

JANUARY BPC MEETING 16.01.25

APPENDIX 1.

NOTES

ITEM 3. REPORT FROM PARHAM TRUST/MORGAN ELLIOT RE: DEVELOPMENT ON FORMER ALLOTMENTS SITE

Council received a report on the proposed development of the former allotment site in Blockley, from the landowner's representatives Morgan Elliot: James Barnard, Parham Park Trust, Richard White, Perdix, Paul Fong, MG Morgan Eliot. CDC Shelaa identified old allotments site BK11 as potential building area. Parham Trust have given a 999yr lease on BK12 plot of land, which is new allotments site. Allotments advised to become a charity to protect. There is in force from 1991 a conveyance on BSSC. Morgan Elliot is in process of obtaining outline planning permission on behalf of Parham Trust. This would then enable to sell the land for development within the outline planning permission. It is likely to be at least a year or so before any development would start. The intention is to use the part of the money from the sale to improve Northwick Business Park to keep it a low-cost commercial business centre, along with maintaining & ensuring continued opening of Parham Park. CDC Local Plan is out of date and due to be renewed. The anticipated timing of a draft new plan timescales including consultation would be likely adoption 2026. There is also the possibility of a new unitary Authority which may replace CDC. This process is at an early stage and the planning parameters have been set. Paul Fong believes that even when sold to developer they would find it difficult to tweak or change. Timing is dependent on publishing of Local Plan. 13 weeks + - 1yr. 2-2.5 yrs and then to build out a small site would be +6 months. Advised is could possibly be 4 years before any building would commence. in. BPC would be advised to make strong representations to CDC regarding protection and covenants on the property plans.