

**Draft Minutes of
BOTTFESFORD PARISH NEIGHBOURHOOD PLAN
STEERING GROUP MEETING**

7.30 p.m. Tuesday 27th March 2018 – Old School

Present:

Steering Group Members

Bob Bayman (BB) – Chair
David Wright (DW) –Vice Chair
Richard Simon (RS) - Clerk
Colin Love (CL)
Susan Love (SL)
Cob George (CG)
Peter Darlow (PD)
Heather Shephard (HS)
Dermot Daly (DD)
Alan Gough (AG)

Helpers

Anne Ablewhite (AA)
Kathy Sparham (KS)
Roger Pacey(RP)

Visitor

Ian Sparrow

Rectory Farm Presentation

Colin Wilkinson (CW) – Land Agent
Nick Turner (NT) – Leading the scheme
Laura Alvarez (LA) – Urban Designer
Ross Jackson (RJ) – Land, ownership and disposal adviser.

1. Welcome and Introductions

The Chair welcomed all to the meeting including those presenting the Rectory Farm scheme.

2. Apologies for absence

There were no apologies

3. To confirm and agree minutes of the Steering Group meeting 22nd February 2018

DD disagreed with the wording in the final paragraph of Item 9. Several members had heard what was said and on that basis the minute stands. CG proposed that the minutes be agreed and CL seconded.

CL thanked the clerk for producing the minutes.

4. Matters arising and actions from those minutes.

None

5. Declarations of Interest

Alan Gough and David Wright declared their interest in the Churches and the related parking advantage within the Rectory Farm scheme. The Chair pointed out that the Interest should only relate to pecuniary advantage matters.

6. Presentation on the Rectory Farm Development

CW went through the design principles and constraints that had arisen following site investigations.

Constraints

Heritage

-Overground issues

Conservation Area- only a small area of the CA adjoined the site.

Significant features-Railway and Devon Farm

Listed Buildings Distant from the site
St Mary's Church - Site separated by industrial buildings
-Underground issues

Issues relating to Ridge and Furrow, Devon Farm and potential site of Romano-British settlement
Historic England the issues raised by HE regarding St Mary's Church and Easthorpe Manor were separated from the site by modern development and there was no historical relationship aside from contemporaneity.

Following specialist surveys no issue was found to be reason to exclude the eastern part of the site.

Flooding

The scheme would avoid building on Flood Zones 2 and 3. The remodeling of the Devon by the EA was running late and EAs advice was to use current information.

The scheme will require 3500 cubic metres of surface water attenuation.

Surveys had also located a pressurized sewer and an abandoned gravity sewer running across the site. There could be no building 5metres either side of this pressurized pipeline.

Noise

Noise arising from the Industrial area would require a space of 185 metres between factories and nearest house to limit the impact of the noise.

Noise arising from the Railway, particularly overnight freight traffic would require a space of 65 metres between the railway and the nearest house to limit the noise.

The access road would require acoustic screening to limit the noise impact on Bowbridge Gardens.

DD asked about the traffic generated by the site and its impact on the road junctions and village centre. CW responded that they were all being looked at within the scheme.

LA, who works with Stefan Kruczkowski, presented the Design solution.

LA explained how the constraints of the site are an opportunity for a design that it is much better than simply rows of houses in a flat field with open space at one end where it is poorly used. Open spaces, green (grass), blue (water) and red(social areas) were interspersed with the housing in the design which is more rural, attractive and provided meeting spots and play areas close to the housing.

There would be a tree line separating the backs of the new houses from those existing houses on Bowbridge Lane. Given the flood area of the Devon a bridge spanning this width would be too large. Barriers would have to be high so the proposal is to have single aspect housing with the rear wall making the acoustic barrier between the development and the railway and Industrial area.

This barrier could then be close to the Railway and factories, the house gardens being to the front of the houses. Houses would also front onto open spaces adding security to the design.

The pressurised sewer needed to be taken into account.

A drawing was displayed showing the many pedestrian routes across the site and linking to the village centre.

In terms of water attenuation the scheme provides for 5 ponds, 3 swales/rain gardens and two pumping systems.

There will be approximately 238 mixed dwellings including 24 bungalows and 76 affordable units (32%).

Some of the potential builders were indicated along with samples of their house styles.

A green area alongside the Devon would be provided and several small green spaces distributed across the site and linked by paths.

The area to the south of the Devon would have a separate access off the main road from Orston Lane and pedestrian access between the that area and north of the river would be by a ford designed so that for most of the time it could be used without getting wet feet. The main area would be reached using the existing, former railway bridge.

The built areas would have substantial variation in appearance and would follow closely the particular features of the village centre and conservation area. Photographs of the research undertaken were shown.

There would be long views of some properties and a number of areas where the St Mary's spire could be viewed. These views are aided by the appropriate siting of bungalows.

RS said the design work was impressive but once sold to a builder, how would the team ensure the scheme was built as per the design. JA, supported by RJ, said there would be a Design Code attached to the outline consent.

