

Minutes of the meeting held on Friday 27th October 2017 at 10.00 a.m. in Boughton Village Hall, Butchers Lane Boughton

Present: -

Cllr John Shephard	(JS)	Ward Councillor Daventry District Council
	(Chair)	
Mrs Jayne Bunting	(JB)	Clerk to Boughton Parish Council
Cllr John Clarke	(JC)	Chairman Boughton Parish Council
Mr Paul Doyle	(PD)	Bloor Homes
Mr Steve Ellis	(SE)	Daventry District Council
Cllr Kevin Greatorex	(KG)	Vice-Chair Boughton Parish Council
Mr Andy Leighton	(AL)	Northamptonshire County Council
Cllr C Millar	(CM)	Leader Daventry District Council
Cllr Judy Shephard	(JMS)	Ward Councillor Northants County Council

ACTION

1. Apologies

Apologies were received from Alan Isaac Joint Project Manager, John Matuszewski (Martin Grant Homes) Cllr Russell Wilson (Boughton Parish Council) Richard Wood (Daventry District Council)

2. Minutes of the Last Meeting

The Minutes from the last meeting held on Friday 9th June 2017 were approved and signed as a true record.

3. Matters Arising

- i. AL reported that the speed limit signage had now been rectified. AL had liaised with the Site Manager and the developers were considering making some amendments to the flare at the junction of Brampton Lane and Welford Road. However, any amendments would not be done until the next safety audit.
- ii. A scheme for a primary school was being progressed and it was reported that this was to open in September 2019. JC reported that representatives from Preston Hedges Academy Trust had been invited to the next meeting of the Parish Council in November. It was believed that the build would take about a year. CM stated that funding for the school is time limited and this would be critical to the build. JC stated that this would be clarified at the Parish Council meeting. Whilst the developers have an obligation to make a school site available there was pressure on school places ahead of the school build. This was equally frustrating for the developers as potential purchasers were asking for a school.

JC

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<p>4. Bloor Homes Update</p> <p>a) PD understood that at September 2017 the combined occupation (Bloor Homes and MGH) was 213. Bloor Homes were well ahead of MGH and their build on phase 1 would be completed by June 2018. MGH were about a year behind. A 200 occupancy had now triggered a S106 contribution towards education and this money would go towards the funding of the new primary school. There was general concern that there was no school on phase 1 of the site. Payment was on demand from NCC. CM stressed that the money needs to be spent where it should be spent and that the money was going for the right purpose and in a timely manner. SE stated that DDC must trust that NCC will spend the money in the correct manner and the developers would be unhappy if their education contribution was not spent on a primary school at Buckton Fields. JC stressed that the Parish Council required some certainty that the education contribution would go to the school at Buckton Fields. He was concerned that this money would go into a “pot” at NCC to be spent on education generally in Northamptonshire.</p> <p>b) Following a question from JS SE confirmed that Escrow accounts are usually not needed and are unusual. NCC and DDC would raise an invoice for any developer contributions from the S106. NCC are a party to the S106 and would invoice directly for their particular functions. Escrow accounts are rare on a S106 agreement and would have to be by agreement. Escrow accounts have a cash flow bearing on developers and DDC would prefer not to hold money on behalf of NCC.</p>		PD
<p>5. Martin Grant Homes Update</p> <p>There was nothing to report.</p>		
<p>6. Daventry District Council</p> <p>a) SE reported that the development was progressing well and there had been few complaints.</p> <p>b) However, following a complaint from a resident adjacent to the Bloor Homes compound there had been contact between the resident and the Construction Director. It had been resolved that a temporary building would be relocated on the 16th October 2017. The Construction Director was going to instruct on-site staff not to turn up for work at 6.00 a.m. and to have more regard for the new occupants on the site. DDC will continue to monitor.</p>		SE
<p>7. Timescales for remaining development of Phase 1 Buckton Fields East</p> <p>a) PD reported that MGH completion of their phase one is estimated to be Spring/Summer 2019.</p>		

ACTION

- b) On completion of phase 1 Bloor Homes and Martin Grant Homes hope to continue with the development of Buckton Fields (West) Phase 2.

8. Timescales for Phase 2 Buckton Fields West

- a) JS reported that a hybrid application (part outline/part detailed) for Buckton Fields Phase 2 had been submitted to DDC and the Parish Council were currently considering the proposals. There was general concern and uncertainty as it had been expected that Phase 2 would be the development of the balance of the site and not two separate phases.
- b) PD stated that they have had to submit a refreshed planning application (DA/2011/0666) as the “minded to grant” consent by DDC had been subject to the resolution of outstanding matters in respect of the M1/A45 Northampton Growth Management Strategy and an archaeological dig on the site. This had all now been revisited satisfactorily with Highways England and NCC. The developers were now submitting plans for residential development to the south of the spine road. A separate application had been submitted to extend two roads within Buckton Fields East up to the boundary with the next phase. The spine road is unreserved in the main application and as soon as planning permission is granted the spine road can be built. The developers were subject to a strict timetable to complete the spine road under their agreement with NCC.
- c) It was noted with concern that the land for Phase 3 of the development was still owned by NCC who will be seeking to sell the land as parcels. JS stated that it was vital to get NCC to negotiate for the sale of the whole site.
- d) PD reported that the developers will build the spine road, but they were not commercial developers and the NCC retained land would be eventually sold to third parties, with the residential land going to a housebuilder and the other uses, (that is to say the employment land, local centre and nursing home sites) likely to be acquired by developers that specialised in those uses. PD stressed however, that he was not privy to NCC’s marketing proposals and this was only supposition therefore. It is understood that NCC propose to market its retained land whilst the spine road is under construction so that developers acquiring the retained land will have access onto the spine road once completed.
- e) JS confirmed that NCC would take on the development of Phase 3 which, he noted with concern, delivered all of the social commitments for the whole of the development (local centre, shops etc.). The developers’ obligation was strictly confined to the building of housing. Following a proposal by JS it was agreed that representatives from NCC will be invited to attend the next meeting to explain worries that had

