

**Minutes of the meeting held on Friday 23<sup>rd</sup> October 2015 at 10.00 a.m. in Boughton Village Hall, Butchers Lane Boughton**

Present:-

Cllr John	Shephard (Chair)	(JS)	Daventry District Council
Jayne	Bunting	(JB)	Boughton Parish Council
Cllr John	Clarke	(JC)	Boughton Parish Council (Chair)
Mr Paul	Doyle	(PD)	Bloor Homes (South Midlands)
Mr Steve	Ellis	(SE)	Daventry District Council
Cllr Kevin	Greatorax	(KG)	Boughton Parish Council (Vice-Chair)
Cllr Richard	Greener	(RG)	Boughton Parish Council
Emily	Hale	(EH)	Bloor Homes (South Midlands)
Mr David	Joseph	(DJ)	Bloor Homes (South Midlands)
Mr John	Matuszewski	(JM)	Martin Grant Homes
Cllr Chris	Millar	(CM)	Leader Daventry District Council
Cllr Russell	Wilson	(RW)	Boughton Parish Council

**ACTIO  
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**1. Introductions**

The Chairman welcomed everyone to the meeting and round the table introductions followed.

**2. Appointment of Chairman**

It was unanimously agreed to appoint District Councillor John Shephard (Ward Councillor) as the Chairman of the Forum.

**3. Apologies**

Apologies were received from County Councillor Judy Shephard (Ward Councillor) and Mr Richard Wood, Local Strategy Manager, Daventry District Council.

**4. To Consider Draft Terms of Reference**

**a) Frequency of Meetings**

The frequency of meetings would be determined by activity on site and would probably take place quarterly.

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b) Publicity attached to Meetings

Meetings of the Liaison Forum would be reported to the Parish Council and minutes filed by the Parish Council.

c) A draft of the Terms of Reference had been circulated to all members prior to the meeting and DJ stated that they were a commendably concise framework. The draft Terms of Reference were approved unanimously and it was agreed that these could be amended in the future as the Forum moved forward.

5. **Bloor Homes**

Current plans of the development, showing the first phase, were available for inspection and DJ outlined the present situation. The first phase of houses included a show home complex with an office and car park. There is currently a temporary site entrance at the top of Brampton Lane which had been approved by Northamptonshire County Council (NCC). Civil engineering works including site stripping, drainage and raising ground levels were well underway. DJ explained that the principal access to the development and the construction of a new roundabout on Brampton Lane were governed by a Highways Act Section 278 Agreement. The Section 278 Agreement is an agreement between Northamptonshire County Council and the developers which describes proposed modifications to the existing highway which will service Buckton Fields. It allows work on the highway which has to be done to NCC standards. DJ confirmed that Bloor Homes have now signed their part of the S278 Agreement; it is now with Martin Grant Homes; when signed it would then go to NCC for signature. JM will advise if he experiences any delay in NCC completing the document. This, however, can take some time and JS stated that if necessary he would speak to the Ward County Councillor to expedite this. DJ stated that as soon as the S278 Agreement is signed, which he hoped would be within a month, the developers can proceed with the highway works. There was at least a couple of months work and the expectation was that work would be completed by February/March 2016. The main impact to the local community will be January/February 2016 when the work on the new roundabout is being done.

JM

JS

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The first phase of houses will be on Brampton Lane adjacent to the new site entrance and the projection for Bloor Homes was for 22 occupancies by June 2016. DJ confirmed that properties would be sold initially through Connells but that in the future there would be an on-site sales office. PD stated that the expectation was for a build of 30 to 40 houses each year from both Bloor Homes and Martin Grant Homes. It would take 3 ½ to 4 years to deliver the full 376 houses but this, of course was dependant on the market.

PD reported that the developers were putting in place a cycleway on the site side of Brampton Lane to Welford Road. In addition, the developers would be contributing towards the cost of a Toucan Crossing on Harborough Road North. Following a question PD explained the phasing of the site and agreed to show the phasing of Harborough Road North and the wider phasing of the site at the next meeting of the Forum.

**PD**

PD confirmed that Affordable Housing will be delivered alongside market housing.

PD reported that there are a number of different types of affordable housing available:-

- Affordable Rent
- Social Rent
- Shared Ownership
- Shared Equity Housing

He confirmed that Bloor Homes are currently in negotiations with Spire Housing and he believed that there was a sequential approach to housing allocation and preference was to residents in the parish.

SE stated that he believed the affordable housing needs from the development would allocated towards meeting the needs of Northampton and this was in the S106 Agreement. SE will clarify this (and the question of Parish Council nomination rights), reporting back at the next meeting.

