

**Notes from meeting with Bidwells/McBains Cooper on behalf of Bellway Homes  
28<sup>th</sup> June 2017**

**Present:** Cllrs Morris (FM), Mudd (DM), Young (IY), the Clerk, and Chloe French – Bidwells (CF), Peter O'Rourke – McBains Cooper, Tsvetelina Shtereva – McBains Cooper

- Bellway have purchased the Endurance site which is located on Oakington Road.

Proposed Reserved Matters scheme presented:

- 50 houses in total with 40% affordable.
  - Front houses maintain the street scene in terms of lineage.
  - The Rowells boundary will be mitigated i.e. planting/setting back of houses.
  - Every property how has own parking.
  - A set of flats are located in one corner.
  - Noted that the affordable homes have been grouped together rather than the preferred 'pepper-potting' approach.
  - Residents of The Rowells are being written to and invited to an exhibition.
  - 1000 leaflets distributed in the vicinity of the site. NB: Clerk to check receipt of leaflets with staff/cllrs in the vicinity.
  - 6 The Rowells will back onto space rather than a back garden.
  - The flats will have their own front doors so there are no shared stairwells.
  - Will discuss with residents in The Rowells as to preferred boundary treatment. Would make sense to put this in place prior to starting building work.
  - The looped roadway will be a private road due to having to be permeable surface. Management company will look after this and the badger route to the left of the site.
  - Shared cycle path/pavement to be extended to the edge of the site (condition 28).
  - Need to look at the entrance to Greytiles in terms of what can be done to the pavement.
  - Need to move the 30mph zone. Buffer zone as per Beach Road suggested, although it was noted that even this hasn't fully worked hence further alterations are due to take place to slow traffic.
  - Breakdown of properties: 21x 4/5 beds, 2x 2 beds, 7x 3 beds = 30 market value. 20 affordable to include (rented) 6x 1 bed flats, 4x 2 beds, 2x 3 beds 2x 4 beds and (shared ownership) 4x 2 beds, 2x 3 beds.
  - Landscape architect to be brought in re. planting of the site.
  - Amenity green space at the front of the site rather than equipped play area.
  - Internal garage size 6x3m and houses are allocated 2 spaces with the exception of the flats.
- CF asked if looking for links to the other sites; SCDC are looking for footway links and not cars to Persimmon site.
  - Noted that the Neighbourhood Plan will take over from the Village Design Statement. Suggested that architects look at Tenison Manor estate as an example of whereby the styles of houses are spread out.
  - Bellway use bespoke elevations from site to site. They are flat fronted, with high ceilings, no integrated garages.
  - Timescale: looking to submit the Reserved Matters scheme in August.
  - Noted that there isn't any visitor parking for the flats; this will need looking at further.
  - Garages are mainly single and linear.
  - Can't drain onto Oakington Road due to the flat nature of the site hence use of permeable surfacing. There will be crates under the green area for further storage.
  - Ran through the current status of the Neighbourhood Plan.

