

# BROOKTHORPE WITH WHADDON PARISH COUNCIL

## MINUTES OF THE REMOTE MEETING HELD ON 24<sup>th</sup> NOVEMBER 2020

### with BLACK BOX AND TAYLOR WIMPEY

#### PRESENT

Cllrs J Hendry [Chairman], Dave Kaspar, Paul Gaze, Rhodri Rhys, Philippa Bishop, Conor Flanagan [Black Box], John Drew [Taylor Wimpey], Dave Mossman [District Councillor] and Mrs A Szabo [Parish Clerk]. There were no members of the public present as this was a closed meeting.

#### APOLOGIES FOR ABSENCE

There were no other apologies given for absence.

After introductions Conor outlined the history of the identification of the site for development dating back to 2007, when it was first identified as a suitable site to meet the needs of Gloucester City. It is now being considered again, as it is not in the Green Belt or AONB. Although the site would have three developers, Taylor Wimpey would be the largest, providing approximately 2400 homes. However, the developers would work together to provide integration. There are no masterplans available from the other developers at present.

After the initial proposal was examined Conor and John Drew answered questions.

**Footpaths** – It was confirmed that public Rights of Way would be diverted during construction on Health and Safety grounds. Although this would be phased, they would be retained where possible, but some may have to be closed while others would be installed. Construction to take place over 10-15 years.

**Naas Lane** – Concerns were raised about buses getting under the rail bridge. It was suggested that a footpath could be added here and the existing foot rail crossing closed. This also raised concerns with Councillors and would need further investigation.

**Flooding** – It was confirmed that Daniels Brook has been monitored for some time and this will continue providing information before a full plan is developed. The plan is to have large attenuation basins on site to naturalize Daniels Brook which will slow the flow and increase biodiversity. This would consider the increased run-off.

**Noise from M5** - Concerns were raised that the buffer may send the traffic noise towards Brookthorpe. It was stated that Black Box were working with SDC's Environmental Health Department regarding this.

**Highways** – It was confirmed that traffic modelling with increased numbers due to local developments had not taken place but numbers of would be based on pre-COVID data. There is a planned redesign solution to St Barnabas roundabout. However, before modelling can take place more data from County Highways is needed. Once this has been completed it will be possible to go public with this solution. The developers will take into consideration the effect on all local highways. It was pointed out by Cllr David Mossman that due to a possible 3000 homes at Hardwicke, extra pressure will be put on Junction 12 M5.

It was confirmed that the 2<sup>nd</sup> entrance to the site would go in behind Gloucester Asbestos via Old Stroud Road.

**Existing Nature** – It was confirmed that Black Box were working with “building nature” to protect existing nature and encourage future biodiversity. Of the 330 acres 106 would be green space.

**Affordable Housing** – It was confirmed that 30% of homes would be classed as affordable in line with building policy.

**Amenities** – It was confirmed by John Drew that amenities would go in at an early stage in line with their own policy.

**Modelling** – concerns were raised by Councillors as to the reliability of the modelling.

Chairman .....

Date.....