DD asked whether the blank rear walls could be seen from the existing buildings. JA said all these walls faced away from the site towards the railway and industrial area. The view from the other side of the railway would be partly obscured by the embankment.

BB said that the main concern was traffic going through the village and could this be avoided, CW asked if there were any ideas, other than trying to send Grantham traffic via Nottingham Road and the A52, none was forthcoming but he undertook to look at it.

CG asked if Perfectos Inks have the same problems as what you are having as regards to expanding into historic land. CW said that they didn't appear to have problems.

CL asked about the soil quality that would be provided in the gardens and would it be of a standard that could grow more than grass.

The Chair thanked the team for producing such an attractive design. The Chair asked if they would do a similar, if shorter, presentation at a public meeting and they agreed.

A Masterplan of the site showing the housing area is attached.

7. Melton Local Plan and Examination Report

There is little to report as the Examiner has not yet completed her report. There have been modifications requested to the Local Plan by her which suggests that with those modifications the Plan will be successful.

8. Bottesford Parish Neighbourhood Plan update

The writing group had been working on two components of the NP, the Policies section and the Green Spaces identification and policy. This had been sent to the PC at their request and councilors had been asked to comment.

We had received comments from some councilors but most had still to respond. AA was commended on her response which had now been included, along with others received, in the document. We need comment on the green spaces particularly those in Easthorpe, Muston and Normanton along with any additional ones that might be proposed. It was decided that spaces that didn't meet the Local Green Space standard could be protected as 'Treasured spaces'.

DD suggested that it be circulated to the Steering Group and it was accepted that it should be sent to members and regularly attending helpers only as it was incomplete. Jim Worley had been asked about Village Envelopes and had responded that several NPs still included this. It was agreed that the writing group should identify village envelopes for each village in the Parish and bring it to the next meeting.

a. Local Developments update

The scheme in Easthorpe on the corner of Muston Lane had been approved by MBC.

Next month at the SG meeting there will be updates on Normanton Lane, the two sites on Grantham Road and the 18 house development at Green Lane Easthorpe. Marrons for one of the sites on Grantham Road attended the last PC meeting and undertook to go and talk to Davidsons about working together on these two adjacent sites.

b. Meeting with Jim Worley

JW confirmed that no report had been forthcoming as yet from the Examiner but questions received suggested the Local Plan would be approved with minor amendments. JW felt that the full report was imminent.

The plan identifies about 350 houses for the Parish, again the tone of questions received from the Examiner suggests that the threat of a big development from Barratts is unlikely. Barratts wanted more houses allocated to Bottesford.

When the Local Plan is approved we will hold Public meetings to show Parishioners the sites in the LP.

9. Parish Council update.

None

10. Steering Group Membership

Kathy Sparham had been nominated by DD and the Chair asked what she could bring to the Group.

KS said that she had attended most of the meetings and delivered leaflets. She said that she could contribute more as a member than a helper. The nomination was put to a vote and 4 were against, 3

were for and with 1 abstention. KS was therefore not elected on this occasion, the Chair asked her to keep attending and to try again.

11. Agenda items and agree date of next Steering Group meeting. – Thursday 26th April

Mr. Stephen Lee for Easthorpe 2 scheme (can't attend, but wishes to know what we require)

Davidsons for Grantham Road 1

Marrons for Grantham Road 2

Richborough Estates and Miller Homes for Normanton Lane

Melton Local Plan Examination outcome

The normal agenda will be reduced to allow time for the presentations.

CL asked whether we should call an extra meeting when the report is received from the Examiner. It was decided to wait and see what is in the report.

12. Any other business

DD claimed that the Steering Group were excluding people and the minutes misrepresented peoples' views.

Dates of future Steering Group Meetings, all at 7.30pm in the Old School

Thursday 26th April

Tuesday 22nd May

Thursday 28th June

Tuesday 17th July

Thursday 23rd August

Tuesday 25th September

Circulation list:-

Bob Bayman, David Wright, Richard Simon, Colin Love, Susan Love, Pru Chandler, Peter Darlow, Collette McCormack, Cob George, Anne Ablewhite, John Tobin (for Will Tobin), Alan and Karen Gough, Bob Lockey, Chris Greasley, Mark Taylor, Mark Longden, Alan Summers, Jean Reavley, Annie Newman, Dermot Daly, John Preston, Roger Pacey, Bud Hart, Connor Bufton, David and Joyce Slater, Heather Shephard, Ray Flanders, Sallyann Watson, Peter Sheardown, James Goodson, Mike Roberts, Andy Norris, Neville Spick, Barry Priestley, Neil Fortey, Don Pritchett, Leigh Donger, Alistair Raper, Dilys Shepherd, Miriam Forsey, Heather Stokes, Mr and Mrs K Palmer, Alison Reynolds, Susan Meech, Val Lever, Tom Parry, Allan Mulcahy, Bob Sparham, James Beverley, Simon Bladon, Kathy Sparham, Brian Attwood, Kathryn Price, Ruth Manchester, R Solomon, John Stapleton, Steve Ryan, Craig Eaton, Derek Stone, Mr. & Mrs. D O'Connell, Michael Thomas.