

## NOTES FROM MEETING WITH PERSIMMON: 12 OCTOBER 2015

Cllr Morris opened up the meeting by setting out our aims. Persimmon sees Cottenham as a sustainable village and we tick the right boxes with the site being of the size they look at (approx. 11 acres/120-140 units). They have been doing numerous technical assessments. Discussions with Endurance fell apart which is why the site is now separate.

Trial trenching now taking place regarding archaeology. Badgers have been found and they have been working with an ecologist and liaising with Rob Mungovern at SCDC. He wants to keep the badgers on site and Persimmon will maintain the existing trees/hedgerow to increase the space around the sett and connectivity.

Persimmon have pedestrian access rights to Rampton Road but not to improve the existing path. They are meeting County Highways this week. Have had a formal pre-app meeting with SCDC. Looking to submit outline application with access reserved by the end of the year. Cllr Morris stated that Highways currently are stating that 2 access points are required for developments over 100 houses and the site currently only has one. Persimmon to discuss with Highways. They would like to hold a public consultation in early November.

1. **More affordable homes:** they are committed to providing the policy 40%. The site would be a mix of 2/3/4 bed properties. The masterplan at the exhibition would be accompanied by further sketches so the masterplan will move on from what is currently being presented. The affordable homes would be spread over the site but difficult to pepper pot too much because providers find it difficult to manage. 2 bedroom properties won't have garages.
2. **More pre-school places:** demand outstrips supply. Persimmon currently have no answer to this issue.
3. **Better Medical/day care facilities:** They are happy to make a provision towards better facilities.
4. **More local employment:** More people would create new business and may help sustain current businesses. The development is not an employment opportunity but Persimmon have a commitment to employ local contractors but acknowledge that the site itself won't increase employment. Cllr Nicholas pointed out that facilities in the village have decreased but the number of houses has increased.
5. **Leisure:** The site is too small for e.g. a commercial store so wouldn't tie in with the core of Cottenham. Can provide contribution for off-site.
6. **Easier movement into, out from, and around the village:** Histon Road and south of the village are already congested. Travel plans provided by developers are usually unrealistic. Persimmon will endeavour to provide cycle access etc. They were attracted to the site by because of the links to the guided bus. It was pointed out that those links and non-existent with no parking at Oakington. We are also a rat run for the A10 and generally public transport is poor.
7. **Conservation area/village character:** Although the site is outside the CA it would put pressure on it. Limited parking. Persimmon would argue that they don't impact directly on the CA. This would link to noise/pollution.
8. **Primary School:** Preference is to work with County/Primary School for onsite provision. They have mailed the school directly but not had a response as yet.

Persimmon are very keen to look at how their application only can be mitigated rather than with the other 3/4 applications as a whole. The Case Officer has asked for connectivity between the Persimmon and Endurance sites.

They will try to integrate our points into their exhibition. Will be creating a website, questionnaire and leaflet (to go to all residents). Possible exhibition date 4<sup>th</sup> November.