

**Minutes of the Houghton Neighbourhood Plan Working Party (NPWP) Meeting  
with Tom Hazelton (Hazeltons Developers)  
held at Houghton Village Hall  
15<sup>h</sup> March 2017 (1115 – 1210)**

01-03/17	<p><b>Present:</b> Ian Hill (Chair), Rosemary Hamilton, John Siddons, Huw Francis (Secretary) – all NPWP and Tom Hazelton</p>
02-03/17	<p>IH opened the meeting by introducing everyone to TH and outlined how the Neighbourhood Plan (NP) was progressing. He explained that while the Parish Council was close to submitting the NP to Harborough District Council (HDC), we were still unaware of the final number of houses that were going to be included in HDC Plan and how the outstanding appeal by Davis' against the refusal of HDC to agree to their proposed development off Winckley Close might affect matters. IH concluded his opening remarks by saying that, in discussions with other developers, the NPWP had stressed the high demand as expressed in the NP consultation process for single level houses.</p> <p>TH then spoke about the development his firm was going to build. He said that Hazeltons:</p> <ul style="list-style-type: none"> <li>• hoped the building work would start in October/November 2017</li> <li>• are due to build 17 properties on the site. This will include two pairs of two bedroom semis (four in total) and the remainder will be 3, 4 and 5 bedroom detached houses. All the 3, 4 and 5 bedroom houses will have a garage and the larger properties will have double garages. All properties will have parking for at least two cars</li> <li>• were not going to be building any affordable housing, as no one wanted to buy such properties, and consequently they had agreed to pay a commuted sum of £260000 to HDC</li> <li>• were not going to build any bungalows although some of their houses did have en-suite ground floor bedrooms</li> <li>• were going to build a number of houses on the site which complied with Regulation M ie they were wheel chair friendly and had wider doors and corridors</li> <li>• were in the process of purchasing adjacent plots with a view to building an additional six houses. TH commented that they will need to make a second building application for these houses</li> <li>• will not be providing any communal areas on their site</li> <li>• have arranged for the road running through their site to be an adopted road. TH agreed to provide details of width of road to IH. <b>Action:</b> TH</li> <li>• will send copies of plans for the all the houses along with a copy of the fully landscaped plan for the development to IH. <b>Action:</b> TH</li> <li>• had not signed the S106 agreement with HDC. TH explained that this was in hand and he hoped it would be completed in two or three week. TH agreed to check when the S106 money was due to be paid and inform IH accordingly. <b>Action:</b> TH</li> </ul> <p>IH then talked about Davidsons adjacent development and the possibility of building a pathway between the two developments. He commented that Davidsons have identified an area where this might take place. TH agreed to discuss this matter with them. <b>Action:</b> TH</p> <p>IH concluded the discussions by asking if Hazeltons had discussed with Highways a potential crossing point across the A47 near their site. TH agreed to consult his lawyers to see what,</p>

if any, discussions they had had on this matter and revert to IH. **Action:** TH

All agreed it had been a useful and productive meeting and TH accepted an invitation from IH to attend the Annual Parish Meeting at 1930 on Tuesday, 25<sup>th</sup> April 2017