

Great Bowden Neighbourhood Plan

Housing and Built Environment Theme Group

Thu 13th October 2016

Present

Paul Claxton – Chair

Nicholas Manners

Jenny Driver

Derek Doran – Your Locale

Apologies received from Anne, Anette and Joe.

1. Welcome and introductions

Before the meeting started there was a lengthy debate with Paul, a Parishioner about the Berry Close site. The legal issues and politics around this planning application were discussed in detail, Paul alleged the advice received from the local MP has been incorrect. It was agreed that given the timescales involved there is nothing the neighbourhood plan process could do to stop this scheme proceeding.

Derek agreed to take and circulate the meeting notes.

Action DD

2. Matters arising from the 29th September meeting

Someone queried if the minutes should read Harborough Borough Council, not Harborough District Council, Derek double checked and the Council is indeed, known as Harborough District Council.

It was noted that it was very important that the needs of the local community were paramount in the NP.

Derek circulated the latest housing projections from Harborough DC. The Berry Close site is not included (we think) so the target is 45 units if option 2 for the Local Plan is agreed (a 70% urban/ 30% rural split) or 29 units if option 6 is agreed, (the Lutterworth Strategic Development Area). Effectively, the Berry close planning consent means that the target has been achieved.

Action ALL

The Local List of protected and listed buildings was mentioned, it was confirmed that Anne French will be updating this document as a part of the NP submission.

Action AF

The minutes were agreed.

Action ALL

3. Conflict of interest

Jenny raised the issue about conflicts of interest and this sensitive issue was discussed at length. It was agreed that owners, developers, their agents or representatives should declare ANY interest or involvement in potential housing development or site ownership before the matter was discussed by the HTG. Derek explained that the Government guidance is that “stakeholders” should be involved in the policy development process.

4. Community Questionnaire

The document is 58 pages long and is very comprehensive, it reflects well local people’s views and opinions.

The document provides strong evidence for the NP housing chapter that Paul will draft as chair of the HTG.

Action PAC

This document will appear on the Parish Councils website soon, along with the minutes and agendas of the Theme groups – this will help ensure more local people engage with the current policy development work.

Action PAC

5. Model process for new development sites

The paper circulated by Derek was discussed and the appetite for future residential development was considered at length.

The paper on site sustainability assessments also previously circulated by Derek was discussed and it was agreed that no work of this nature was required in Great Bowden.

The need to fully protect allotment sites and other environmentally important sites was agreed.

Action ALL

It was confirmed that only the two brownfield sites were considered as potentially suitable for residential development;

- The JG Pears site will hold up to 60 units
- The Buftons site will hold 28 units, with an adjacent green field site possibly taking up to an additional 38.

It is likely that only ONE of these sites will be required in the next twenty years, probably in years 10-15 or 15-20.

Action ALL

The key issue is to ensure affordable housing of the right type is agreed for one of these sites.

Derek agreed to speak to Joe about his Trusts proposals possibly being outlined at the next meeting.

Action DD

(Post meeting note – the Trust is not involved in any Great Bowden schemes currently).

Paul will provide background details on both sites

Action PAC

Derek also agreed to circulate some design guides and policy options for discussion at the next meeting.

Action DD

6. Progress towards the NP policy chapter

Derek will circulate a “reminder” of the issues we can usefully include in a NP for the next meeting so we can see where we are at and support Paul in writing the chapter.

Action DD

It might be better if more people draft a section each.

Action ALL

7. DATES OF NEXT MEETINGS

7.00 to 9.00 Thursday 3rd November – Community Pavilion

Action ALL

7.00 to 9.00 Thursday 24th Nov – venue TBC.