

Public Consultation

Kehlstein development Barton Road

Results of email consultation

The evidence is in two parts.

6 emails from 5 members of the public

Parish Council email discussion

Comments generally fall into three areas and align with existing plan: play space, general amenity space, community space.

Comments from the public

One respondent suggested combining the general amenity, play and community areas into one large allotment space.

Play space

1. Facilities for all age groups
2. Additional swings
3. Natural climbing/exploring area such as log steps/bridges/ tunnels. Naturalised, sustainable play area should complement surrounding areas. Boundary should be of natural materials. Pictures of natural play equipment was provided by one respondent.
4. Avoid duplicating equipment on the school playing field
5. Spring toys and balance equipment similar to school playing field
6. Equipment should be accessible for disabled children
7. Equipment should be high quality
8. Space is not sufficient for facilities suitable for older children. (Synder Meadow should be considered for facilities of this type)
9. Two spaces for younger children to play is appropriate as the settlement grows

General amenity space

1. Space for children to learn to ride a bike/scoot/roller skate

Community space

1. Mindful observation of natural habitats
2. Community orchard

Parish Council discussion

A question was asked whether a removable fence panel is required on the edge of POS in the south of the development. It could be omitted.

Play space

1. Facilities for all age groups
2. Swings for suitable for older children
3. More swings

21st June 2023

4. Modern seesaw unwelcome. Multiplay unit is too small. Consider one large piece of equipment.
5. Seating welcome
6. Gate on to general amenity space
7. Play area larger

General amenity space

1. Seating
2. Outdoor tennis table
3. Bicycle stand / hoops
4. Skateboard park

Community space

1. Community orchard
2. Peace garden
3. No need for allotments
4. Basketball / netball hoops
5. Wild meadow planting and mown paths
6. The allotment committee has confirmed there are spare plots at the existing allotments on Headland Road

Email evidence

Note: Residents' names and email addresses have been redacted for privacy

From: [respondent 1]

Sent: 10 June 2023 21:55

To: clerk@welfordonavon.com

Subject: Kehlstein Open Space Consultation

Dear Parish Council members

It is great to hear that there is a meeting on Monday morning for the village to discuss and influence the outdoor spaces on the above development. Unfortunately we will not be able to attend having prior work and childcare commitments. Being new to the village with a 2 year old and 6 month old we are extremely keen to support any developing play areas not only for the toddler group but for all ages. For a village of this size such areas seem to be lacking. The school playing field is great but the limitations of not knowing when it might be in use is challenging for those with preschool age children (particularly their disappointment when they can't go on the swings as an example). There also seems to be a large void for the teens and places where they may be able to get some physical activity outside of 'sports clubs'.

The proposed drawings would benefit from further swings-1 toddler and 1 child isn't enough. Also consideration of somewhere for children to learn to ride a bike/scoot/roller skate given the pavements and traffic through the village. Appreciate the space isn't that of Stratford park but the little road system there is a good idea. There also doesn't seem to be any natural climbing/exploring area such as log steps/bridges/ tunnels all of which are useful for supporting child movement development. It is possible to combine younger and older child areas with careful thought so that no age group feels restricted/ overwhelmed.

For the natural areas the plans seem to cover the basics but again what about areas for mindful observation of the natural habitats they are planning to insert?

Right now it feels the developer has offered a token gesture in order to tick a planning box with minimal consideration of the population.

Wishing you well with the discussions and we look forward to hearing the outcomes.

Kind regards

[names redacted], Long Marston Road

Public consultation: POS at Kehlstein, Barton Road. Redacted email transcripts

From: [respondent 2]

Sent: 10 June 2023 17:29

To: clerk@welfordonavon.com

Subject: 'Public Open Space' at Kehlstein

Hello,

I understand the parish council is consulting on a public space within the Kehlstein development on Monday, and I wanted to share my views on this.

