinson (Church Group) pointed out that survey of needs has been carried out. The survey identifies, as well as facilities for children and elderly, welfare advice/ legal advice/citizen's advice bureau, fitness for life and other uses.
7. Councillor Marks suggested that Church groups and STAG need to pool ideas/ resources to agree funding and management of building.

Construction Traffic

1. Most information relating to construction traffic is included in Newsletter 4 issued at the meeting.
2. Laing confirmed construction traffic will enter site predominantly from Grange Road. Between 8:30 am and 6pm. Site access at present is via Little Street, a further access is to be provided further north direct into site.
3. Controlled deliveries between 10 am and 4 pm (2 deliveries per week) will be down Johnston Walk- delivery of items unable to be accommodated via Salt Box Lane and Grange Road.
4. Peter Gunner pointed out that GBC Planning Committee refused restriction to deliveries timescale, as 8:30 to 6 is standard across Borough, anyway restricting daily timescales could extend overall construction period.

Demolition UP)

1. Demolition continues from 8 am to 6 pm Mon- Fri. and 8 am to 1pm on Sat.
2. Tylehost residents concerned with number of 'blackouts' occurring due to damaged cables.
3. Surely survey of services must exist.
4. Unfortunately service locations often varies from drawings on MOD sites.
5. Other problems have occurred such as vibration, general noise, and operators living on site close to Grange Road housing.
6. Laing/Linden apologised for problems experienced however demolition ahead of programme so hopefully worst is over. Operators living on site have reduced vandalism but Laing/Linden will see if they can be moved away from Grange Road Boundary.

Tylehost Grange Road Link (AM)

1. There was much concerns from Tylehost residents that a through route is now shown on the Local Centre Layout plan despite previous promises from Laing/Linden that this would not happen.
2. Councillors also expressed concerns over the through route.
3. AM explained that Tylehost had been opened up to achieve a fairer distribution of traffic from the site particularly to serve the Local Centre, i.e. Offices, Health Club, Retail. At the last meeting there was concern from Grange road residents that all traffic was being sent in their direction.
4. AM explained the 3 main issues:
 - a. Volume of traffic. This would stay as indicated in Traffic Impact Assessment- part of Planning Application as although Retail/ Health club increased in size offices have been greatly reduced.
 - b. Direction of Traffic. Origin and destination remains the same so this doesn't change. It has been calculated that some 70 traffic movements /hour will pass along Tylehost (Worplesdon Road has 2000 at peak times). Local Centre traffic would be forced along Stoughton Road and up Grange road if Tylehost is not opened up.
 - c. Rat running. AM believed that Worplesdon Road traffic would gain nothing by passing through the site to Grange Road. Residents did not agree.
5. Laing/Linden agreed to look at the Local Centre Layout bearing in mind the comments raised.
6. Laing/ Linden confirmed that there will be a further chance for discussion again before scheme is submitted for planning.