

Sturton Ward Neighbourhood Plan – Public Meeting held 17/10/2018 at Wheatley Village Hall – Meeting Notes

Welcome and Introduction

Alan Guest (Chairman) opened the meeting and introduced those members of the steering group who were present and are Parish Councillors representing the 3 Parishes - Brian Marchant (Sturton Le Steeple), Colin Keyworth (Wheatley), Charlotte Overend (North Leverton), Alan Boxall (Admin). Representing Bassetlaw District Council were Luke Brown and Will Wilson.

Alan Guest assured the meeting that attendee's names and details would only be used to record the number of attendees as a historical record.

Alan Guest clarified his position as Coordinator (not a Parish Counsellor) working for the Parish Councils and this was a requirement as part of the process in obtaining funding for the three parishes. Wheatley PC will administer the monies and associated payments on behalf of Neighbourhood Forum.

Monies arrived just in time in order to place advertisements in the Retford Life, the Retford Times and for the leaflets for all households.

Why are we changing the existing plan after such a short time

Brian Marchant briefly explained that the previous plan never did what it was meant to do. At the time of the windfarm applications John Mann suggested we should get involved with the plan as this would enable "us" to have a say in what happens in the future regarding housing requirements.

In 2014 there were two issues to look at the first being existing housing whereby senior citizens were occupying large houses with low occupancy. Secondly to look at affordable market housing in order to attract "young blood" into the villages.

This didn't quite work out as planning applications were only coming through for four and five bedroom housing and Bassetlaw has approved them, despite protestations from the Parish Councils concerned.

Progress to date and work to be done.

The new plan needs to tie in with BDC's new Local Plan, which is under development. This will give a lot of strength to neighbourhood planning. Currently approximately thirty sites have been received covering all three Parishes, the closing date was 30th September 2018. These submissions have gone to Bassetlaw District Council for mapping, once this is complete we can then hold public meetings in order to go through them, all sites submitted will be on the maps whether acceptable or not.

Mapping of developments over the last four years is to be carried out, additionally mapping of all housing showing number of bedrooms and occupancy.

The Housing Needs Assessment is to be carried out by AECOM who are the government's consultancy company. AECOM's remit is to look at smaller houses and bungalows. Alan and Brian have had a telephone discussions with AECOM today and the evaluation is progressing.

The Local Authority have to provide a set number of houses as set out in the National Plan (NPPF) and our Neighbourhood plan has to tie into the BDC Local Plan. The point of the Plan is that planners are guided by policy, if our policies are strong then this makes it easier for BDC. An example was given whereby a developer wanted to build 450 houses in Carlton in Lindrick, due to the strength of the Neighbourhood Plan discussions were held resulting in approval for 150 houses of various types.

Land owners will be consulted by BDC regarding their site information when they want to develop and ideally number of dwellings, it's about negotiations and not carte blanche, from this short term and long term allocations will be applied. If a site is unacceptable to BDC then development will not be considered.

Character assessments are also of prime importance and stipulate what we want in order to keep the character of the houses, views and the villages in general.

We are also looking at the Mattersey Neighbourhood Plan as an example of a recently completed plan. It has all the things that we need in our plan, key components can be adopted.

Time Scales

The new Neighbourhood Plan in draft form is planned be ready in the Spring of 2019 and the final version will be ready for around July/August 2019 excluding any delays. The Plan will be subject to regular monitoring and revision if needed. The Plan is for a fifteen year period.

Questions Raised from the Floor

Q1 - At what stage are we at currently.

Answer - **Currently we are at Stage 2 Plan Preparation as follows**

- Preparation of the plan led by a steering group (a sub group of the parish council).
- Plan preparation founded upon a vision for the neighbourhood and supporting objectives.
- Development of an evidence base to underpin the vision and objectives, which could include.
 - (1) Surveying local people about local issues and priorities
 - (2) Assessing local housing provision and future needs
 - (3) Assessing the built character of the plan area
 - (4) Documenting local greenspace
 - (5) Assessing sites for local housing development
- Assistance of specialist consultants may be called upon to collect evidence and draft the plan.

Q2 – Can density of housing per site be put on the maps.

Answer – Yes this can be done - Action Luke Brown

Q3 – What say do we have with BDC on what we want ?.

Answer – BDC would take cognisance of this, it depends on size of plot, if a larger development it would be a mix of dwellings. Strength of Neighbourhood Plan will help this as stated in above notes.

Q4 – How many sites are barn conversions V building in fields ?

Answer – To be assessed.

Q5 – What is the spread of sites across the three villages.

Answer – Spread is fairly equally based, more sites being proposed the better and gives more scope to block other developers who want to apply at a later stage.

Q6 – Allocation of development versus services for example sewerage/drainage which is a problem in North Leverton, how much clout do we have as this is important if not tackled early ?.

Answer – BDC would discuss with statutory bodies and will be organising a forward public meeting.

Q7 – A group member has submitted a site, do they have to declare an interest?. Answer – Yes and will not be allowed to vote relative to the submitted site.

Other Comments

When discussing senior citizens living in large detached houses many people do not want to downsize for various reasons !!!.

Post Meeting Note –

Total number of attendees was 39.