

## NOTES FROM MEETING WITH GLADMAN DEVELOPMENTS: 17 JUNE 2015

Gladman provided a bit of background to the company. They have been established 30 years and they promote land for development. They have a number of landowners that they work with who both contact them directly or via agents. Gladman prepare the outline planning applications and try to provide as much information as possible. They don't assume the mix of housing, which is down to the builder. The site would go to tender if the outline planning was agreed. The housebuilder then purchases the site and generally the first houses would appear within 18 months. Reserved matters are submitted by the builders.

Technical consultants (ecology, landscapes, highways etc.) have drawn up the site and make suggestions, highlight constraints etc. Once a builder is appointed Gladman will step back.

They have another arm of their business called Addlington who deal with retirement homes.

The land for this proposed development is owned by one family.

Gladman outlined the development framework document. Didn't plan houses further out than the existing house line hence the large woodland area. They are looking at sustainable water systems hence the attenuation pond. A drainage specialist has looked at the flood risk. The IDB have stipulated their requirement for the drainage rate. Cllr Morris highlighted issues with this calculation in relation to the Lode. Gladman stated that all water draining will be directed to the pond which will have a valve to limit the run off but the pond could be made bigger if necessary. Gladman will look at future maintenance and often use a company to maintain sites. Sometimes this cost is passed on via a service charge/residents association. The play areas would become the responsibility of the maintenance company.

1. **More affordable homes:** 40% of the 250 would be affordable and the mix would be led by SCDC but are still waiting to hear back from them. A member of the inspection team has attended the Local Plan meetings so they are aware of the background. They acknowledged that there was no growth directed at Cottenham and the information they had is that this was due to education provision. However Gladman believe that Cottenham is very sustainable.
2. **More pre-school places:** Gladman would need to look at this further and are happy to discuss directly with the pre-school providers. They don't currently have any data on figures.
3. **Better Medical/day care facilities:** They have provided obligations towards larger surgeries, better car parking etc. in the past subject to NHS England requirements. To date they have not been informed of the issues for Cottenham. The proposed C2 facilities would have in-house care and is a private self-contained facility. Would be 2 storey blocks.
4. **More local employment:** Gladman don't provide employment directly and they acknowledge that a large number of residents would work outside of the village.
5. **Leisure:** Looking at whether to add more facilities i.e. a trim trail or link with other areas e.g. Les King Wood.
6. **Easier movement into, out from, and around the village:** The suggestion currently is only for improvements to the Oakington Road junction with an extra lane incorporated on either side. Their TA doesn't think there would be a significant affect on the Green roundabout or other junctions. They were unable to confirm what car model rate was used. They are still trying to get a response from County Highways.
7. **Conservation area/village character:** The site is outside of the conservation area.

8. **Noise/pollution:** They will be addressing the noise and pollution issues on the busiest roads and may need to investigate further mitigation.
9. **Primary School:** Gladman have been trying to contact the LEA for figures but so far haven't received this information so they don't know what mitigation would be required.

Gladman are looking to submit an outline planning application in the next month and they will send CPC a copy of the document.

Consultation: They've had about 39 responses to date. Highways and education are the key points that have been raised and Gladman are hoping that there is a technical solution to the points mentioned. They don't want to offer a development in isolation and would like to link it with the wider green area. CPC would like to see the consultation widened to the rest of the village – suggestion of using the village newsletter.

They are aware of the Endurance application for 50 houses off Oakington Road and that it will be looked at cumulatively. They haven't received the pre-application comments from the SCDC Case Officer yet but provided there is nothing financially sensitive there is no reason why the comments couldn't be put in the public domain. They will also send an electronic copy of the plans which can be put on our website.