ACTION**JS**

been raised with “parcelling”, proposals for the park and ride scheme, the local centre and the care home. JS noted that it was of concern that there was a proposal for further development of Phase 2 without any details coming forward for Phase 3.

- f) SE stated that the starting point is that the land is designated as a SUE within the West Northamptonshire Joint Core Strategy. Some of these issues can be addressed through any planning permission and there would be S106 conditions for triggering various things for infrastructure.
- g) CM stated that local residents are extremely concerned that there is no infrastructure coming forward with the housing in Phase 2. He stated that the delivery of infrastructure was imperative in the next phase. It was important to give confidence to the local community.
- h) CM stated that there was an expectation from the public that the NNOR will be delivered and members at DDC supported this as a concept, but it was important to be realistic about the timescales. The NWRR will be delivered in 2019, and funding was in place, but the general expectations of the public had to be managed as there was currently no funding in place for the NNOR. Local people were demanding that the NNOR be built before Phases 2 and 3 but it was vital to be realistic and clear in terms of the public’s perception. Buckton Fields will deliver over 1,000 houses which will generate even more traffic in the local area and along the Kingsthorpe corridor into Northampton. This was of great concern to local people. SE noted that the new development would generate Section 106 funds towards the NNOR.
- i) Some general discussion took place regarding the Community Infrastructure Levy (CIL) and JMS reported that this would be reviewed by the Government in the Autumn Statement. The CIL Regulation 123 List adopted by DDC sets out how DDC spend CIL monies and SE clarified that if CIL was abolished both primary and secondary education would be dealt with in a S106 agreement.
- j) PD reported that Phase 2 of the development would be liable for CIL payments, of which the parish would receive 15%, which was approximately £8.25 per sq. metre. SE pointed out that CIL payments to Parish Councils were subject to a cap dependent upon the number of residents in the parish and therefore the actual sum received may be less than this figure.
- k) JC reported the greatest concern of parishioners was the volume of traffic, education and infrastructure.

	ACTION
7. Boughton Parish Council	
a) JC pressed for an answer on the tidying up of the roundabout on the A508. PD would consider this but suggested that the roundabout would be sponsored through NCC.	PD
b) PD reported that Bloor Homes are in contract with Spire Housing and that most of their affordable homes are now occupied. They are a mix of social and shared ownership properties.	
c) MGH are in partnership with Grand Union Housing Association but PD did not know the delivery time for their allocation of affordable housing.	
d) JS suggested that the Parish Council should contact the two housing association providers and ask their representatives to the next meeting.	Parish Council
e) PD reported that the affordable housing allocation for Phase 2 was 35%.	
f) JC reported that the Parish Council had recently undertaken a litter pick on Brampton Lane and Harborough Road and there was litter from the site on the verges. PD agreed to raise this with the Site Manager.	PD
g) JC raised the monitoring of the Travel Plan for phase 1. PD agreed to report back to the next meeting and SE would raise this with NCC as the highways authority. JS noted that a Travel Co-ordinator would be appointed to liaise with new residents and PD reported that it is usual for one of the sales staff to be appointed. PD would need to refer to colleagues. JS suggested that it would be useful if the person appointed could come to the next meeting and he felt that it was important to liaise with that person. CM stated that it would be of interest to see how effective this appointment would be and if the aims and objectives in the Travel Plan would be taken up by new residents.	PD SE JS
8. Any Other Business	
a) JMS reported that she had recently spoken to Bill Rhodes at NCC regarding the cycle path in the first phase which was very narrow and not the standard guideline width of 2.5 metres. A wider path would be requested in Phase 2.	JMS

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<p>b) JMS reported that it had been noted with concern that the dwellings fronting the spine road only have access points directly onto the spine road. This would lead to cars reversing onto the spine road with a potential highway safety risk. SE is waiting for a final response to the consultation from Highways and AL agreed to take this point up with colleagues.</p>		AL
<p>c) KG raised concerns regarding traffic congestion in Brampton Lane. The new flare had been designed to accommodate an increase in traffic from the development, but cars were being delayed as most traffic turned right at the junction with Welford Road. He felt that the new splay needed to be extended further back up Brampton Lane to deal with the increased capacity of traffic. This had been reported under Matters Arising.</p>		AL
<p>9. The meeting closed at 11.30 a.m.</p>		
<p>10. Dates of Future Meetings</p> <p>The next meeting will be held on Friday 2nd February 2018 at 10.00 a.m. in Boughton Village Hall.</p>		

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