

Appendix B

Note of a discussion with the Developers of site GNP8 Gatehampton Road 13th February 2024

Present:

Adrian Keal, Ed Mather, Matt Harris

CLlrs Lofthouse, Emerson, Williams, Bridle, Hutchins and Stares. Assistant Clerk.

Enid Worsley

The Developers had previously been cautioned that this was not a formal meeting of the Committee and that members would be speaking in a personal capacity and any views expressed will represent their own opinions and would be based on the information they had at the time. Should any new facts or circumstances emerge they would be entitled to revisit their views.

The Developers were at the stage where they were considering the need for a pre-application meeting with SODC, although they had carried out a landscape visual assessment, they were currently awaiting the outcome of technical surveys on ecology, flood risk, drainage and highways. It was anticipated that a planning application would be submitted by the end of March at the earliest, April more likely.

Two design layouts were submitted. Both designs provided for an entrance at the widest part of the Gatehampton Road before it narrowed although some further design work was needed. Mature trees and a green space at the entrance would provide a 'softening' effect to complement the screening provided by existing hedgerows on the sites boundaries which would be improved by further planting.

In response to GPC's previous comments the design now only included 2/3-bedroom houses. Reflecting the existing development on Gatehampton Road, houses would have low roof lines with dormer windows to minimise visual impact. The design would aim to keep to the local vernacular with brown brick, timber cladding and tiles and provide for variations in design within the site to provide interest.

Councillors noted that the site was very visible from a wide area and particularly from The Hollies and Lardon Chase and the developers were asked to assess the impact from that viewpoint as well as from the Chilterns Way.

The Developers confirmed that they would probably not be a connection to the gas main. In local authority plans there is much emphasis on future planning including the avoidance of fossil fuels and the need for new developments to include a high level of energy self-sufficiency.

Councillors also noted the need for a management agreement to protect hedgerows and planting in order to maintain screening and protect the open area at the entrance to the site. They asked for more tree planting along the eastern and southern boundaries and for mature tree planting within the site where space would allow. Street lighting needed to be considered with low-level lighting rather than lamps.

Councillors welcomed the addition of a footpath within the site running parallel to the Gatehampton Road but were concerned about the safety of the exit onto the road, particularly if this was to be used by cycles. Traffic calming measures might be necessary given the speed of traffic at that point.

Of the two designs, the second seemed to have an advantage in terms of breaking up the building profile with green spaces. However, there will be comments from residents and statutory consultees to consider once a full planning application is submitted. It was noted that on the southern end there was a car parking space that had the potential to extend the site into an adjacent field. The Council would not wish to see any further development on adjacent land.