**SE**

JC reported that a Housing Needs Survey Report for Boughton Parish had been completed by Daventry District Council in November 2012. The survey had identified 5 potential households in need of affordable housing in Boughton. Furthermore, the Parish Council had established that Boughton's affordable housing requirement will be met by the development at Buckton Fields and residents from the parish of Boughton would be a priority for affordable homes. JC stated that it was important to establish that this was the case.

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The numbers of affordable homes would be 20% of the total 376 houses which for Bloor Homes was 38 and for Martin Grant Homes 37.

**6. Martin Grant Homes**

JM reported that Martin Grant Homes are currently mirroring the work of Bloor Homes. However, their calendar year is different and the expectation is a build of 20 to 25 houses per year in the first phase by the end of 2016 and 30 to 40 houses per year thereafter.

**7. Boughton Parish Council**

JC thanked the developers for attending.

**8. Daventry District Council**

SE stated that he welcomed the Forum and that he would continue to liaise with the Parish Council and the developers. He hoped the meetings would be a platform for a better on-going relationship between all parties.

**9. S106 Commitments**

CM stated that Boughton should get some benefit from the S106 monies. JC confirmed that the contribution from the S106 agreement to Boughton was £30,000 towards the cost of traffic calming. SE confirmed that the S106 agreement specifically identifies that £90,000 is available for the three villages of Boughton and Chapel and Church Brampton. DJ confirmed that he would inform the Forum when NCC was in receipt of the monies. He also stated that refinements could be made, for example, money for healthcare could go to an alternative facility if a real need could be identified.

**DJ**

DJ stated that he would circulate a summary of the S106 contributions to members of the Forum. He would also provide hard copies.

**DJ**

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JC stated that the Parish Council would like to see something given back to the local community in addition to the monies for traffic calming. There were village organisations such as the Village Hall and the Pocket Parks that could benefit. Some goodwill would be helpful and equally, he felt, would be of benefit to the new development. JC enquired if the developers could support the parish in other ways. CM stated that this was important to the Parish Council.

SE stated that there was no reason why, outside the formal S106 agreement, that the Parish Council could not put forward a “Wish List” for consideration by the developers. DJ suggested that the Parish Council ask.

**Parish  
Council**

CM highlighted the example of the outcome for the community in Brixworth who had now benefited from the delivery of a new doctors surgery with contributions from a developer wishing to build new homes in the village.

JS confirmed that the Parish Council were aggrieved at the paucity of the benefit to the parish from the S106 agreement but recognised that negotiations on the S106 were completed. However, the Parish Council now recognise that they are on a steep learning curve in respect of Phase 2 of Buckton Fields and negotiations for the benefit of the parish will be treated very differently and at the outset of the planning application stage. PD confirmed that there will be S106/CIL for the second phase and this will come off the price the developers pay the landowners.

PD reported that the New Homes Bonus, paid by central government to Councils to encourage new development, could be bid for by Parish Councils on behalf of their communities.

CM stated that it was vital that any benefit for the local community from a future application for Phase 2 must be agreed before the determination of the application. It was, therefore, important to start negotiations at an early stage.

Following a question from RW PD confirmed that play equipment would be provided on both open spaces within the development. There will be a LEAP (Local Equipped Area for Play) and a LAP (Local Activity Play Area).

**10. Condition Variations**

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SE reported that there had been some minor Non-Material Amendment (NMA) applications to the scheme and he had kept the Parish Council fully informed. DJ confirmed that the developers had discharged all their planning conditions but it was inevitable that there would be some changes to the scheme as it progressed but there was nothing of significance to report at the moment. Any changes would be processed through SE.

**11. Any Other Business**

DJ stated that a Joint Project Manager, Alun Isaac, would be the single point of contact for both developers. He could be contacted initially with any issues that may arise and can approach both businesses. However, DJ confirmed that he would remain as a default point of contact if matters are not addressed. DJ agreed to provide Alan Isaac's contact details to JS and JB. It was agreed that JS and JB would be the point of contact for Mr Isaac. JB will make contact with AI and arrange a suitable time to meet up (simply for introduction purposes).

**DJ**

It was agreed that it would be useful for Mr Isaac to attend the next meeting of the Liaison Forum.

**9. Dates of Future Meetings**

CM stated that Forum members will change as meetings go along but that it was important to keep the momentum going. He felt that the Forum would benefit both the developers and the local community. It was also an opportunity for Boughton Parish Council to ensure that funds from any future development at Buckton Fields were directed at a local level. The meeting had been a good start.

The next meeting will be held on Friday 29<sup>th</sup> January 2016 at 10.00 a.m. in Boughton Village Hall.