

Notes from meeting with Manor Oak Homes 26th June 2017

Present: Cllrs Morris (FM), Mudd (DM), Young (IY), the Clerk, William Main - Manor Oak (WM) and Peter Mckeown - Carter Jonas (PM)

- Site is located on Beach Road, corner of Long Drove.
- 1000 flyers have been sent out re. public consultation on 28th June.
- The proposed site is for 63 houses – 38 market value and 25 affordable.
- Manor Oak Homes are specialists in land promotion and have done some sites in Sawston and Waterbeach. Mainly cover Essex to Berkshire.
- Following the consultation (3-4 weeks) they will make any amendments and submit an outline application (end of July/early August).
- FM said that the site wasn't in line with policy for a minor rural centre, being over 30 homes. (It is being proposed in the SCDC Local Plan that Cottenham is upgraded to a Rural Centre). PM thought that there was a different ruling to the recent supreme court ruling.
- May need pumping station on the site and attenuation pond at the front.
- It was suggested that MO look at pavement improvements further along Denmark Road; this may be possible under the S106 agreement.
- Noted that the bottom corner of the site obscures views of the church and is more than 800m sustainable walking distance from the village core.
- FM ran through the thinking of the Neighbourhood Plan as to why only 50 houses maximum. An independent consultant is looking at all suggested sites at the moment including this one.
- Drainage run off rate too high and attenuation pond will need enlarging which may mean the loss of some units.
- Gardens meet size requirements and the garages are all over large.
- Traffic reports have already been done but have used TRICS data which is too low for Cottenham (as proved for other speculative developments).
- Discussion about public transport.
- Open space – CPC will maintain only if the fee is right. If they don't maintain then a management company will be used.
- IY highlighted issues with safe walking to the Primary School from this location.
- S106 agreement will cover the usual – highways/medical facilities/library/open space/primary school etc. Burial ground added to the list.
- FM mentioned trying to set up a community bus service as a 5 year project. PM mentioned that they had set up a similar scheme in Hardwick.
- There will be a dedicated feedback website available throughout the consultation.
- Feedback will be documented in the statement of consultation.
- FM ran through the Neighbourhood Plan and the status of the other speculative applications.