

NOTES ON MEETING BETWEEN TOWN PLAN IMPLEMENTATION GROUP AND REPRESENTATIVES OF TAYLOR WIMPEY (TAYLORS ROAD DEVELOPMENT)

10th MAY 2011 2

PRESENT: Cllr Mrs A Clarey, Cllr Mrs S Bundock and Pam Manfield (Town Plan Implementation Group), Marcus Lambert (Director PPML Consulting Ltd – Town Planners and Surveyors for Taylor Wimpey) and 3 other Taylor Wimpey representatives.

- Meeting with IG had been requested by Marcus Lambert.
- All 4 visitors were familiar with the Town Plan.
- ‘Original and new’ plans would go to Planning – “3 weekish”. Original and “almost complete new plans” left at Town Council offices.
- Pretty certain would not exceed 118 houses in total – 37 per hectare.
- Houses on periphery would be lower, fewer storeys.
- No apartments to be built.
- Small number of bungalows designed for residents with physical disabilities.
- Parking – 2 spaces per 2/3 bed houses, 3 spaces per 4/5 bed houses and visitor parking.
- Landscaping – Pam’s ‘Wildlife Friendly Planting for New Developments’ – well received – “to be shared with landscape specialists”.
- Play equipment “to be discussed with Town Council”.
- Also discussed : potential traffic issues..
: school places.

CONCERNS:

- Removal of mature trees.
- Pipe in ditch. Problem for toad migration. **
- Toad migration – “can brief construction vehicles”. **
- Great crested newts in puddles of long standing. **

** Planners to contact Liz Anderson – Central Beds Ecologist.