

SUBJECT TO RATIFICATION AT THE 10<sup>th</sup> MAY 2021 MEETING

Minutes of the virtual meeting of Hawton Parish Council held on Monday, 15<sup>th</sup> March 2021

**Present HPC: Councillor T Pykett, in the Chair**

**Councillor D Adams**

**Councillor Mrs K Adams**

**Councillor K Sutton**

**Councillor Mrs H Tyrer**

**Present Urban & Civic: Kyle Smith and Johanne Thomas**

**Also present 4 members of the public**

**HPC20-052** Apologies for absence

Apologies were received from Matt Croft of Urban & Civic.

**HPC20-053** Declarations of Interest

It was AGREED that any declarations of interest would be stated by Members as required during the meeting.

**HPC20-054** Minutes of the Parish Council held on 1<sup>st</sup> March 2021

The minutes of the Parish Council meeting held on 1<sup>st</sup> March 2021 were accepted as a true and correct record.

**HPC20-055** **Presentation by Urban & Civic**

The Chair welcomed Kyle Smith and Johanne Thomas from Urban & Civic who would update the Parish Council on the development at Middlebeck and what impact that may have on the village. The Chair noted that it was understood there were approximately 3,200 homes being developed, originally by Catesby, now by Urban & Civic.

Johanne Thomas advised that a presentation would be shared with the Parish Council which should address most of the issues, with the opportunity for questions and discussion at the end.

It was noted that the last time the Parish Council and the community of Hawton was addressed was in 2017. Urban & Civic was a large scale land developer who owned or controlled land, with specific expertise in developing big sites. Housebuilders are brought in to build the homes, with Urban & Civic putting in the community infrastructure. Currently working on 10 sites similar or bigger to Middlebeck, with 33,000 homes being delivered as part of those sites. Partners were normally local authorities or bigger agencies, such as Homes England.

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Urban & Civic inherited the Middlebeck site following a buyout of Catesby in 2016. Urban & Civic had also recently been bought out by the Wellcome Trust and, while it used to be a public listed company on the stock exchange, it was now wholly owned by Wellcome as part of their investment arm. The name won't change, neither will the business, but Wellcome saw Urban & Civic as a good vehicle to generate income.

Urban & Civic were delighted with the buyout as Wellcome recognised a commercial business that operated in the right way.

By way of background, the Middlebeck site was granted planning permission in 2011, regranted in 2015 after a few amendments. It was a large scale development of 3,150 homes and other infrastructure, including a primary school, employment space, a southern link road, green spaces and community facilities. It was expected to take between 10 to 15 years to complete. Urban & Civic owned 82.2% of the site with a collaboration of a few owners making up the remainder.

An illustrative master plan was shared which showed the extent of the development, the area of phase 1 currently being built, the southern link road (showing that already in place and the rest to be delivered). The link road will run across the southern edge of the development, with all houses to the north and to the south were green spaces, including a country park. The closest that the development gets to the village is a junction on Hawton Road, just north of the beck. The illustrative master plan shown is compliant with the outline planning permission.

It was noted that following completion of the first phase of the southern link road in 2016 there was a lot of anticipation that the momentum would continue and the road would be built in one go, but that did not happen. In the planning permission the road is incremental but stakeholders in Newark wanted to try and complete the road early. However, with a build cost of around £60m it was not within one parties gift to bring it forward.

The trigger in the planning permission says that the road will be delivered by the 1,250<sup>th</sup> occupation. Currently 200 homes were occupied so that gives a sense of how far away completion of the road may be. However, there is still an ambition and drive to try and build it earlier. Urban & Civic were aware of the plans to dual more of the A46 so were in talks with Highways England and other stakeholders to look at whether that would impact the junction currently planned.

Within the first key phase there were 200-250 houses occupied, and the new primary school was currently being built. There were three different housebuilders as part of phase one, Avant, Bellway (2 areas), and Countryside, each of which will have their own range of products and house types. Phase 1 will see a total of 599 homes built, before being able to progress further.

Gannets Café was also included in this phase, and part of the flood attenuation scheme, the levels of which will rise and fall with the weather. Green space was valued and it was considered important that all houses had access to green space. A 3m wide track was in phase one which connected through to the National Cycle Network.

The primary school would be built in parts as Middlebeck grows in size. As well as being a school, it will have two hall spaces which will be open to the community, used as a place of workshop, for community activities and would be available for hire.

Community infrastructure was also important to help and support the community to grow and come together. Urban & Civic have a partnership with Sustrans who provide a community development worker on the site. Surveys are also periodically run for residents to feedback how they feel about their community.

A quarterly newsletter is produced to update on the development, and messages are also pushed out through social media channels and the website.

The Chair thanked Kyle and Johanne for their in-depth and informative presentation and opened up the meeting to questions from Members and the public present.

#### **HPC20-056 Public Session**

Councillor Sutton asked what the solid white line was that crossed the green park area, across the lake, and into the back of the village that appeared to link to the bridleway?

*Urban & Civic to check and come back with a reply. It was considered that it may be a footpath or cycleway.*

Councillor Sutton asked if the green area will be landscaped with trees and shrubs? If it was one of the largest green areas it will attract people in to the area, where will people park? Was there a trigger for the green space?

*Urban & Civic stated that it was not the intention to make the green area a visitor attraction for Newark as that posed challenges for parking. It would be a natural area for the community of Middlebeck and will have landscaping and planting, and be an asset for attracting people to live in the area. From a planning point of view, Newark & Sherwood District Council didn't want it to be a destination with car parking. There would be a balance to ensure it was a natural area that provided a nice amenity for residents.*

*In terms of a trigger, it was understood it would be created once the road was complete, but as discussed there was no confirmed date for when that would be. It could be after the 1250<sup>th</sup> occupation if keep to the planning permission.*

Councillor Mrs Tyrer asked if an archaeological survey had been undertaken?

