

South Leverton 8th NP Steering Group Meeting

Thursday 8th November '18

Agenda

- 1 Apologies for absence
- 2 Members Present
- 3 Call for Sites
- 4 Grant Application
- 5 The Next Phase of Activity
- 6 AOB
- 7 DONM

Discussion

1 Apologies

Andy Marsh, Dave Hampton, and Hannah Keeley had submitted apologies.

2 Members Present

Lisa Hughes was welcomed to the SG, and she signed the members data protection schedule authorising members access to personal contact details for communication purposes. Catherine Hoyle, Gerry Wareham, Gordon Muir, Terry Lickorish, Andrea Scott James, and John Landreth were present along BDC representative Will Wilson (part time)

Seven residents were present at this meeting.

3 Call for Sites

Catherine had identified the 29 expressions of interest she had received by presenting them on a large map of the parish council boundaries for members to view. She commented that two of the sites which had originally been submitted in response to BDC draft plan call for sites were not confirmed, and that four of the confirmed sites were submitted by members of the SG, namely: - Catherine Hoyle, Gordon Muir, Andrea Scott James, and Jamie Spittlehouse. She explained the sites were numbered in accordance with the schedule of sites previously emailed to members. It was encouraging that the number of expressions of interest from land owners and the extent of the sites were clearly in excess of the requirement to accommodate the 20% new housing development target for the NP. It was thought this should allow for an optimised selection of sites in accordance with residents aspirations for housing development as expressed at the July'17 public meeting. For the SG members reference the residents housing aspirations are again noted below: -

- Downsizing properties to be included
- New starter homes to be included
- Developments to preserve and enhance existing village character and rural feel
- Mixture of building styles to enhance individuality of appearance
- Developments to be both infill and on the village outskirts
- Developments to enable residents to operate business from home
- Improved infrastructure to accommodate increased population

- Consideration of acceptable impact on access to and from housing developments
- BDC to grant planning permission in accordance with NP
- Possible village infill sites to be surveyed for suitability in consultation with land owners who have offered their land for development

The undersigned raised two issues to be addressed. Firstly, the need to establish criteria for selection of sites, and secondly the need to account for conflicts of interest as and when they were identified throughout the ongoing period of developing the SL NP. Will summarised on behalf of BDC their advice for selection criteria, which essentially comprised of a collaborative approach to site selection inclusive of establishing local authorities review of statutory requirements such as highways, road access, and utilities, followed by consultation with SL residents seeking their confirmed views of the NP housing objectives / content, and thereafter expert independent assessments of the sites, followed by consultation with land owners to verify their offer of land for housing development, culminating in the SG taking advantage of these evaluations to select the final package of sites. There was general agreement to this advice. Will commented that he would photograph the parish map of sites, which would enable him to immediately prepare a digital layered scan of their locations, from which the various authorities could advise their statutory requirement. He considered that from the time he was in a position to request the various statutory requirements it would take some 4 weeks or so for him to advise the SG of these requirements, which he thought should be before the end of the year

Action: Will Wilson

Will left the meeting at this time. With regard to conflicts of interest it was agreed that no opinions with regard to the suitability of any of the sites would be expressed by members of the SG at this meeting. All members acknowledged the need to ensure appropriate controls would have to be in place with regard to conflicts of interest which may arise, but the development of the NP would be a prolonged process with ongoing discussions in regard to both general and specific sites. This was unlike PC considerations where councillors were required to declare a conflict of interest and were then excluded from the particular discussion. These were one off occasions. As John commented it could well be that in discussing certain NP housing developments by expressing their opinions all members of the SG, being village residents, could be considered to have a conflict of interest, and not just the land owners in the SG. The undersigned considered that other SGs may well have experienced the same issues, and it would be of interest to investigate how they had controlled conflicts of interest.

Action: Gerry Wareham.

4 Grant Application

Unfortunately, Andrew was unable to attend this meeting, but he had confirmed we had received approval for the expenses grant from the Locality Grants authority although the money was still awaited. When received the money would be deposited in the SL PC bank account. Following a conference telephone discussion with AECOM (18th Oct'18) we (Catherine, Andrew, Gerry) understood that AECOM were satisfied SL would qualify for their consultancy assessments which would provide a package designed to create an evidence base for the NP, free of charge to the SL SG. AECOM confirmed they would apply to the government for authority to proceed. We understood this consultancy assistance should commence by March / April 2019. We were advised that further grant applications to the Locality Grants authority would be required for consultancy advice from others with regard to the preparation of the NP in compliance with planning law and local BDC policies. Further actions which would be required to be discussed at future meetings.

5 The Next Phase of Activity

Following advice from Will the next phase would be to reflect on the outcome of the statutory requirements from the various authorities. It was thought that this could result in a reduction of the 29 sites presently offered. The SG would then organise a residents' public meeting to advise them of the sites being considered, and to give them opportunity to express their opinions with regard to the suitability of these sites.

In addition, it is again worth recalling there are other NP developments awaiting consideration by members in accordance with the further wishes expressed by the residents. To date we have made no progress in these matters. Resident wishes with regard to other NP developments were also recorded at the 4th July meeting and are again repeated below for convenience of members consideration.

Residents SWOT Analysis – Strengths - The village has a good community spirit and is a friendly place to live with a pub, garage, village hall, and a historic church. **Weaknesses** - Lack of vision and initiatives, no facilities for children to play, poor maintenance of roads and footpaths, poor public transport links, inadequate NHS and state school services. **Opportunities** – Revitalise the village, improve the age mix from an aged population with new housing and infrastructure to encourage younger families to live in SL, improved local transport links, development of local cycle routes and walking trails taking in wild life pastures and historic village buildings. **Threats** - There is a danger that community life as such will continue to diminish and become dormant due to an ageing demographic, coupled with a present lack of initiatives to revitalise the village population, and along with residents' reluctance to use village existing facilities,

Residents Comments with regard to other possible NP Developments

- Introduce traffic calming chicanes
- Develop a safe play area for children
- Vigorous pursuit of NCC for resurfacing of roads and pavements
- Creation of job opportunities following local power station closures
- Development of pleasant open spaces including current and historic public bridleways and footpaths to encourage new residents seeking a rural life
- Development of additional resident activities with existing village facilities
- Development of environmental protection measures
- Development of a community arts and crafts facility
- Increase the number of benches around the village
- Arrange more village community events
- Prepare an accurate map of the village including streets, houses, historic and listed buildings, identifying all public bridleways and footpaths

Note: The SG acknowledged the majority of the proposals put forward by the residents. A number of the residents' aspirations were directly associated with the village PC and ultimately the responsibility of NCC e.g traffic calming and maintenance of road surfaces.

7 AOB There was no other business.

8 DONM Thursday 10th Jan '18 at 7.30pm in the village hall committee room. subject to receipt of statutory housing development requirements from BDC.

Gerry Wareham