

## **SNDP**

**Minutes of the meeting of Staverton Neighbourhood Development Committee held on  
Tuesday 25<sup>th</sup> April 2017 at 7:15pm,**

**at Village Hall, Croft Lane, Staverton.**

**PRESENT:** Jo Gilford JMG Chair Ian Weaver IW

Tony Glover ToG John Golding JFG

Karen Edwards KE John Vale JV

### **1 GOVERNANCE**

**1.1 Declaration and nature of interest** - None received

**1.2 Consideration of dispensation requests received** - None received,

JFG to contact monitoring officer at DDC at get further guidance on what dispensation requests should be held by the committee 'on block'

### **2 APPROVAL OF THE MINUTES**

**2.1 Meeting held on the 11<sup>th</sup> April 2017**

KE proposed and IW seconded that the minutes be approved as amended, all in favour JH abstained through absence from meeting.

### **3 MATTERS ARISING**

**3.1 Training in Code of conduct and Standing Orders** – awaiting date from clerk

**3.2 Minute taking** – GE/MN to share minute taking duties in the future

**3.3 Housing Needs Survey** – Closing date 23<sup>rd</sup> April, results expected in May

**3.4 Percentage completed column to be inserted in project plan** - deferred

**3.5 Response to be sent to the new member request** - Completed

**3.6 Amendment of SNDP Plan re Objectives (1), (2), (3) & VDS** - Completed

**3.7 Response to resident re site allocation** - Completed

**3.8 Submission of documents to DDC** - Completed

**3.9 Clarification on who prepares SEA** – deferred

**3.10 Housing needs Survey advice** – KE to circulate response from DDC

## **4 BUSINESS ARISING**

### **4.1 Engagement of consultants**

KE/JH confirmed they had had a diagnostic telephone call with the consultants and fed back to the committee there were five areas where the consultants would be able to provide assistance to the committee:

- 1) Review of site assessment document/methodology
- 2) Review of Housing Needs statement
- 3) Health check before finalising the SNDP document
- 4) SEA statement if required
- 5) Reg14 consultation

It was agreed there would be no need for assistance regarding the Housing Needs data as DDC were undertaking this work.

KE/JH were requested to progress the other four areas of work with the consultant and to ensure the budget was kept to within the grant in order there was no cost to the committee of Staverton parish Council.

### **4.2 DDC comments on first draft submission/process**

A workshop had been held on Saturday 22<sup>nd</sup> April and the following amendments made and observations noted with regard to the SNDP First Draft document:

#### **Comment (1)**

Policy SC1.1 will need to be reworded, it is unclear what the purpose of the policy is seeking to do, if it is seeking to protect community facilities it should clearly state this. We can provide advice on wording.

Await DDC wording

#### **Comment (2)**

Policy SC2 References to a maximum of 5 dwellings on sites will need to be removed as they would not be able to address local need as the Core Strategy policy identifies the minimum threshold of 5 units for affordable housing. The policy at present would conflict with Core Strategy as currently worded as no affordable housing would be provided unless the development was for 5 dwellings and in such circumstances only 1 affordable unit may not be viable or be able to be taken forward by a registered provider. It is also not clear whether the policy should be applied to all sites including the allocations. If it does the policy will only meet a very limited affordable need.

Ref b removed from policy:      It is a small-scale development of up to 5 dwellings

### **Comment (3)**

Para 8.7 makes reference to the VDS and CA. Whilst this information can provide context to the document, they cannot be referred to as they currently are in para 8.7 as separate documents and this reference will need to be removed.

Para 8,7 changed from: They should be read in conjunction with the Staverton Village Design Statement in section (6) and the Conservation Area Statement in section (5) along with the relevant design policies of Daventry District Council and West Northamptonshire Joint Core Strategy.

To: They should be read in conjunction with the relevant design policies of Daventry District Council and West Northamptonshire Joint Core Strategy.

### **Comment (4)**

A VDS cannot be incorporated into the Neighbourhood Plan as proposed, even if they have been adopted as they are separate documents. However, the design principles identified as part of the VDS could be incorporated into a separate policy but reference to Village Design Statement should be avoided. Page 27 – 30 unfortunately cannot exist as it is currently set out.

Delete the section on Village Design

Copy all the policies in VDS section into Planning Policy

### **Comment (5)**

We have some suggested minor amendments of the village confines based on the work we've undertaken for the Part 2 Local Plan

Await DDC comments and ask for timetable for the completion of the revision of the Part 2 Local Plan

### **Comment (6)**

Views within the landscape policies need to be individually justified - they should be from public vantage points

GE to take photos of views as identified on the conservation plan a label

Create and insert table justifying the views

### **Comment (7)**

Local green Space - table 5 does not address the 3 tests as identified at para 7.58 (The Made Brixworth NP provides a good example)

Table in 7.59 altered to mirror wording pf para 7.58

7.58 Paragraph 77 of the National Planning Policy Framework advises that ‘the

Local Green Space designation will not be appropriate for most green areas or open spaces. However, the designation should only be used:

- Where the green space is in reasonably close proximity to the community it serves
- Where the green area is demonstrably special to a particular local significance eg. Because of its beauty, historic, recreational value tranquillity or richness of its wildlife:
- Where the Green area concerned is local in character and is not an extensive tract of land

7.59 The table below sets out how each of the proposed protected local green spaces meet these criteria.

<b>Table 5 – Protected Green Spaces</b>			
<b>Ref</b>	<b>Name</b>	<b>Location</b>	<b>Significance</b>
1	Playing Field	Braunston Lane	The green space is in reasonably close proximity to the community it serves
2	Village Green	The Green	<p>The green area is demonstrably special to a particular local significance eg. Because of its beauty, historic, recreational value tranquillity or richness of its wildlife:</p> <p>The green space is in reasonably close proximity to the community it serves</p>
3	Allotments	Daventry Road	<p>The green area is demonstrably special to a particular local significance eg. Because of its beauty,</p> <p>historic, recreational value tranquillity or richness of its wildlife:</p> <p>The Green area concerned is local in character and is not an extensive tract of land</p> <p>The green space is in reasonably close proximity to the community it serves</p>

