

SHERBORNE ST JOHN NEIGHBOURHOOD PLAN

STEERING COMMITTEE WORKSHOP

Minutes of the Workshop held on Wednesday 28th January 2015 in Chute Pavilion at 6.30p.m

Present:

Julian Crawley (Chairman)	Mike Harrison	Syd Abraham	John W Edwards
Natasha Rougier	Richard Morgan	Harold Hatt	Linda Agnew
Penny Mayo			
Alex Munro – Maroon Planning			

1. Review Results

- Housing Needs Survey. Identified need for approx 17 affordable houses, although only 2 of these had registered with BDBC. Need to confirm with BDBC whether NP needs to include affordable housing option in light of the provision already included in the David Wilson Homes development and HCC requirement for at least 5 in the plan.
- Questionnaire Results. Provisional results indicate people agreed the need for 12-15 new 2/3 bedded houses with a 50/50 split between affordable, permanent shared ownership/rent, and private ownership. Linda Agnew will review the questionnaires results re housing types. **LA**

Alex Munro emphasised the need to demonstrate clear thought processes when arriving at the figure of house numbers to be included in the NP.

Evidence for the past 10 years shows around 23 houses (windfall sites) were built mainly 4 bedded.

Current and predicted population demographics show little change (use Census information).

Therefore the Committee can plan for 15 houses and identify more ‘windfall’ sites which will mirror previous 10years development of around 23 houses.

This will show trend evidence that development happens anyway.

Policies need to identify and support the need for the right type of housing – 2/3 bedded – which remain as these sizes and are not extended, as in the pass, thereby again reducing the smaller housing units available in the Parish.

Key: Identify what housing the NP is planning for and how it will delivered.

Actions:

Contact BDBC to confirm affordable housing numbers needed for SSJ.

Contact Housing Needs Register, BDBC, for details on numbers of households registered for SSJ, their requirements and if they have a local connection.

N.B. No exception sites have been identified suitable for affordable housing.

Basic Criteria from Questionnaire:

No building on Greenfield sites, strategic gap with the emphasis on small houses for young families and the elderly.

2. Sustainability Assessment

Need to show an Audit Trail when considering sites to demonstrate clearly how choices were made.

17 sites have been identified. 11 have been discounted as not large enough (i.e. under 5 houses on the site) - these could constitute ‘windfall’ sites if developed later.

6 sites could provide the number of houses required for the NP (NP file ref 36.03.01):

- | | | | |
|------------------------------|-----------|-------------------|-------------|
| 1. Cranesfield/Elm Road | – Rydon | 2. Bob’s Farm | – Mr Horton |
| 3. ‘Tin Shed, Aldermaston Rd | – Mr Hatt | 4. Aubrey Place | |
| 5. Hilltop | - Lewis | 6. Elm/Manor Road | - Edwards |

These must be judged against specific sustainability criteria (see Alex Munro Report) & SHLAA – physical constraints, ease of utility provision, existing use, accessibility, viability/achievability and in SSJ the

protection of the Strategic Gap. If any site fails these criteria tests then they will be removed from the potential site list. Alex Munro to send word copy of 'Sustainability Framework). **AM**

The Committee need to provide robust evidence for housing planned in the NP from information from HNS & Questionnaire. Also need to show that any site conforms to the final policy criteria/points taken from the Questionnaire results.

No 4. Aubrey Place. This is currently unavailable for inclusion. *The site & house may be bought by a developer. Mr Hatt will contact the executors to see if, with access from his land, part of the site could be made available as an affordable housing site.* **HH**

Not to be promoted failed criteria identified from Questionnaire:

No 5. Hilltop – outside settlement area, green-field site

No 6. Elm/Manor Road- greenfield & compromises strategic gap

Committee members have met developers/landowners of 3 sites left which could meet the criteria and asked them to provide details of their proposals taking into account the advice report 'Housing Targets for SSJ, Advice to Potential developers' (NP Doc Ref 25.05.10 attached).

