

Minutes of the Meeting of Staverton Neighbourhood Development Plan Committee

Thursday 15th June at Home Close

(Continuation of the adjourned meeting of Tuesday 13th June - now in closed session)

Present: K Edwards (KE) Jo Gilford (JMG) Chair, John Golding (JFG), Jay Holliday (JH) John Vale (JV) Ian Weaver (IW), , Geoff Edwards (Minute Taker)

Apologies received from Tony Glover (TOG)

BUSINESS ARISING

4.1 JMG advised that having considered the feedback from the DDC meeting, the SNDP Committee need to make a decision on whether to have just one larger site or one larger site with one or 2 smaller sites. DDC would not object to either, but a Strategic Environmental Assessment (SEA) may be needed.

JH Reminded the Committee that the Plan is being produced on behalf of the Staverton Parishioners and we should not lose sight of what they asked for i.e. no more than 10 properties on the larger site, and the facts obtained from the questionnaire should drive any decisions. The Committee need to consider the Village view before increasing the size of any plot.

KE Agreed that this data had historically been the prime driver, and should remain so going forward.

JFG said that he would not support just a single larger site, and we should still consider the Braunston Lane site. However the width of the Braunston Lane Road may need to be considered i.e. widening it.

KE Stated that it already acts as a fully functional road, serving both the Residents of Braunston Lane and Home Close.

JMG reminded the Committee that 1 large site or one large & 1 or 2 small sites were still options in principle.

KE advised that at the meeting with DDC they gave a strong steer to the SNDP Committee that both The Croft and The Beeches sites are highly likely to encounter difficulties getting planning permission, and that it would therefore be sensible to explore other options.

JH PROPOSED ‘That we agree that the larger site has no more than 10 properties’

IW SECONDED

All voted in favour.

PROPOSAL CARRIED

JMG Then asked the Committee to consider which larger site, and which smaller site should be included in the Plan., advising that DDC were already looking at the viability of The Croft site.

JFG said that actual sites do not need to be firmed up

JH suggested 10 houses on the larger site, and 5 on a smaller site

KE reminded the Committee that at the recent DDC meeting in response to her direct question DDC advised that the Committee do not have to consider the detail of Affordable housing. The committee just have to specify 10 houses on the larger plot. DDC would then ensure that their Affordable Housing Policy is applied as part of the planning process, to ensure 4 Affordable properties are built. JMG concurred with this.

JH said that smaller houses equate to affordable, and larger houses relate to market housing. All the Committee is doing is trying to guide the village forward.

JV stated that whether to include actual sites in the Plan , or not , is worth considering.

JH asked if all Made Plans have sites nominated.

JMG replied that they do not.

KE said that if we went down this route any Planning Applications would have to comply with the policies stated in the Plan.

JH then added that Staverton has Special Landscape protection; is a Restricted Infill village; the Plan has clear Objectives and policies for any development so the bar is already set very high to resist unwanted development .

KE agreed and added that in addition DDC currently has a 6.3yr land supply, and the rural housing need has been exceeded.

JMG said that in her opinion the Village would be better protected if sites were included within the Plan, if it wants to choose where any new development is to be.

JH added that whilst there is pressure to build, it needs to be to the advantage of the Village.

JMG asked the Committee if sites should be included in the Plan. All agreed that they should.

JV asked if the Housing Needs Survey (HNS) informs the housing number, and can we challenge the number produced by the HNS

KE stated that in response to her email, DDC had advised that the full HNS will be published on their website on 15th June. In response to the question on Local connection Varinder had stated that it is taken on trust. However, any Social / Affordable applications are investigated

further, but only after houses are built. Any Market housing need stating a Local connection is not checked.

JMG advised that the Committee does not have to use the HNS figure in the plan provided it can be justified.

JFG said that 10 houses on a site means 4 must be affordable / social. Five on a site means either one or none at all.

JMG stated that National policy is 40% social / affordable on sites of 5 and above.

JFG said that a very good argument for justification is needed to build less than 40% social or affordable housing.

JV reminded everyone that the overall aim is to provide what Staverton Parishioners want, not what developers want. And that both submitted development plans for Silver Birch and behind the School strongly indicate further future development intentions.

JMG asked the Committee how the larger sites should be progressed.

JV replied that The School site has 4 plots for Social / Affordable housing, and the others are 4/5 bedroom properties. They have not considered the details; there are lots of opportunities to change or expand. And the site isn't viable just because they include a car park. The Silver Birch site has not been thought through. There are several boundaries which make expansion very easy. But it does provide the right mix of housing.

JFG replied that the Silver Birch site just comprises smaller houses which does not match the existing village mix - smaller and larger houses on the same site is a better option.

Also there is a flat over a bungalow which is really 2 flats!

JV asked if having some 4 or 5 bedroom houses means that the overall number needs to be increased.

JMG will seek clarification from DDC on this point.

JMG then said that the smaller sites now needed to be looked at.

JH stated that 5 properties on the Braunston Lane site is possible.

JFG said that the School site developer had said that 5 properties were possible, but without a car park for the School / Village.

KE reminded the committee that the owners of the Braunston Lane site has said that they would welcome smaller / social housing to be built on their land. And continuing with both The Croft and The Beeches as smaller sites is a high-risk strategy. DDC had steered the group away from both sites, because of the high risk of planning being refused. And Well

Lane (Beeches proposed access) is a narrow ancient heritage lane, integral to the rural feel of that part of the Village, and is a well used Footpath.

JH agreed that the owners of Braunston Lane were in favour of smaller properties on that plot.

JMG advised that Parish Council approval would be needed whichever options were chosen.

JH stated that it was logical to use the Braunston Lane site as a smaller site for 5 houses.

KE read out the DDC definition of both Extra Care and Starter Homes, and reminded the committee that neither of these options as defined was deliverable in Staverton.

JMG summarised that having reflected on the DDC meeting, the Committee were now concentrating on just 2 sites; either Silver Birch or behind the School with 10 properties. And Braunston Lane with 5 properties making 15 in total.

So the three site owners / developers will need to be invited to individual meetings with the Committee. These meetings will be closed to the public due to the content being commercially sensitive, and they will be minuted .

JFG stated that improvements to the submitted developer plans needed to be made. Better integration into the village via a through road into Windmill Gardens; only 10 properties on either of the 2 larger sites and 5 on the smaller site including at least 2 bungalows; a greater mix of housing on Silver Birch. And more car parking. Other issues to be discussed further at the individual meetings.

JFG & JV will compile 3 individual letters to the 3 site owners inviting them to meetings on either Saturday 24th June or Thursday 29th June at the Village Hall between 9:30 & 12:30. These will be sent out via email.

KE will book the village hall dates

JV advised that a SEA will be required for the overall plan

JMG will get clarification from DDC as to whether a SEA is required for all the sites individually.

JFG & JV will also write a holding letter to both The Croft & The Beeches owners saying that there are a number of issues still to be resolved, and therefore no rush for their plans.

JMG will contact NALC to confirm allowable attendees at closed meetings.

Dates of next meetings:

Saturday 24th June 9:30 - 12:30 Village Hall

Thursday 29th June 9:30 - 12:30 Village Hall

Meeting Closed: 9:15pm