4	Pocket Park	Junction Glebe Lane/Daventry Road	<p>The green area is demonstrably special to a particular local significance eg. Because of its beauty, historic, recreational value tranquillity or richness of its wildlife:</p> <p>The green space is in reasonably close proximity to the community it serves</p>
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The green area is demonstrably special to a particular local significance eg. Because of its beauty, historic, recreational value tranquillity or richness of its wildlife:

#### **Comment (8)**

Suggest the use of one proposals map

Once sites determined one map will be used

#### **Comment (9)**

Policy PE1.1 – SLA is currently being reviewed and therefore may not exist as currently identified in the saved local plan. The evidence will be published alongside the emerging local plan.

No change as currently the plan is compliant with current policy

#### **Comment (10)**

Policy MC1.1 (sites) A site cannot be an allocation if appropriate access cannot be provided as that would make it not deliverable.

Bullet point 1 – Appropriate access can be provided removed

#### **Comment (11)**

Staverton's status as an 'other village' has not been confirmed and the work on the settlement hierarchy will be published soon in the emerging draft plan.

Search of document to be undertaken to ensure only the terminology restricted infill village is used

Para 8.65 altered from:

The West Northants Core Strategy proposes that housing growth figures are distributed across a hierarchy of settlements. The Spatial Strategy for Rural areas stipulates that development within rural areas will be guided by this hierarchy. Although this hierarchy has

yet to be determined by Daventry District Council in the emerging Settlements and Countryside Local Plan, there is an assumption for the purposes of the Staverton Neighbourhood Development Plan would most likely be classed as an 'other village' (indicated by Daventry District Council). However, for the purpose of this plan our current status of restricted infill applies.

To: 8.65 The West Northants Core Strategy proposes that housing growth figures are distributed across a hierarchy of settlements. The Spatial Strategy for Rural areas stipulates that development within rural areas will be guided by this hierarchy. Although this hierarchy has yet to be determined by Daventry District Council in the emerging Settlements and Countryside Local Plan, there is an assumption for the purpose of this plan that the current status of restricted infill applies.

#### **Comment (12)**

Policy MC1.1 as before the threshold of 5 will be in conflict as it will severely limit the affordable housing that could be delivered (i.e. 1 dwelling maximum). This also presents issues with an inconsistency at M1.6.

MC1.6 taken out

#### **Comment (13)**

Policy MC2.1 This policy should be separated into 'areas of special interest', provided there is evidence to support this

Further clarification to be sought as to what is meant by the comment

#### **Comment (14)**

Other comments really are factual changes, order of some of the paragraphs (e.g. para 5.14-5.17 may sit better elsewhere) or relate to copyrights on maps.

Await more detail

#### **Comment (15)**

I understand you haven't yet engaged independent consultants to help prepare this plan. All of the groups, who have been successful in getting plans adopted have used consultants using the grant money available from locality and this professional advice and expertise can be extremely valuable, in particular when dealing with complex matters such as site allocations. Consequently, I would suggest you consider engaging some consultants to provide advice. We have an agreement in place with Troy planning to provide advice at a fixed cost but you have the freedom to choose any such company.

Consultant now engaged

#### **Comment (16)**

Alternatively, you might want to consider using the grant money to get a health check of the plan before you go out for the Regulation 14 (draft consultation). This is carried out by the Neighbourhood Plan Independent Referral Service and will help to further highlight any fundamental issues that you need to address to make sure the plan passes the examination.

Consultant brief to include health check provision

**Other alterations made to the document:**

- Section numbers have now changed because of removal of the section on the VDS
- Ditto for numbering
- Index on front page altered
- Document now includes revised 'positive' pages for Vision, Goals and Objectives

JMG had printed a revised hard copy for all members of the committee

**4.3 Project Plan/Meeting Schedule**

The following dates were approved in the Project Plan/Meeting Schedule: -

**WORKSHOPS: -**

Saturday 29 <sup>th</sup> April 2017	9am –	Site Assessment statement
Saturday 6 <sup>th</sup> May 2017	9am –	Parish Questionnaire Statement
Saturday 13 <sup>th</sup> May 2017	9am –	Housing Needs Statement

**MEETINGS: -**

Thursday 4<sup>th</sup> May at 7.15pm.

Tuesday 16<sup>th</sup> May at 7.15pm

**4.4 Consultation Statement**

**4.5 Site Assessment Statement**

Workshop to be held on Saturday 29<sup>th</sup> April

**4.6 Housing Needs Statement**

Nothing to report

**4.7 Parish Questionnaire Statement**

JG/JH to meet Friday 28<sup>th</sup> April to produce statement for approval

**4.8 Village Confines Map**

Nothing to report

#### **4.9 Housing White paper – Fixing our broken Housing Market**

a) make efficient use of land and avoid building homes at low densities where there is a shortage of land for meeting identified housing needs;

JMG tasked with seeing what comments DDC would be submitting in connection with the consultation and report back to the committee

#### **5 CORRESPONDENCE**

None received

#### **6 FINANCE**

TG to investigate possible further grant funding that is available for those Parishes where they are including preferred sites within their plan.

#### **7 DATE OF FUTURE SNDP MEETING**

**4<sup>th</sup> MAY AT 7.15PM. 2017 AT STAVERTON VILLAGE HALL**