I think a play area would be duplicating that already on the Headland road, and would be a waste of the parish councils limited funds (to manage and repair). I therefore don't think this is a good idea. Additionally, given the rapid increase in house prices in the village over the past few years, it is becoming less likely that families are able to afford a house here. Consequently, it's likely a play area would be under utilised and be a 'box ticking' exercise for the developers s106 monies.

In the first document linked on the consultation website, it depicts an allotment area to the right side of the open space, but perhaps this could be extended through the entire area? There are lengthy waiting lists for the current allotments, and the management of these new allotments could be handed to the people that look after the Headland road site. This would also create a (small) source on additional income for the council. Given this would cost the developer less money to set up, they could then provide s106 monies to another cause - perhaps converting the old railway line from Stratford to Bidford into another greenway (of which there is already a charity lobbying for [<https://twoshiresgreenway.org.uk/>])

I hope my views are taking into consideration during this consultation period.

Kind regards,

[respondent 2]

Public consultation: POS at Kehlstein, Barton Road. Redacted email transcripts

[Forwarded by Welford on Avon Ward member for Stratford upon Avon District Council]

Sent: 12 June 2023 11:35

Dear Manuela

Thank you for letting us know about this meeting. Unfortunately, I am unable to attend as I have to be in Leamington tomorrow morning. I have seen the proposals before on the SDC planning website. Regarding the play area, would it be possible to include equipment similar to the spring toys (great for younger children) and balance equipment which we have in the school playground area? I also wonder how accessible and inclusive some of the equipment should be for a disabled child.

Public consultation: POS at Kehlstein, Barton Road. Redacted email transcripts

From: [respondent 3]
Sent: 14 June 2023 12:47
To: clerk@welfordonavon.com
Subject: Kehlstein consultation meeting

Thank you for the information and consultation at the meeting re the Kehlstein development on Monday.

After having had time to reflect I would like to add a more considered response in addition to my comments at the meeting please.

Regardless of issues affecting existing play provision for younger children in the village, I think it is important to strike a balance between identifying local need and providing, not just appropriate facilities, but quality facilities. The appropriate location of the facilities for those using them and those living near by must be a consideration in achieving this quality.

There is no doubt that our older children need somewhere to gather with facilities relevant to their age. This has been the case, and has been talked about, since my own children were teenagers 20 years ago. The location of the community space in the Kehlstein plot is not big enough to provide the sort of quality facilities that our older children need and the location is not appropriate due to the proximity of the housing.

I would like to endorse the views expressed at the meeting that a consultation be carried out to enable suitable facilities to be provided at Synder Meadow which has enough space for suitable provision for older children - but please give consideration also to these facilities being integrated into a bigger plan for development at the pavilion, rather than facilities exclusively for this age group. Strategic planning and thorough consultation could result in quality facilities of this type which would serve the community for years to come rather than a 'quick fix' which may not be what our young people want and which would therefore be unsuccessful and a poor use of money.

A more 'naturalised' and sustainable play area on the Kehlstein plot for younger children would complement the suggested surrounding areas encouraging wildlife (grassed area and community orchard). The need for a fence for safety (to stop children running into the road and keep dogs out) could be sympathetic to this by using natural materials.

This area could be a great legacy to the community - for a developer to provide a new orchard with sympathetic surroundings, rather than what has happened in the past where a number of developments in the village have led to the loss of local orchards.

As our population in Welford grows I do not think it is inappropriate to have two play areas in the village for younger children. Especially as a more naturalised area here would compliment rather than replace existing facilities on the school playing field. This would also provide alternative play provision for pre-school children and their carers whilst the play equipment on the school field may not be available during the school day.

Thank you again for your efforts relating to this.