Actions:

1. Ask BDBC which Housing Associations operate in the Borough. **PM**
2. Contact Developers to confirm 14th March attendance with proposals for their site. Re send Advice to Potential developers so they are conversant with what residents & the Committee require. Developers must justify their plans against these criteria but the NPPF means the Committee must at all times ensure they have been given adequate advise/information. **JDC/PM**
3. Ask developers to submit their proposals by 7th March in order for the Committee to be able to assess them against the criteria supplied. **PM**
4. Ask developers if they have any links with local Housing Associations. **PM**
5. Send letter to Mr Edwards with reasons why the Committee have decided his site is unsuitable. **JDC/PM**
6. Julian Crawley to write report ready for 14th March (also noted below). **JDC**
7. Letter to Housing Associations to ask what they require to develop a site – Alex Munro to review letter prior to dispatch. **JDC/AM**
8. Letter to other interested parties of sites too small explaining why they are unsuitable for inclusion. **JDC**
9. Contact BDBC to see if they will provide robust support to stop any developers who may put in unsupported applications prior to the Local Plan being adopted. **JDC**

3. Questionnaire Key Points (NP Doc Ref 40.02.04 attached)

The following Policies were identified from the Questionnaire for potential inclusion in the Plan.

1. Housing Needs – 12/15 new houses, 2/3 bedded, 50/50 for affordable or private ownership, appropriate for younger and older residents.

Business Needs – other than better broadband no policy issues were identified.

2. Strategic Gap/landscaping Needs – wanted improvements to landscaping, protection/enlargement of open/green spaces & protection of the strategic gap. Protect agricultural land

3. Green Spaces protected in Village.

4. Pollution – no more street lights and problems with traffic noise & 'rat-runs'. Production of a yearlong Wildlife Map.

5. Village Shop – need to maintain a local shop.

6. Footpaths - maintain & improve.

7. Doctor's Surgery – need for a doctor's surgery in the Village

8. School – Sustainability – identify how many on register are actually from SSJ (only 24 recorded).

9. Safety/Environmental - Lack of parking in village centre

10. Traffic – rat running, vans/lorries, speed & lack of footpaths. N.B. Any new development should ensure it does not make situation worse.

11. Aging Population – confirmation of need for smaller houses etc. N.B. don't use questionnaire demographic data – use government statistics – census reports (NP Doc ref 12.01.01)

Actions:

a. From this list of policies the Committee need to identify 5/6 for inclusion in plan.

ALL

- b. Need to produce an additional appendix ‘Action Plan’ for the Parish Council. Having identified issues the residents need to know they are being progressed by the Parish Council with a view to improvement. E.g. Doctor’s surgery, parking issues etc. (items 5,6,7,9 & 10 above)
- c. Julian Crawley to update Draft report January 2015 (NP Doc Ref 36.03.01) **JDC**
- d. Review need for a SEA – Alex Munro to advise. However if one is NOT required it will be necessary to demonstrate why not needed. See S1 637 -2012. Statutory instrument amended regulations.
- Test identified site(s) for development against policy (using Alex Munro framework listed above) **ALL**
- e. Ask School how many students live in the Parish. **PM**

On submission of the Plan will need to include:

- a. The Plan
- b. Basic Conditions Statement
- c. Conformity/Consultation Statement
- d. SEA – or why not needed

N.B. it was suggested that the Committee identify the site(s) they will put into the Plan THEN decide if a SEA was required.

4. 14th March Consultation and Feedback Event

The Event needs to give as much information to parishioners as possible.

- a. A slide presentation on a ‘loop’ showing what has been done so far, results from questionnaire, sites identified etc. (In line with draft report JDC 36.03.01)
- b. Presentation boards of above slide presentation so people can read and ask questions.
- c. Presentation Boards with Questionnaire results
- d. Presentation Boards of developers proposals/detailing type, size, number, layout of the sites.
- e. Ballot Box – ask people to vote for their preferred site location.
- f. Of sites identified obtain reasons why residents did not like a particular site.
- g. Presentation Boards with proposed Policies/Issues for inclusion in the Plan.

Actions:

- Invite BDBC officers & statutory consul tees to attend.
- Advert for the Villager
- Advertise event on notice-boards etc
- Provide criteria for people to be able to judge each site

PM
JDC/PM
PM
JDC

NP DOC REF 33.02.16