

## BUCKTON FIELDS LIAISON FORUM

Minutes of the meeting held on Friday 21<sup>st</sup> February 2020 at 1100 at Boughton Village Hall

### Present:-

Cllr John Shephard (JS) ward councillor, DDC, chairman  
Cllr David James (DJ), BPC  
Cllr Terri Wright (TW), vice chairman BPC  
David Joseph (DJB), senior planning director, Bloor Homes  
Jamie Green (JG), technical manager, Martin Grant Homes  
Richard Wood (RW), DDC Local Strategy Manager  
Steve Ellis (SE), DDC Major Projects Officer and case officer

### Apologies

1. Apologies were received from Cllr Judy Shephard, BPC and NCC.

### Minutes

2. The minutes of the last meeting, being confined to the school provision, were noted.

### Bloor Homes

3. DJB reported
  - a. Phase One was complete
  - b. In Phase Two, the show homes were now open and 12 dwellings were sold, 23 proposed to be completed in the first year (to June 2020), thereafter c71 dwellings per year
  - c. He had received the DDC CIL invoice and confirmed it would be paid in March.
  - d. The traffic lights on the junction of the spine road with Welford Road were installed, but not operating yet – the commissioning date was to be confirmed.

### Martin Grant Homes

4. JG reported
  - a. The final plots were almost complete, with a July finish.
  - b. The road would be completed to adoption standard thereafter, planned for June. There would then be a 12 month period of maintenance followed by adoption.
  - c. MGH would move to Phase two thereafter – show homes to be completed by June/July and other plots were under construction.

## DDC

5. SE confirmed:
  - a. that Phase One was substantially completed; he was pleased to note that the hedge planting at the Brampton Lane and Harborough Road boundaries had been undertaken.
  - b. There were some 'snagging' issues – a damaged railing was being repaired and some landscaping needed to be attended to.
  - c. All substantive s106 monies had been received for BFE and s106 items for BFW were being progressed, with invoices to be issued by DDC.
  - d. Land adjacent to BFE, but within NBC's area, now had planning permission for residential development.
  - e. No date had yet been confirmed for NCC Committee consideration of the NWRR planning application.
  - f. A pre-application approach had been made on behalf of the DfE for the new primary school. It was being treated confidentially; he was not at liberty to share further information.
  - g. He understood that NCC as landowner was intending to seek revisions to the masterplan. He would encourage NCC to consult BPC in the process.

## Residents' issues (note previously circulated)

6. Temporary signage as to construction traffic was important. When flattened by wind an immediate increase of construction traffic the wrong way was noted. Could it be maintained in these difficult weather conditions currently being experienced. The point was noted by DJB and JG.
7. Could more to be done to make the sports pitch available. DJB would review the issue.
8. The footpath to Whitehills was poorly lit. It was not clear whether this was a developer or BPC issue. DJ would raise further with BPC.
9. Could graffiti on street signage be removed? DJB noted.
10. Debris in the pumping station. DJB thought that the site might by now have been transferred to Anglian Water. He would review.

## Affordable Housing

11. JG reported that in Phase Two 133 out of 380 dwellings were to be affordable, split as to Bloor/MGH 66/67. The provider for MGH was Stonewater Homes.

## School

12. The pre-app position was noted; JS confirmed that the school now had a web site: [bucktonschool.org.uk](http://bucktonschool.org.uk) and that there was an open evening on Tuesday 25<sup>th</sup> February which he would be attending. The construction access for the school was discussed.

### **Phase Three issues**

13. There was a general discussion about masterplan review and the imminent BPC/NCC meeting concerning community provision.
  - a. DJB advised that within the Bloor bid for land in Phase Three was provision for a local centre comprising retail units with one being allocated for community use. That could be seen as the default option in the event of the parish not promoting another.
  - b. RW confirmed that a masterplan review could accommodate addition dwelling numbers in principle, subject to other planning considerations being satisfied.
  - c. DJB and SE strongly recommended that in any meeting with NCC, BPC should be prepared to promote its vision for the community facility. Detailed drawings were not necessary at this stage but the minimum should be the concept envisaged and the land space that that would take up. A note of that land space with a proposal as to where it would sit in the masterplan would be helpful.

### **POS**

14. DJB confirmed that in the absence of any suggestion of local authority adoption, POS in Phase Two would be managed by Chamonix (the GM company managing Phase One). POS Land in Phase One would shortly be transferred to Chamonix which would be expected to contact residents. JS asked DJB to put him in touch with the Chamonix representative so that he may be invited to the next LF Meeting.

### **Date of next meeting**

15. It was agreed that the next meeting would be held on Friday 4<sup>th</sup> September 2020 at 1100 in the Village Hall.

JS  
24.02.20