[respondent 3]

Public consultation: POS at Kehlstein, Barton Road. Redacted email transcripts

From: [respondent 4]

Sent: 12 June 2023 14:10

To: clerk@welfordonavon.com

Subject: Barton Road play park

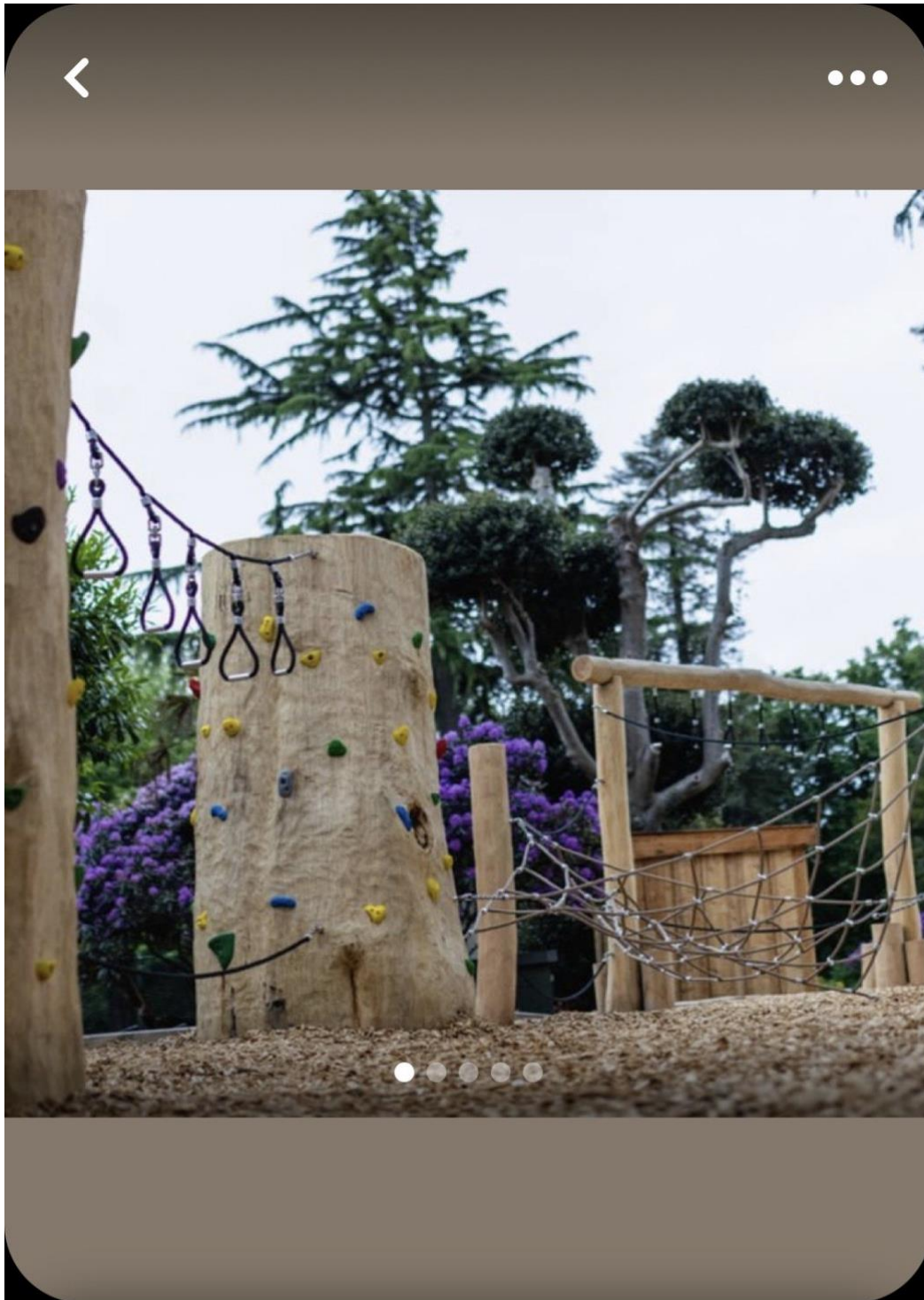
Dear Iona

I promised Neil I would send him some photos of play equipment ideas. Would you mind forwarding this email to him?

