

## BUCKTON FIELDS LIAISON FORUM

### Draft/Minutes of meeting held on Wednesday 18<sup>th</sup> November 2020 by Zoom

**1. Those present were:**

Ian Boyes, NCC Highways (IB)  
Hannah Cook, Regional Manager, Chamonix Estates (HC)  
Steve Ellis, Major Projects Officer, Daventry District Council (DDC) (SE)  
Jamie Green, Technical Manager, Martin Grant Homes (JG)  
David James, Boughton Parish Councillor DJa)  
David Joseph, Senior Planning Director, Bloor Homes (DJo)  
John Shephard, Member, DDC, and chairman of the meeting (JS)  
Judy Shephard, Member NCC (JMS)  
Paul Watson, CEO Preston Hedges Academy Trust (PW)  
Chris Wickens, NCC education officer (CW)  
Richard Wood, Local Strategy Manager, DDC (RW)  
Terri Wright, vice chairman, Boughton Parish Council (TW)

**Apologies**

Jayne Bunting, Clerk, Boughton Parish Council  
David Smith, Estates Manager, NCC

**2. Minutes of the meeting of 25<sup>th</sup> September 2019 were approved.**

**3. Developers**

- a. DJo reported 30 dwellings were occupied in BFW with a further 20 being available prior to the company's year end in June 2021. A snagging list was discussed; written responses would be given (attached).
- b. JG reported that of BFE all units were completed and three remained to be occupied – two were reserved and the initial sale had fallen through on the third, which was awaiting sale. Of phase two, 2 were occupied and 12 reserved. Completions would proceed at the rate of c50 per year for each developer.

**4. Planning.** SE reported:

- a. 376 dwellings were completed in BFE, with occupations as above. Certain landscaping, and other, issues remained which officers were reviewing.
- b. In BFW the developers had 190 plots each. An application for non material amendment (the substitution of the house type on six plots) was being processed.

- c. Permission DA/2020/0465 for the school was granted in September. Conditions were applied to the permission to ensure compatibility with DDC policies, particularly conditions numbered 3, 4, 7, 8, 14, 15.
- d. Application DA/2020/8040 (Phase 3 outline) was in progress. The period for public consultation was concluded, with extensions being allowed for NCC (highways) and BPC. The application covered 3.5 Ha, comprising 1Ha employment, 85 dwellings and open space including a balancing pond, the previous proposals of a nursing home and park and ride facility disappearing.
- e. As to the remainder of Phase 3, SE would expect an outline application only if further alteration was proposed to the masterplan.

5. **School.** PW reported:

- a. The Trust was in the process of appointing a headteacher. That was planned to be completed by Christmas, the successful appointee taking up post after Easter 2021.
- b. The Trust was committed to opening for Year R in September 2021. Terms of the 125 year lease as between NCC and the Trust were agreed. Construction contracts were being finalised. Timings were very tight for completion of the whole building by September 2021.
- c. As to conditions 7 and 14 the school is willing to facilitate community “out of hours” use of both the MUGA and the school hall. To this end the school (headteacher and governing body) would welcome discussions with community groups and parish council. It was agreed that the position would be reviewed at the next meeting of the forum.
- d. As to governance, the Trust was appointing an interim chairman of governors and would consult with the community in the summer as to appointment of community and parent governors.
- e. Some 20 parents had to date sought places at the school.

6. **Early Years (EY).** PW reported that in 2015 the Trust responded to an invitation from DfE to bid for appointment as academy provider on site. The invitation was limited to provision of primary education. Since then, such invitations do seem to include EY as a requirement. The Trust was willing to discuss the provision of EY on site (in separate accommodation); a start up of such a facility created considerable financial issues. CW advised that the provision of EY was the responsibility of NCC as landowner. In the absence of David Smith (or other representative of NCC estates) JS/JMS were taking this up with NCC separately.

7. **POS maintenance.** HC of Chamonix reported that Chamonix was standing by to take over the POS estate from developers; she could give no indication as to when that might be. In the meantime Chamonix was incurring minimal costs and was not billing residents. Of particular concern was the sports pitch. It appears to have been ignored for some time; it was seen as an attraction of the site. DJo confirmed that it was in developers’ interests to complete POS etc and hand over to Chamonix; he would raise the issues internally.

8. In the absence of David Smith, no progress was made with the question of community facilities.
9. The date of the next meeting was agreed to be Wednesday 14<sup>th</sup> July 2010, 1030. Venue or Zoom details to follow.

Action points arising from the above:

1. JS & JMS continue to press NCC on the questions of EY and community facilities.
2. DJo & JG will review the sports pitch issue and please report to JS the outcome.
3. DJo will send to SE a definitive plan showing areas to be sold, adopted or subject to Chamonix management. [JS mentioned that he and BPC would welcome a copy of that plan in due course.]

JS  
18.11.20