

## Notes from meeting with Prime Crest Homes 2<sup>nd</sup> June 2017

**Present:** Cllrs Morris (FM), Mudd (DM), Nicholas (TN), the Clerk, and James Crawford – Prime Crest (JC)

- FM outlined the Neighbourhood Plan and the points to be followed for the meeting (in line with other meetings with speculative developers).
  - Site is located off Histon Road, adjacent to Cossington Close.
1. **More affordable homes:** this scheme is 100% affordable. SCDC are pushing for a 70/30 split rented/sales. Site owners preference is for shared ownership. 70/30 is onerous for small sites and not viable so shared ownership would be better. Rental price will be set via the S106 agreement and will be set at a rate below market value. Have met SCDC for pre-application advice but plan isn't yet finalised. TN asked if SCDC were in favour of the scheme. Plan has been changed to take on their comments. SCDC are happy with the location and they say it can be a windfall site and is suitable for affordable housing despite being greenbelt. 38 units are being proposed. Question about access onto Histon Road. JC said that they still have to do the highways/transport/eco reports etc. If a roundabout was necessary they may be prepared to do it. SCDC would like 50% of the homes offered to Cottenham residents and 50% to the wider area. The local need would be for a limited period only and if not taken up then the houses would be offered more widely. JC to send email regarding percentage of market value.
  2. **More pre-school places:** the S106 will include a payment for the school. David Ousby (SCDC) will speak to CPC directly about this.
  3. **Better Medical/day care facilities:** nothing has yet been mentioned. FM said that the NHS has put a price on it so will be covered in the S106. Burial grounds and community transport scheme has also come up in other S106's. The big developers have agreed to this. JC said they may not be able to do this since there are much smaller margins with this site. Price for flats start at £90k.
  4. **More local employment:** apart from using local sub-contractors during the build there are no further ideas at this time.
  5. **Leisure:** as agreed via S106.
  6. **Easier movement into, out from, and around the village:** already touched on this. Less impact on the village given the location. Site won't be seen, only perhaps the roofs from a few close properties.
  7. **Conservation area/village character:** No effect on the open countryside and there is a buffer to Cossington Close. No impact on historic sites.
  8. **Noise/pollution:** there will be less impact on the village core due to the location of the site.
  9. **Primary School:** not a lot can be done. At some time there will be a pinch point.

- Noted that 3 problems will be the traffic impact, greenbelt location and being outside the village framework. Greenbelt will be the most difficult obstacle. JC said that the pre-app was favourable and they will go for an outline application. Will do an S38 to get the road adopted and want to move forward asap.
- FM outlined the Neighbourhood Plan consultation.
- Housing association will maintain the site.
- Ditch at front of site – will do whatever is necessary, perhaps augmentation.
- 0.85 hectare site; 20-30% hardening? Will use SUDS drainage and report will be done. FM outlined the drainage requirements.
- NP survey gives an indication of the housing mix required.