

## **Sturton Ward Neighbourhood Planning - Steering Group Minutes from meeting with Helen Metcalf**

Wednesday 26/09/18

Present: Alan Guest (in the chair), Cllrs Colin Keyworth, Judith Goacher, Brian Marchant,  
2 members of the Steering Committee representing North Leverton PC  
Helen Metcalf – NP expert / project manager for the Group  
Sara Stilliard (minute taker)

Apologies received from Malcolm Ferguson and Phil Appleyard

### **Introductions and Helen Metcalf's role**

Helen is a Chartered Town Planner and has been a Neighbourhood Planning specialist since 2012. She works with BDC and AECOM plus other consultants on behalf of her communities. The grant that the group has received will pay for Helen's support as a project manager.

### **Where we are currently**

Call for sites ends on September 30th although submissions a day or so late will be accepted. Currently between 25-30 sites are anticipated across the 3 villages

Need to provide AECOM with a brief for the Housing Needs Assessment they will produce. They will produce a demand figure and profile i.e. what numbers and types of people might want to live in the ward in the future, based on demographic trends.

**Action Helen to send an example of this type of assessment for the Group to look at**

**Action Alan to compile the brief by village – this to be discussed in detail at next meeting**

It might be worth the group meeting with another Community which is a bit further on with the process e.g. Mattersey to see how they whittled down the sites and their experience of AECOM etc

### **Current SWNP – what is not working**

The biggest issue is the lack of 2/3 bed properties which are needed versus the numbers of 4/5 bed properties which developers want to build. Dave Langmead produced a paper outlining this issue **Action Alan to send to Helen for reference**

BDC has no up to date Local Plan and because it is not fulfilling its Housing Number requirements appeals are getting though, even where initial applications are being rejected. The hope therefore is that by allocating sites the villages will get more of what they need re housing.

However it seems that 'organic growth' will still be allowed until the NP achieves the required housing numbers i.e. the 20% uplift and windfall growth will be allowed if the site allocations fall short of the 20% cap. In this case the amends to the SWNP could define 'windfall or organic' growth for example it could specify that any site of more than 3 houses should be included in the site allocations and include a policy of a mix of housing type on any site allocation of over xx homes e.g. inclusion of **smaller market homes**

The Steering Group will need to map current housing types i.e. number of bedrooms within each village– to show that there is currently the wrong mix to meet demographic demand. This evidence will be the crux of the new plan and will make it much stronger than a mere 'opinion based' submission. Mattersey has mapped this well with coloured dots for different house types and included sites which have planning permission granted but are not yet developed

**Action – Each PC to map their village as described below and including clearly marked, houses which have been built over the last 5 years or which have permission approved, to demonstrate where the existing plan has been failing – this to be done by end October**

BDC council tax band data is available by village and this could help to cross check the accuracy of the maps **Action Helen to follow this up with a guy in Belper who has used this method – information to be provided to Alan**

### **Character and Design statements / assessments**

AECOM does offer this service i.e. design coding however they may not be the best at this and Helen has used Urban Design where funding is available, which it could be for the SWNP group via **Awards for All** for example. If the Group wants to apply for this the application will need to be pitched with community engagement highlighted

BDC is not using its 'Successful Places Design Guide' and the reference to this in the SWNP could be removed and replaced with design codes i.e. by requiring developers to identify who they will meet the requirements inherent in Design Code xxxx

**Action Steering Group to look at the Urban Design Appraisal used at Mattersey which BDC found to be useful when making planning decisions for that village.**

**Action Helen to send to group**

### **Work to be done by group for next meeting with Helen**

Go through the existing plan in detail with regard to what is not working / needs to be changed – now is the time to change anything which is out of date or not fit for purpose. This should include

- Vision
- Objectives
- Policy page by page e.g. Policy 11 – housing for older people perhaps needs strengthening
- More narrative about tourism in Sturton and Wheatley re the Pilgrim Fathers initiative since the HLF bid has been successful for the region
- Broadband speeds / coverage
- Flooding – still concerns re water run off and sewage provision so this policy may need strengthening
- Sustainability / wind farms – leave in even though the apparent threat has gone – for now
- Community facilities – good to have a map showing all community facilities across SW even if only to protect what already have – use Appendix L but separate out the assets to make it clearer what is where
- Protecting / designating green spaces

Criteria for designating a protected green space (with the owner's permission) must meet those laid down in paragraphs 99/100 of the National Planning Policy Framework (July version). It would be better to have all possible green spaces included in the SWNP and then have them removed at submission stage than to assume erroneously that they will not be built on

**Action Helen to look at the existing plan and make a generic update to bring it up to date since the SWNP was a very early one.**

Could make radical suggestions such as encouraging a site to be developed as a Residential Home or moving the Health Centre in North Leverton to a bigger site allowing for expansion which then allocating the existing site for housing

Revisit the Village Design Statements which were done for some villages before the SWNP – these were not adopted by BDC but may prove a useful starting point

### **AOB**

Helen pointed out that there is a new ruling which allows NP groups to both see and address objections from developers after the final draft plan has been submitted. This means that if there are objections the Group may need help from Helen at this stage so should not assume that all work is finished (all budget spent) at submission stage

### **Date and purpose of Next Meeting:**

The Steering Group meeting which was to have been held on Thursday 4<sup>th</sup> October at 7.00 pm in Wheatley Village Hall is now cancelled and the next one will be on October 31<sup>st</sup> at 7 pm at Sturton Village Hall to discuss all the work of the Steering Group as outlined above

### **Action Alan Guest to cancel and re-book the hall**

The next meeting with Helen will be after the community consultations on sites – end November earliest – date to be advised nearer the time