

Appendix C

Note of a discussion with the Developers of GNP8, Gatehampton Road

Tuesday 23rd April 2024

Present:

Nexus Planning: A Kneale, A N other

Planning Committee: Cllrs Lofthouse, Emerson, Williamson, Bridle, Newman

E Worsley

Assistant Clerk

Since the last meeting, the developers had commissioned a ground investigation which identified an issue with surface water drainage that required a re-design of the layout of the site. It was now necessary to provide a soak-away in the centre of the site surrounded by a 10 metre zone where there could be no building.

Revised plans were shared with Committee members. The layout of the site now consists of a central landscaped 'village green' with an access road around it to the north and east serving the houses. The number of houses remains as before, but their dimensions changed to be slightly deeper and smaller to accommodate the new layout. As before there would be a mixture of sizes, some affordable, all one and a half stories and a mix of slate and tile.

Objections were raised to the use of slate on the grounds that that would reflect sunlight and be visible from the Chilterns Way. The developers were asked who would maintain the central open space. That remained to be determined. There was a concern about the safety of the cycle/footpath exit on to the Gatehampton Rd, but there is provision for a safety barrier at that point.

The developers expect that it will take six to eight weeks to work up the draft to a form suitable for submission in a Planning Application.

After the meeting an e-mail from Ms Worsley was passed on to the developers saying that SODC's policy was for affordable homes to be scattered among other housing rather than, as shown in the plan, segregated in one area of the site.