

Great Bowden Neighbourhood Plan

Housing and Built Environment Theme Group

Thu 24th November 2016

Present

Paul Claxton – Chair

Nicholas Manners

Jenny Driver

Annette

Derek Doran – Your Locale

Apologies received from Joe.

1. Welcome and introductions

Paul welcomed everyone to the meeting.

Derek agreed to take and circulate the meeting notes.

Action DD

2. Matters arising from the 3rd November meeting

As the Berries Close site is not included in the target figures for new housing the addition of these 70 units means that the HDC target has already been exceeded.

Paul confirmed that he has met with Harborough DC planners and that a total of 149 units have been delivered or have planning consent, the target is a maximum of 124.

It was noted that the Dingley Road site is only for 5 units, although “many more” could be possible.

3. Agreement on site priorities

There was a long discussion on how the NP chapter that Paul is drafting will deal with housing land allocations.

Joe’s lengthy email was read out to the group as unfortunately he was ill and unable to make tonight’s important discussion.

It was confirmed that previously used or brownfield land is the first priority for future development.

Action ALL

All of the SHLAA sites were discussed in turn and it was noted that although the community questionnaire had ranked the Pears site as first priority, the timescales of more than 10-15 years before it can be delivered make it impracticable.

It was agreed that Paul will use the results of the survey and point out that the Pears site is not possible due to it's long lead in time. It was also agreed that as the target had now been exceeded no further residential sites would be required during the plan period. Paul will draft a strong policy section on the subject. Derek then explained about reserve sites. As the Buftons brownfield site was the communities second priority it will be granted a reserve allocation status in the NP. This will mean that it "could" be developed if one of the other residential development sites is delayed or not delivered.

Action PAC

Paul asked whether the site adjacent to Buftons for a further 50 units (approximately) should also be designated as a reserve site? After full discussion it was agreed that this further site was not required and will not be allocated.

Action PAC

4. The draft NP chapter

Jenny and Annette passed Paul their comments for inclusion in the draft NP chapter.

It was confirmed that all comments would be considered and as many points of view as possible would be included in the draft.

Paul is making good progress with the draft and various policy matters were discussed, the appendices are already in place.

The timescales for submitting a draft to Harborough DC are now very tight. The NPAC meeting is at 20.00 on the 8th December, all were invited to attend if they can make it. The drafts will then be sent to Gary Kirk at YourLocale and it is intended to submit to HDC by the 19th December.

The very tight timescales were discussed. Derek will speak with Gary Kirk at YourLocale about the dates.

Action DD

Paul will circulate a draft NP chapter by 5.00 on Monday the 5th December, HTG members will have two days to get any responses (verbal or written) back to him, he will consider them and present a final draft at the 8th December NPAC meeting.

Action ALL

5. DATE OF FINAL MEETING

A final session on the 15th December MAY be required.

Paul to advise.

Action PAC