

Sturton Ward Neighbourhood Planning - Steering Group Minutes

Thursday 06/09/18

Present: Alan Guest (in the chair), Cllrs Colin Keyworth, Judith Goacher, Brian Marchant, Phil Appleyard, 6 resident members of the Steering Committee present including 2 representing North Leverton PC Luke Brown; Will Wilson from BDC
Sara Stilliard (minute taker)

Minutes from Steering Group meeting held on 27/07/18

The minutes were signed off by the Chair as a true record of the meeting

Matters Arising from the previous meeting

Concern had been expressed about the number of sites (25) given on the application for grant form. It transpires that 25 was the correct number because it signifies a complex area which covers 3 parishes.

Adverts and leaflets have been issued and distributed across the 3 parishes calling for potential development sites with a deadline date of 30th September.

Progress since last meeting

The first tranche of the grant funding is in the Wheatley PC bank account allowing funding of the adverts / leaflets above. There have been 2 replies to the call for sites so far

Cllr Marchant has been in touch with the Foljambe estate as the largest landowner in the area and their agent Stutt & Parker will be in touch re any sites they may wish to submit

Helen Metcalf has provided possible dates for her first meeting with the Steering Group

Planning for future activities

Review of existing Neighbourhood Plan

Helen Metcalf will help the Group report on what is not working within the existing plan and much of this has already been documented by BDC from a planning perspective which can also be fed in to any revisions

Assessment of potential sites

BDC will map all submitted sites for us and there will be a 'constraints plan' for each. The sites will then be sent to AECOM to assess and report on them all with recommendations on their suitability. There will then be a public consultation on the sites.

The meeting agreed that transparency was important so residents should be able to understand the constraints on each site and comment on them all – not just those deemed suitable by the Steering Group. Parish Green Spaces can also be designated as protected spaces at this stage

BDC will help with the public consultations which will also include Highways / Conservation departments Realistically it will be December before consultations will be held

A housing needs survey and housing character work to feed into the policies and evidence base will also be undertaken in parallel with the site assessments. Helen Metcalf will project manage the work with the Steering Group and several things can run concurrently.

Preparing the revised Neighbourhood plan

This is not likely to be a huge job since the basis of the current plan is not likely to change much. Helen will do most of this work.

The public will be consulted again on the revised draft plan and supporting documents and BDC will at this stage be a formal consultee, along with organisations like schools and doctors surgeries which may be affected by housing development. The draft plan will then be revised in light of any consultee feedback and the final plan will be submitted to BDC and to the Government for sign off. This is likely to be at the end of July 2019 and this is the date the Group agreed to work towards and measure progress against.

Housing Numbers required by the government

The new Government National Plan states that each Neighbourhood Area or Parish will be given a specific number of houses to be built (within a minimum and maximum range). This will be published by BDC in November so the Steering Group can match the required numbers with sites at this time. Existing planning permissions may be included or not depending on the cut off date (yet to be decided) so it may be possible to allocate sites which already have a planning permission granted.

Concerns about how village infrastructure will cope with new houses

This will be factored in by BDC and should be considered by the Steering Group re the suitability of sites. It will always be a balancing act and in some cases the viability of some schools and shops may require more homes. Where the expansion of a doctor's surgery for example is constrained by space, innovative ideas such as moving the surgery to a bigger site and building on the existing one could be muted and considered.

Consultants – Helen Metcalf and AECOM

It was agreed to meet Helen Metcalf on Wednesday 26th September at 7 or 7.30 pm in Sturton le Steeple Village Hall **Action Cllr Marchant to book the hall please**

At this meeting she will be briefed by a core from the group including AG; BM; CK; JG and at least one representative from North Leverton PC as well as Luke Brown from BDC.

Action Alan to contact AECOM to get them started on Housing Needs study and the site assessments

AOB

There will be some CIL payments resulting from more houses and this is something the Parishes should consider i.e. what could it be spent on to benefit the villages affected by more houses.

Cllr Ferguson asked (via the Clerk) how the grant money would be distributed to the 3 parishes. Alan Guest said that the grant money was to pay for Helen Metcalf's time – about £6k – will the remained allocated to pay all bills incurred including public consultations / hire of village halls / leaflets etc. All bills would be paid via the Clerk from the funds held in Wheatley PC's bank account and ringfenced for this purpose.

Alan said that he has an electronic version of the existing Neighbourhood plan – or paper copies if preferred – and he would circulate this to all members of the Steering Committee **Action Alan Guest**

Date of Next Meeting:

Thursday 4th October at 7.30 pm in Sturton le Steeple Village Hall **Action Brian Marchant to book the hall**