Thank you Iona,

Kind regards,

[respondent 4]



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Outdoor Playgrounds



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Cable Natural Histo...

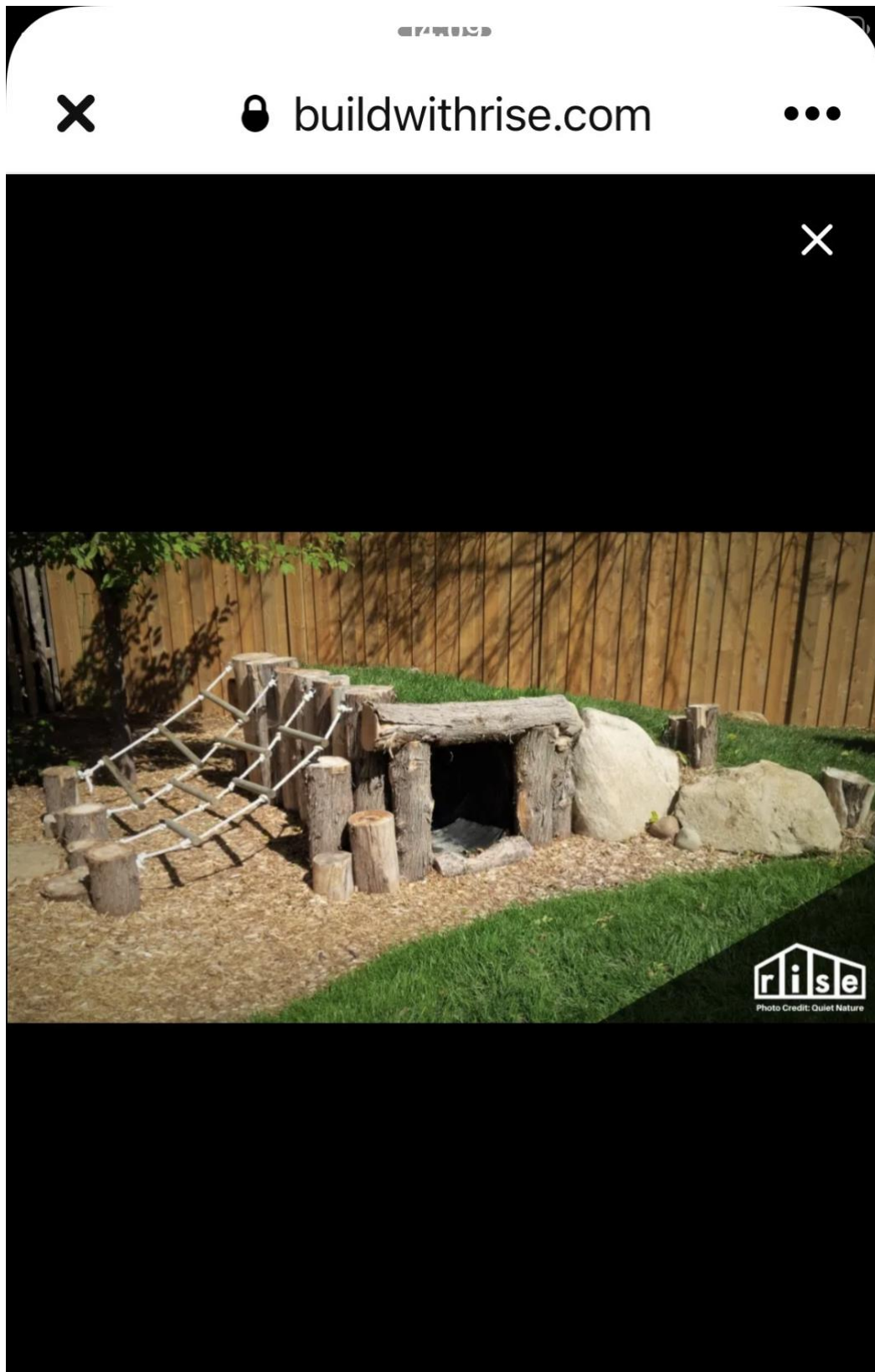
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Public consultation: POS at Kehlstein, Barton Road. Redacted email transcripts

