**Earls Barton Neighbourhood Plan Project Team**

**Meeting: Tuesday 18 July 2013**

**Venue: Earls Barton Fire Station**

**Attendees:** Robert Gough (Chair Project Team), James Wilson (Project Manager),

Faye Baxter, Martin Cahill, Mike Nicols, R Struss, S Struss, Rosie Smart (Clerk to Earls Barton Parish Council), Colin Wells

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| **Item** | **Subject** | **Action** |
| 1. | **Apologies for Absence:**David Lewis & Ron Sheffield |  |
| 2. | **Review of last minutes:**The minutes for the meeting held 20 June 2013 were agreed. |  |
| 3. | **Review of Meeting with “Grange” Landowners & Preferred Developer:**A meeting was held on 8 July with the landowners’ agents and developer, David Wilson Homes. They have drawn up possible options to bring the scheme forward. The biggest issue to resolve is the amount of land to be designated for sports/community use (the starting point for negotiations for land for sport is 9ha). The developer wants EBPC and EB N/Plan to input into the masterplan. A public event is due to be held in September with submission of the planning application soon after. In order to keep pace, we would like the planning application for the north development to come forward at a similar time to the draft Neighbourhood Plan. It is noted that the development will probably precede the adoption of CIL in 2014 so any funding benefits would need to come through Section 106 contributions. |  |
| 4. | **Appointment of Consultants for Viability Testing:**Wardell Evans consultants have been appointed to assess the viability of the “Grange” scheme for approx 250 dwellings. An article will be submitted to village mags setting out the issues surround the Redrow Development and putting forward some of the options for development to the north of the village. A letter will be devised and hand delivered to the residents of Northampton Road, Elizabeth Way, Hornby Road and The Pyghtle advising of the public exhibition and outlining the Neighbourhood Plan’s position regarding the “Grange” development. EBPC have also been made aware of a planning application due to be submitted for a marina on the River Nene in EB. | JWRSmart |
| 5.  | **Update of Redrow Homes Exhibition for Station Road Development:**The exhibition was held on 16 July and Redrow reported that between 250-300 attended. The proposal is for up to 85 dwellings with access off Station Road and Allebone Road. The issue regarding school capacity still needs to be addressed. The feasibility study carried out by NCC is now in the hands of the Heads of the schools and will be reviewed. Make contact with Duncan Mills and Kay Ringwood at NCC for an update.  | JW |
| 6. | **Update on Neighbourhood Plan Work:** James and Rosie met with Alex Munro, Neighbourhood Plan Officer at BCW to discuss bringing forward the draft plan. JW to flesh out the policies and share with the Project Group and BCW. BCW to send screening options to Statutory Consultees. Alex believes a “light touch” Sustainability Appraisal needs to be drawn up as it doesn’t need major scrutiny at examination stage. BCW also to help with character appraisal of EB. More details at September’s meeting. | JW/AM(BCW) |
| 7. | **Update on Funding Bid:**Confirmation of the grant for £7000.00 has been received but no grant letter has been issued as yet. RSmart to chase up. | RSmart |
| 8. | **Any Other Business:**Robert Gough advised that an Interim Housing Statement has been produced by BCW. This shows a new 5yr Housing Supply Figure & indicates that there is deliverable housing for the 5 yr supply but not the 20% buffer. This now needs to be adopted by the full BCW as an interim figure until the Local Plan and Core Spacial Strategy are in place. The Neighbourhood Plan Protocol is also being put before BCW for approval. |  |
| 9. | **Date of Next Meeting:**TBA – Possibly Thursday 1 or 8 August. |  |