

**Minutes of Neighbourhood Planning Meeting with Charles Church
Held in Cross House on 16th October 2013, at 7.00pm.**

Parish Councillors, Borough Councillors present were:

Malcolm Bell (Chair), Tony Durrant (Vice Chair), Chris Tomblin (Borough Councillor)

Steering Committee Members present were: Louise Hayling, Malcolm Knowles, George Zaidmann, Peter Hayes, Lucy Knowles, Keith Owen, Pilar Owen

Charles Church Representatives:- Steve Houkes, Mike Denness

Apologies: Bruce Ansell, Henrietta Pullan, James Hare, Chris Flocks, Jeremy Higgins (Charles Church)

ITEM COMMENT

1.0 The purpose of the meeting was to discuss with the representatives of Charles Church how they will try to address some of the issues that are facing Bramley residents at present which will be further exacerbated with further housing. This comes about because Charles Church have an option to build 200 houses on the fields north of Clift Meadow and are intending to put in an out-line planning application in January/February 2014. This is ahead of the Local Plan of BDBC which is at the consultation stage and ahead of Bramley Neighbourhood Plan which has been tasked within the Local Plan to site 200 homes through the views of the community (Subject to land availability and developer interest), and to improve the infrastructure that has long been neglected in Bramley. Further housing within Bramley without improvement in the Infrastructure will only cause more misery to the residents of Bramley.

Knowing about Neighbourhood Planning and where Bramley is at present, Charles Church asked for the meeting to see how some of the issues facing Bramley residents can be incorporated within their plans and therefore make the development more acceptable to the community, ahead of the Neighbourhood Plan being ratified.

2.0 Apologies from Steve Houkes as to the absence of Jeremy Higgins as he is Planning Officer with the project team of Charles Church.

Introduction from Malcolm Bell as to where the NDP is at present having had 2 Open Days and questionnaires analysed such that Objectives for the Steering Group have been tabled and accepted by the Community. These are headed Housing, Transport, Recreation and Community facilities and the Environment. The NDP group has the backing of the Parish Council and BDBC to issue a neighbourhood plan by Nov/Dec 2014 which meets the issues facing Bramley through to 2029 with 200 houses being allocated to Bramley through neighbourhood planning which reflects the views and wishes of the community.

With a Planning Application for housing ahead of the neighbourhood plan, then how can the wishes of the community be addressed by Charles Church?

A summary of what the community wants from any new development in the Bramley Village environs was presented to Charles Church representatives for comments. This covered housing density, design, open space requirements, Social matters, healthcare etc. List attached.

3.0 **Steve Houkes:-** He was confident looking through the list that some, not all the aspirations of the community could be met with the new development, but was not on the planning team so to get full answers he would have to take it away and come back with answers. He said that the application would be robust and Charles Church would look to have continued discussions throughout to meet as far as possible issues facing residents of Bramley. Open Meeting would be held in the village to give the residents the opportunity to see what was being offered and to make their views known. He agreed that from a point of view, the timing of the application against the acceptance of the local plan and the neighbourhood plan was an issue, but the clients of Charles Church were not prepared to wait for the outcome of the Neighbourhood Plan. Taking away the list about what the residents want from any new development, he hoped that they would be able to strike a balance between what the residents want and what Charles Church have to offer.

4.0 Chris Tomblin: - He reiterated that it was not just about the design of the houses and the siting, but about what the village needs. The shop presently sited causes problems on the roads with parking, causing safety problems, so would a new shop for instance be attractive in the new development? Charles Church have to demonstrate that the development is acceptable in how it will impact on life in the village, on the stretched medical facilities, on transport, how it will further impact on increased traffic on the A33 and how it will affect traffic build up in the village, and how will Charles Church address these issues. How is the community of Bramley going to benefit from this housing development?

Answer was that the initial application would just be the out-line application, and this would be followed up with detailed application which with further consultations with the community and after Transport, Environmental surveys would hopefully be addressing some of the issues. Consultations were going to take place with the medical centre, with the railway as to how people could safely cross the rail track (Possible bridge), and that the infrastructure could be improved for Bramley through the spending of the 106 monies and with help from County and the Borough.

5.0 Peter Hayes: - He believed that the development would detract away from the rural aspect of the village, that Minchins Lane was a country lane that putting 200 houses on the site would cause more problems for Bramley. He felt that 200 houses on that site would make it more urban development than a rural development and that it would be better with far lower density in keeping with a village atmosphere. This is true of any large scale development on any site.

Answer was that at present did not know the exact number of houses on the site. The figure of 200 is what is supposed to be delivered on the site but this has to be finalized. There would be an opportunity to see live other developments of Charles Church, to see how they fit into areas, and a list of sites available for inspection would be supplied.

6.0 Further questions were asked as regards the traffic problems that would occur with more housing in the village. How would Charles Church address this problem?

As regards employment, the employment within the village in the main was for non-residents, so it was unlikely that the new occupants of the houses would be walking to work but using cars, adding to further congestion on the roads.

How would construction lorries be directed so as not to make life unbearable during the months of construction? In answering the question on the timing of the application, it was said that Charles Church would be liaising with BDBC as regards the Local Plan. It was pointed out that because of the Governments National Planning on housing, and the 5yr requirement for housing, the application would go straight to the planning officers and not reference the Neighbourhood Plan.

Other comments made were

- For any development, the more facilities on the site taking up land, then the greater the density of housing, so there has to be a compromise
- Charles Church had in reality no interest in reducing the number below 200 or looking at multi-site development.
- If the site was partly tailored for more elderly people, for those wanting to downsize for example, this would reduce commuting residents and possible reduction in peak time traffic in Bramley.

Charles Church representatives said they would refer the questions to the Project team and come back with answers.

The meeting closed at 9.00pm

Written by M Bell.

Malcolm Bell, Chair NDP