From: [respondent 4]

Sent: 14 June 2023 19:09

To: Neal Appleton <neal.appleton@welfordonavon.com>

Subject: Re: Barton Road play park



I like this photo of the climbing wall better as it looks safer at the top and the different height logs give an alternative way to get to the top. It's taken from an American play park though so I don't know where you'll get one.

Best regards
[respondent 4]

Public consultation: POS at Kehlstein, Barton Road. Parish Council email thread

From: Neal Appleton <neal.appleton@welfordonavon.com>

Sent: 7 Jun 2023 12:54

To: Welford on Avon Parish Council <pc@welfordonavon.com>

CC: Manuela Perteghella <manuela.perteghella@stratford-dc.gov.uk>

Subject: Re: DISCN/00163/23 Condition 19 POS

Hi all

I have had a response from the case officer at Kehlstein who is handling discharge of conditions. I think the time is fast approaching when the PC will need to make some decisions about the kind of Public Open Space we wish to see on site at Kehlstein.

To that end, I attach current plans under consideration for discharge of condition 19. I expect your feedback! To kick-start the discussion, I would like to put forward a couple of ideas, some of which I know we have touched on in PC meetings.

1. Play equipment that is suitable for older teens, or even adults (eg outdoor gym). This could be located in the general POS amenity space.
2. Planting scheme to include orchard trees - maybe in the community space.
3. Mindful space / peace garden in the community area. Planting, seating, habitat enhancement etc.
4. Near south boundary. Is a removable fence panel necessary? Can this just be omitted?

Is there scope to engage the wider community?

I had a quick call from Manuela this morning. She said that this is the first time a PC has adopted a piece of land in this area. As such, it is very much a template on how it can be done. So far I would say that community engagement has been poor. I feel there is still opportunity to get it right.

She also pointed out that the developer needs to discharge all conditions before they can start work. Whilst that puts us in a strong negotiating position, that is not something we should abuse. Rather, I feel the PC should aim for a reasonable level of top-level input, provided in a timely manner.

The developer may need to revisit plans and the PC may get significant pressure from the developer to accept plans as is.

If the PC had been consulted as soon as it became clear that PC adoption was an option, this could have been avoided.

Once there is consensus, I will contact the developer and the case officer. Anyone know when the developer would like to start on site? Given my points above, this informs our timeline.

Neal

Public consultation: POS at Kehlstein, Barton Road. Parish Council email thread

From: Manuela Perteghella <manuela.perteghella@stratford-dc.gov.uk>

Sent: 7 Jun 2023 13:31

To: Neal Appleton <neal.appleton@welfordonavon.com>

Subject: Re: DISCN/00163/23 Condition 19 POS

Dear Neal

Thank you for copying me in, and very good idea to involve the community.

Just a clarification, there have been other (neighbouring) parish councils adopting POS in Luddington and Long Marston for example, but I believe this is the first time that this has happened in Welford parish (at least at the best of my recollection).

It's exciting, and such a great opportunity for the parish,

Manuela

Cllr Dr Manuela Perteghella (she/her)
Ward Member Welford on Avon
Stratford on Avon District Council
Liberal Democrat
manuela.perteghella@stratford-dc.gov.uk
07870488071

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Public consultation: POS at Kehlstein, Barton Road. Parish Council email thread

From: Manuela Perteghella <Manuela.Perteghella@stratford-dc.gov.uk>

Sent: 09 Jun 2023 09:58

To: Simon Carter <simon.carter@welfordonavon.com>

Neal Appleton <neal.appleton@welfordonavon.com>

CC: Jamie Hockaday <jamie.hockaday@welfordonavon.com>,

Martyn Stanley <martyn.stanley@welfordonavon.com>,

Debbie Jones <debbie.jones@welfordonavon.com>,

Martin Lake <martin.lake@welfordonavon.com>,

Iona Wibberley <clerk@welfordonavon.com>

Subject: Village Meeting Monday 12 June POS Kehlstein

Dear Neal

As discussed.

