**Notes of Meeting with Taylor Wimpey 11.9.23**

Present: Ben Edmondson (TW), Paul Friston (CWaC), Gary ? (TW), Henry ? (Lichfields), Peter Cocker (WPRA), Jennifer Crew (WPRA)

Ben Edmondson explained that TW are intending to split the Phase 3 site into two parts and retain the existing approved layout for the southern part and submit a new application for the northern section. They will not be appealing against the refusal of the most recent application.

The new application will lead to an increase of 63 houses which will be achieved by building smaller house on smaller plots. There will be an increase in the amount of open space in the centre of the development. The new houses will be built to the standards of the new house regulations to be introduced in 2025, including heat pumps, triple glazing, underfloor heating, etc. Many of the new houses will be transitional homes, designed to appeal to first time buyers or downsizers. Some of the houses will be affordable rent or buy.

TW have reconsidered the boundary designs and the houses will now more closely reflect the size of houses that they will back onto on Five Ashes Road, Rowcliffe Avenue and Sherbourne Avenue. It was noted that two 2½ storey houses remain on the southern boundary. PF suggested that these could potentially change to a design with a lower roof profile using a non-material amendment.

It is proposed that the boundary treatment will include a 3 m buffer which will allow for existing encroachments by WP residents – i.e. the encroachments will be within the buffer, so it will be 3m at some points, but less where there are longer WP gardens. The buffer will be covered by a covenant which TW will enforce until a management company is formed to manage the estate. TW will have a 30 year management plan for this green corridor. It may be deeded to new residents or the management company – this decision has not yet been made. It is now suggested that the close board fence on both sides is 1.8m high. TW residents/management company will have access to this area via gates (Positioning of the gates has not been confirmed). JC expressed concern about the levels of the differing estates and the potential this might create for the flooding of WP gardens. BE said that there will be a French drain along the boundary to address long standing drainage issues and agreed to provide cross sections of the boundary treatment showing the levels.

Construction will shortly begin on the road network that has been approved on the old plan in the southern section of the site.

TW wish to submit an application in October, but are keen to get residents’ views in advance of this so that the plans can be tweaked. They would be keen to attend a public meeting about the plans and bring personnel from their drainage team or any other specialism to discuss any aspects of concern.