

Note of a virtual meeting held on Thursday 11th March 2021 at 10-30

Present. Mr R Fairhurst, Mr P Kenrick, Mr P Morgan and the Town Clerk

Representing Cottsway. Mr M Robinson, Ms M Yeoman

Without Prejudice

This meeting had been arranged following a request to the Town Council by Cottsway.

Brief introductions took place and discussion followed. The following points emerged from the question and answer session which was based on the previously agreed conditions for engagement and representatives of the Town Council agreed at the February Town Council meeting.

The site can ONLY be viewed as a Rural Exception Site.

Cottsways intention is that access to the site would be via the garage block in Jeffersons Piece.

Demand for housing of the type proposed exists locally, which is the reason for bringing this site forward.

Local connection would be part of the allocation process.

Detailed work on any proposal would be completed prior to public consultation.

It was noted that there is a high level of public awareness in respect of this site with the community aware that,

- a. the need for affordable housing exists
- b. the value of the site and its setting in the AONB
- c. the status of the site in the Local Plan

The role of the Town Council is not to smooth the way for development but to provide information to ensure that any proposal best serves the community and its aspirations. Council will comment on any planning proposal in the normal way.

Local knowledge is useful to Cottsway in preparing a scheme.

Cottsway understand that the site is controversial and as a consequence the need to get it right. The importance of the setting in the AONB is understood.

Why the need for market housing? This gives the landowner and the developer a return on investment though much less than for a site with only market housing (Land Value)

Need for genuine affordability in perpetuity. This would be written in to the legal agreement attached to the site.

Cottsway may consider a scheme which includes some shared ownership properties (often 80/20) but there can be difficulties for some in obtaining mortgages. Again this could be part of the legal agreement.

Climate Emergency/ Zero Carbon. Cottsway use modern methods of construction and standards are high including solar panels, ground and air source heat pumps (on their current sites)

Use of Green Space. A play area could be provided as part of the legal agreement.

Planning Gain. Additional needs arising from a development would be considered in the technical appraisals for the site. Again any such provision would be part of the legal agreement.

Normal contributions would be sought by OCC and others e.g.(infrastructure) as per any such scheme.

Process. No firm dates at present as much preparatory work has to be done but the aim would be to have a scheme for public consultation in Summer 2021. Consultation would be by several days of local display, on-line etc. Any concerns would then be addressed and included prior to submission for planning consent. (Possibly late 2021) Regular dialogue will be maintained.

Cottsway will work with the prospective developer, WODC as the planning and housing authority and the landowner.

The meeting closed at 11-16 a.m.