

GREAT EASTON PARISH COUNCIL
GREAT EASTON NEIGHBOURHOOD PLAN ADVISORY COMMITTEE

**RECORD OF MEETING WITH POTENTIAL DEVELOPERS HELD ON Sat 25th JUNE 2016
AT BRINGHURST SCHOOL**

1. PRESENT

The Panel: I Drummond,(Chairman and leader of the NP Housing Group), R Bowder, J Weaver, P Brittain, C Johnston, R Barribal, E and M Yates, L Walsh and D Gibley (Sec) Approximately 60 members of the public attended as observers at various times during the day..

2. APOLOGIES

Neil Mckay, J Boulter, B Hemmings, P Long, R Mitchell.

3. CHAIRMAN'S OPENING REMARKS.

The Chairman welcomed all to the meeting, explaining that the day was primarily an information gathering session following the independent site assessments conducted on all 15 proposals which had been received; the majority within the last 3 months. Potential developers had been invited to speak to their individual development proposals and the panel would have the opportunity to ask questions. The Chairman said that the strong wish was for the process to be open and transparent and welcomed the attendance of large numbers of villagers to listen and observe the process.

The Chairman added that the panel would be forwarding their ranking assessments to the NP Housing Group which would then revise the draft housing chapter of the NP, based on the panel recommendations and other evidence gathered during the NP process,. This would then be considered by the NP Advisory Committee, along with the remainder of the draft Neighbourhood Plan. He added that planning is currently based on a provisional HDC housing requirement of between 17-32 additional houses in the period to 2031 and the NP is planning against 34.

He concluded that he would be requesting panel members to declare any personal financial or other interests prior to each presentation.

4. DECLARATION OF INTERESTS FOR EACH DEVELOPMENT PROPOSAL

Declarations were requested from the panel for each separate development proposal. No financial interests were declared in respect of any of the proposals..

5 DEVELOPMENT PROPOSALS

A. Former Chicken Shed Site – land behind 2 High Street, for up to 10 units.

Mr William Rands, the owner, explained the history of the brownfield site and the wooden chicken shed buildings now redundant and becoming an increasing liability. He stated his wish for a mixed development of smaller homes to meet the needs of both the younger and older generations, noting the central village location and good access. He added that he did not anticipate developing the site for 5 years.

B. Broadgate Extension site to rear of 28 Broadgate – Mulberry Homes for 13 units.

Mr Nigel Ozier, planning consultant, explained the background to both the Phase One development of 9 dwellings for which HDC planning approval had been granted and the current proposal for 13 dwellings, now including 5 affordable homes, which he anticipated would be considered by HDC planning in July. He stated that Mulberry Homes wished to develop the two adjacent developments at the same time, adding that the changes to the second

development had been a positive response to the comments from the village and consultations with the Parish Council.

Mr Ozier added that the inclusion of 5 affordable homes and involvement of Seven Lock Housing Association, now Waterloo Housing Group, in a formal agreement to give preference to those with a local connection were also a positive response to local representations. Concerning drainage and potential flooding which was acknowledged as a major concern following the local flooding of 9 March 2016, Mr Steve Mitchell said that flooding assessments of the potential impact from both developments had now accepted that the planned measures would produce a degree of “betterment”. However, he was aware that there was a current separate infrastructure problem in the village and said that Mulberry Homes had commissioned a report into local flooding within Great Easton, which would be made available to the Parish Council and was also willing to work with the Parish Council in identifying flood prevention measures, including contributing up to £30,000 towards agreed costs of alleviation

C. Clarke’s Farm – Langton Homes for up to 8 units.

Mr Ben Cripps explained that the owners of this working farm were looking to develop part of the farm for housing in about 5 years. Mr Cripps said the proposal for this brownfield site would be limited to 8 units, with a mix of private single storey, including 3 affordable 2xbed houses, 2x3 bed single storey and 3x 4bed double storey houses. The build would be attractive timber frame and incorporate the latest eco features. Whilst the development would be outside the existing village envelope, it was adjacent to the existing Easton Square houses and he anticipated providing a pavement to provide safe pedestrian access to and from the village.

D. Station Cottages, Caldecott – Rockingham Homes and Dr Craven for up 15-19 units.

Dr Craven explained the background to this proposal, including the previous planning application which had primarily been refused because of access being denied from the A6003. He said he owned an adjacent field which, subject to resolution of a small strip of land, would resolve the access issue.

Mr James Barby of Rockingham Developments, whose family own the land, said their initial thoughts were for a mixed development of 15-19 houses, some light industrial units and a farmshop, with potential employment for 10-12 people. He anticipated that the proposal, if approved, could be developed within 5 years. He stressed that the proposal, as presented, was very much at the early stages and therefore was open to consultation.

E. Barnsdale House extension, Castle View stables and Brook Lane Paddock, Sun Inn B&b accommodation and a proposed circular village walk.

Mr Jon Golby, on behalf of Mr Raj Uppal, presented the 5 proposals, which Mr Uppal requested be regarded as one holistic overall package.

- Barnsdale House extension – 7 units. Mr Golby said the principal components were the restoration of the Grade 2 Barnsdale House and the surrounding grounds and the provision of 7 dwellings to include 3 affordable homes (1x2 bed, 2x3 bed), 3x4 bed and 1x5 bed house at the far end of the development.. He stressed the positive features of restoring an important heritage building and the formal landscaped gardens at the entrance to the village, the widening of the acknowledged restricted entrance to meet planning criteria and also the significant widening of the narrow footpath outside the property.

- Castle View Stables – 1 unit. Mr Golby said the proposal was to create one tied property, linked to agricultural use, to improve the security of the stables and promote the community use of a facility, currently being used for rehearsals by the local theatre group. He added that this was for a single dwelling only.

- **Brook Lane Paddock – 1 unit.** Mr Golby said that this proposal was for a single house in the Brook Lane Paddock, with a restrictive covenant to provide additional protection for the designated open green space for the remainder of that part of the paddock owned by Mr Uppal, which would protect the long term use of the paddock by the wider community.

- **Sun Inn B&b Accommodation.** Mr Golby said it was proposed to provide up to 5 B&B accommodation units in the disused barn at the Sun Inn. He explained there was an identified need for b&b type accommodation and this would also potentially improve the financial viability of the Sun Inn and local tourism. He acknowledged the current parking problems and that an overall review of parking in the area would be required.

- **Circular Walk.** Mr Golby said the proposal was to create a circular village walk, incorporating part of the Jurassic Way and the disused former railway line as a permissive footpath for the benefit of all residents.

Mr Uppal concluding the presentation by restating his wish for the five proposals to be considered as a single package which, together, would provide a significant benefit to the wider community.

Remaining proposals. The following eight proposals were not discussed:

- Great Easton Square – 2 additional houses
- Land behind 14-18 Caldecott Road – Mrs Cooper for 3/4 family houses.
- Barnsdale A,B and C sites
- Clarkesdale extension site
- Stockerston Lane extension site
- Paddock to rear of 22 Broadgate

The Chairman concluded the day by thanking all those who had attended, developers, public and in particular the panel. He hoped it had been a useful and informative day.

David Gibley
Neighbourhood Plan Secretary

28th June 2016