I have posted the announcement with link to PC webpage on

My FB councillor page

Welford Matters FB page

Welford on Avon Forum FB page

I also emailed all of Barton Fields residents and some of the residents on the other side.

To these residents I have asked that if they cannot come, perhaps they can let you know their views/ideas.

See you then,

Warmest wishes

Manuela

Public consultation: POS at Kehlstein, Barton Road. Parish Council email thread

From: Debbie Jones <debbie.jones@welfordonavon.com>
Sent: 12 Jun 2023 02:30
To: Neal Appleton <neal.appleton@welfordonavon.com>
CC: Manuela Perteghella <manuela.perteghella@stratford-dc.gov.uk>, Simon Carter <simon.carter@welfordonavon.com>, Jamie Hockaday <jamie.hockaday@welfordonavon.com>, Martin Lake <martin.lake@welfordonavon.com>, Debbie Jones <debbie.jones@welfordonavon.com>, Neal Appleton <neal.appleton@welfordonavon.com>, Martyn Stanley <martyn.stanley@welfordonavon.com>
Subject: Re: DISCN/00163/23 Condition 19 POS

Hi All

In no particular order, here are some general thoughts about the Kehlstein POS: -

- The park by the school is stipulated to be for primary school age children, and it has equipment aimed at primary school age and younger. The village doesn't have equipment for older children. I really think this area at Kehlstein should be looking to accommodate older children. I will still however comment on the equipment proposed.
- Toddler swings are used for a very short period of time in a child's life, so with already having 2 toddlers swings in the village, I think scarce amenity space should not be used for any more toddler swings.
- Having one 'normal' swing seems a waste because kids usually seem to go on a swing with a friend, so you need 2 or more 'normal' swings in order for them to be used significantly. The use would be more than doubled compared to having one swing.
- The only bit of kit at the park by the school that gets used by the older kids are the swings. So, swings are used for many years by people, so there are vastly more people in the village that are of an age that will use a swing, compared to the amount of people of an age to use a toddler swing.
- Some modern 'normal' swings are really short, so are not great and significantly decreased the age range that use them. I'm not sure of the height of these proposed swings.
- Modern seesaws are not as good to use as the ones that were around in the 1970's and before. The people using a modern seesaw are completely limited as to where they can sit, whereas on the old seesaws you could alter your distance from the pivot point somewhat so that you could balance yourself with the different weighted person on the other side. Modern day seesaws simply don't seem to be used as much as other equipment.
- On swings, because people's feet are constantly pushing in exactly the same spot, the floor surfacing gets damaged and the buffer to stop a child not having the seesaw come down on their feet, which in this case are rubber tyres, simply get trashed. Buffers didn't exist in years gone by! Modern seesaws I think cause a maintenance headache.
- The proposed multi-play unit is tiny, so only for toddlers. A small slide like this, in isolation, won't get much use. A slide that is attached to something a little bit more, such as the multiplay unit that is currently at the park by the school, gets masses of use by a big age range of children, including toddlers.
- In my view this Kehlstein park would get significantly more use if the seesaw and tiny multiplay unit, which is basically just a tiny slide, is replaced by one larger piece of kit, possibly a large multiplay unit.
- Seating is needed and shown on the plans. I particularly like the idea of a seat being directly opposite the swings. Then older kids can be with their friends on the swings and the seat and can all chat.