*Urban & Civic advised that an extensive survey had been undertaken to the right and left of Bowbridge Lane in phase one. There were some significant finds and a report was produced detailing all the findings. A copy would be forwarded to the Clerk.*

Councillor Mrs Tyrer asked if the flood alleviation pond system went all the way across the development? It was also understood that there was going to be land dug out to the south of the village to help with flooding, was this correct?

*Urban & Civic confirmed that the system would run alongside the road. The strategy is effectively to remove a layer of earth which creates a wetland bed to better absorb water. There will be 100s of little ponds scattered around that will look like amenity ponds, rather than a flood attenuation pond. They will look drier in the summer then get quite full when there was heavy rainfall. The scheme has Environment Agency approval and will be heavily monitored. It won't affect the course of the River Devon.*

Members recalled that it was the intention to remove up to a couple of feet of land away from land to the south of the village and wanted to be reassured that this was now not included in the plans.

*Urban & Civic would be able to provide greater detail and the typical type of work involved at the point where there was a plan for the road. This will include traffic movement. The flood attention was to the north of village, and around the junction and road itself. There was nothing planned for outside the perimeter of the development.*

A resident was concerned about the transportation of a large amount of soil travelling past the Church, which is a Grade 1 listed building.

*Urban & Civic confirmed that there would be a construction traffic management plan at some point.*

Councillor Mrs Tyrer asked if any feedback had been received from people who had moved in to Middlebeck?

*Feedback was that the community enjoyed living at Middlebeck and having Gannets and access to the National Cycle Network added to their experience. The main complaint was the amount of dog fouling, but that was a problem nationwide, and Urban & Civic were working with residents to come up with a plan to combat that.*

A resident asked if the employment units were going to be high skilled factory units as in the original plans?

*Urban & Civic advised that the aspiration would be for high skilled units, but that would be demand led. The main issue was the link road as until that was built the land can't be unlocked. Newark recently received an allocation of Government investment to boost the economic prosperity of the town. Part of that would be looking at higher education provision and regeneration in the town. It was unknown what businesses would go in those units at the present.*

Councillor Mrs Tyrer asked what anticipated traffic levels were once the road was complete. The link road would be single carriageway and there will be a roundabout north of Hawton, would they impact on residents exiting the village?

*In a strategic sense, the road should mean that traffic should get through Newark easier. There will be some traffic modelling around flows and that information can be shared with the Parish Council, however, that modelling would not have taken into account the dualling of the A46 that was now planned.*

Councillor Mrs Tyrer asked if there was any landscaping planned to the north of the village to alleviate noise and to create a distinction between the development and the village itself?

*Urban & Civic confirmed that landscaping will happen as the final activity on the development.*

Councillor Mrs Tyrer asked if the village would have any input into the landscaping.

*Urban & Civic advised that they would confirm what those proposals were and come back to the village. That would be some way in the future.*

Councillor D Adams asked who would own the green area, will it remain with Urban & Civic? As the main green space the land would need to be managed well.

*Urban & Civic confirmed that it could be transferred to the local authority as an adopted green space. However, Nottinghamshire Wildlife Trust were interested in adopting the land and there is a model that has worked on other local authority land.*

*When creating a green space Urban & Civic worked with landscape architects to ensure it was done to a good standard to suit the land.*

*All green spaces will be adopted there will not be a management company or service charges applied.*

Councillor Pykett referred to the land next to the Church, which was currently being used as a car park and had caused some issues with anti-social behaviour, litter, etc. The Parish Council wondered if Urban & Civic owned the land and, if so, whether it could be gifted to the parish at some point?

*Urban & Civic confirmed that they owned the land and, while it had done similar things on other developments now was not the right time. The matter would need to be revisited in due course.*

A resident understood that a financial sum would be donated to the Church, perhaps around when the road was built, was that correct?

*Urban & Civic's view was that no commitment had been made. It was perhaps a matter that could be reviewed when the development was closer to the village.*

Councillor D Adams queried whether Urban & Civic sold on plots of land to housing developers or whether they worked in partnership to allow them to develop at their own rate?

*On Middlebeck a parcel of land which could accommodate between 50-150 homes on it, is released to the housebuilder to build homes and sell the freehold to home owners; then the parcels of land are adopted by the local authority. There is a design code that governs development so that high quality houses and infrastructure are built. Housebuilders can't sit on plot parcels indefinitely, they have to build within a certain amount of time.*

Councillor D Adams enquired whether or not Urban & Civic could provide any feedback on whether Hawton could be joined to the main sewage system?

*Urban & Civic agreed that the question could be raised.*

The Clerk queried what part of the development would be in Hawton Parish. Urban & Civic to be asked to plot the development over the parish boundary to better demonstrate the impact on the village.

The Chair asked if there were any more questions. When none were raised, the Chair thanked Johanne and Kyle for taking the time to attend the Parish Council, it was much appreciated and had provided a useful of the progression taken over the last 3 years.

Johanne Thomas advised that the questions raised at the meeting, which could not be answered, will be taken away and replies fed back through to the Clerk. Urban & Civic would be delighted to come back and update as and when required.

The Chair referred to the questions raised by a resident regarding the lake and access. It would be addressed at a future date.

**FPC20-051 Date of Next Meeting**

The next dates were confirmed as:

Monday, 19<sup>th</sup> April 2021 – meeting to discuss responses to the Village Survey.  
Monday, 26<sup>th</sup> April 2021 – Annual Parish Meeting and Annual Meeting of the Parish Council via Zoom (tbc)

The meeting closed at 8.50pm

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