



1 December 2019

Freedom of Information Act 2000 Response

Development of Regent Street Backs

Query

On 21 November 2019, the following request was made of Moulton Parish Council:

How much discussions with agents and developers has there been regarding the social housing on the rear of regent street, before the referendum and how far back does this go?

Was any decision made which the residents should have been told before the referendum?

Response

Moulton Parish Council confirms that it holds that information.

A summary of the contact between agents and developers regarding the land to the rear of Regent Street is shown below.

- The initial contact was made with a land agent in May 2015 to discuss possible options for the land. It was essential that any proposal in the Neighbourhood Plan, or plans arising from consultations, were both achievable and realistic.
- In December 2015, Moulton Parish Council applied for the covenant on the land to be lifted. This was signed on the parish council meeting on 14 December 2015.
- In March 2017, the residents of Regent Street were invited to a consultation to discuss possible uses for the land.
- In August 2017, terms with the land agent was agreed, should any sale proceed.
- In September 2018, the land agent obtained firm expressions of interest from parties who were interested in developing the land, in accordance with the emerging Neighbourhood Plan. These discussions continued until February 2019.
- In July 2019, two companies presented competing visions for the land, and one was chosen.

In order to demonstrate that the policy H5 in the emerging Neighbourhood Plan was credible, Moulton Parish Council needed to have firm expressions of interest with reputable parties.

This is public knowledge and was included in Moulton Parish Council's response to the independent examiner of the Moulton Neighbourhood Plan on 25 January 2019

Moulton Parish Council are mystified why there has been repeated assertions that this land, of approximately 0.7 hectares, is neither available nor suitable. This land is owned and operated by Moulton Parish Council. The Council are currently in discussions with agents and developers about developing this site, and have three serious expressions of interest.

With regards to the assertion as to whether this project can be considered under H2 (Location of New Residential Development), Moulton Parish Council do not support this view. It is proposed that the redevelopment to offer new parking facilities for the village and smaller-sized accommodation. It should be noted that Moulton's demographics will require additional bungalows and properties built to accommodate elder residents, and the village is underserved by such suitable properties.

No decision was taken to proceed with any development proposal was chosen until after the Neighbourhood Plan had been passed on Thursday 4 July 2019.