Public consultation: POS at Kehlstein, Barton Road. Parish Council email thread

- One thing that always seems to be missing on play areas, is seating outside of the play area looking in. This being for the purpose of parents taking their child to the park, but they also have a dog. Dogs can't go in the play area, so the parent can sit with the dog, watching from the other side of the fenced area. Perhaps have a seat on the grassed area at the back. It could be a bench, so no back on it, so that the person could face the park or the grassed area.
- I think there should be a gate out the back of the park onto the grassed area to encourage the use of that area as well. If you have to walk all the way around it won't happen.
- Can the LAP fenced area be made bigger so that it incorporates more of the area currently destined to be grass, so that more equipment could be put on it?
- An outdoor table tennis table is another piece of kit that could be utilised by teenagers and adults.
- Allotments. I don't think there is a need for more allotments. I don't know if there is a waiting list for allotments now, but I know that for years and years there has always been vacant allotments.
- I know I have spoken about it for years, but I still feel that basketball/netball hoops would be a great thing for teenagers and adults to have use of. I know it would mean putting down some tarmac, which I am usually against, but perhaps that could be done in the area currently marked as allotments.
- If the swings are turned around 45 degrees clockwise, that would give a lot more of a fall zone area available for the other pieces of equipment, which could be replaced with a more substantial piece of equipment that would require the large fall zone.

Those are some of my initial thoughts about the proposals.

Kind regards

Debbie

Public consultation: POS at Kehlstein, Barton Road. Parish Council email thread

From: Jamie Hockaday <jamie.hockaday@welfordonavon.com>

Sent: 12 Jun 2023 12:47

To: Debbie Jones <debbie.jones@welfordonavon.com>

CC: Neal Appleton <neal.appleton@welfordonavon.com>, Manuela Perteghella <Manuela.Perteghella@stratford-dc.gov.uk>, Simon Carter <simon.carter@welfordonavon.com>, Martin Lake <martin.lake@welfordonavon.com>, Martyn Stanley <martyn.stanley@welfordonavon.com>

Subject: Re: DISCN/00163/23 Condition 19 POS

All

Some bicycle hoops would be a good idea! So children and adults can properly park their bikes.

Jamie

Public consultation: POS at Kehlstein, Barton Road. Parish Council email thread

From: Martin Lake <martin.lake@welfordonavon.com>

Sent: 12 Jun 2023 13:14

To: Jamie Hockaday <jamie.hockaday@welfordonavon.com>,
Debbie Jones <debbie.jones@welfordonavon.com>

CC: Neal Appleton <neal.appleton@welfordonavon.com>,
Manuela Perteghella <Manuela.Perteghella@stratford-dc.gov.uk>,
Simon Carter <simon.carter@welfordonavon.com>,
Martyn Stanley <martyn.stanley@welfordonavon.com>

Subject: Re: DISCN/00163/23 Condition 19 POS

My thinking

First priority is for something for senior school children. This could be basketball hoops (maybe with a football goal) or skateboard park (if there is enough space/funds)

Second priority for me would be a community orchard - free fruit available for all and events that can be run around this

Reasoning - primary school children are covered by the field next to the school

Many fruit trees have been removed so this should be good for biodiversity- especially if combined with wild meadow planting and mown paths

Martin

Public consultation: POS at Kehlstein, Barton Road. Parish Council email thread

From: clerk@welfordonavon.com

Sent: 26 Jun 2023 17:39

To: Neal Appleton <neal.appleton@welfordonavon.com>

CC: Jamie Hockaday <jamie.hockaday@welfordonavon.com>,
Simon Carter <simon.carter@welfordonavon.com>,
Debbie Jones <debbie.jones@welfordonavon.com>,
Martin Lake <martin.lake@welfordonavon.com>,
Martyn Stanley <martyn.stanley@welfordonavon.com>

Subject: Re: 'Public Open Space' at Kehlstein

Hi Neal

I can confirm that there are spare allotments available at the present time.

regards

Iona