

Lound Neighbourhood Plan Steering Group

Meeting Thursday 10th. January 2019 at 8pm.

Present: Michael Naylor (Chair), Andrew Perkins, Nick Prout, Pam Beardsall, Colin Beaumont and Will Wilson of BDC.

Apologies: Alan Beardsall and Carol Green

The resignations of Rod Austin and Bob Lane were accepted with regret. Michael to write expressing thanks for their valued contributions to the work so far.

Action: Michael

Karen Pollard has kindly agreed to continue management of the Dropbox and SG Members should retain her address on the circulation list.

Declarations of Interest: None

Minutes of previous meeting held on 6th December 2018: Were confirmed as a true record.

Matters Arising:-

Informing the owners of sites not taken forward to the Public Consultation

Will apologised that, due to all resources being applied to the BDC local plan, he had not yet written to the owners of NP09, NP11 and NP17.

Action: Will Wilson

Financial Report No significant activity to report.

AECOM Design Code Report.

Discussions with AECOM regarding references to multiple development on site NP12 resulted in amendments to Page 39 of their Report, though these failed to satisfy some members.

Members present were unanimous in accepting the Final Report which will be added to the village website.

Action: Colin

Emerging National Planning Policy Framework and Bassetlaw Local Plan

Members had tabled questions regarding proposed changes in policy and the implications for our NP. These were answered by Will and a summary of the session is to be compiled.

Action: Nick

The draft Local Plan requires Lound to provide **20** new dwellings before 2035. The Local Plan does include a clause allowing development of up to a maximum of 36 new homes in Lound, this based on 20% of the "settlement" (i.e. the developed

area of the village and not including the outlying properties). Parishioners have indicated clearly they would not wish to see such large expansion. Once the Neighbourhood Plan has been adopted, landowners/developers will not be allowed to change the number of dwellings allotted to each site.

Draft Neighbourhood Plan - Next Steps

(a) Draft Plan to date, including Section 5.3 Housing Types and Design Policies, has been circulated to the Group. Feedback from Pam and Carol is to be evaluated and amendments made accordingly.

Action: Colin

(b) Having received the BDC draft Local Plan requirement of **20** new dwellings, it was agreed Section 5.2 Site Selection be completed on the following basis:-

The table on page 38 of 95 of the Plan shows five housing delivery routes. A significant sentence here reads “Neighbourhood plan areas choosing routes 3, 4 or 5 will be less vulnerable to unplanned housing development because it would positively address the requirements of the NPPF and PPG.” Route 3 is where NPSG’s make allocations for a number of dwellings below the Requirement figure and the difference up to the Requirement is made up by "Windfall growth". This has the advantage that additional planning applications for projects that have not been allocated can still be handled under the “rules” of the Lound Neighbourhood Plan up to the Required number of dwellings.

Development	Number of Dwellings	Timeline
Current Permissions	3	Current
Site NP02	5	Within 5 years
Site NP12	1	Within 5 years
Site NP19	5	10 – 15 years
Site NP21	2	7 – 15 years
Windfall Policy	4	-
Total	20	-

A discussion was held regarding NP18 which the landowners have suggested would provide 9 dwellings including 2 pairs of semi-detached houses. This site was rejected in the Public Consultation but only by a small majority. It was agreed that to allocate it in the Site Selection would be contrary to parishioners wishes on two counts; (a) it was not a preferred site and (b) adding 9 properties to the above figures would be unacceptably high given the conclusions of the Residents' Survey. Additionally, the landowners were considering a potential development date towards the end of the NP. There is a strong argument to identify NP18 in the draft NP as a "reserve" site should there be changes in the allocation in future years, though some concern was expressed regarding the proposed building density. The landowners of NP18 to be advised accordingly.

Action: Nick, Colin, Michael.

(c) Michael to discuss with Helen Metcalfe how best to involve her in producing our draft Neighbourhood Plan, with a suggested timetable.

Action: Michael

Bassetlaw DC - draft Local Plan and Roll-out Presentation

Confirmed date and time for the presentation in Lound are Tuesday 12th. February 2019 4 - 8 pm. in the Village Hall.

The Steering Group will co-host the presentation and display material relating to the Selection of Sites and copies of the Design Code.

Article advising date and purpose appeared in the January edition of the Crier.

Further article to be placed in February Crier to:-

- increase awareness of the impact which the Local Plan will have upon the future development of Lound and to
- reinforce the need for a robust Neighbourhood Plan to manage such development.

Action: Colin

Date of next Meeting:

Thursday 7th. February 2019 at 2pm - please note changed time.

APPENDIX TO MINUTES #36 10th. January 2019 Questions from Lound NPSG and Answers from Will Wilson on Bassetlaw's 2018 Draft Local Plan

Q1.We note that your plan is covering the period 2018 to 2035. Would it be best if our Neighbourhood Plan was aligned with this period, even if neither the Bassetlaw Plan nor the Lound Plan is going to be finalised until perhaps 2020?

A1.*This could be a good idea, but it is recommended that a final decision on this matter is delayed until both the Bassetlaw and the Lound Plans are nearer completion (Bassetlaw's target date is January 2021). The Consultant will have a view on this.*

Q2.With reference to the Housing Requirement and Supply table in Section 3 (Strategic Growth Targets) on pages 16 to 19 of 95, we note that, for Lound, Capped Growth in column "b" (defined as 20% of the existing number of dwellings in the settlement as of August 2018) is shown as 36, while the Housing Requirement in column "a" (defined as 10% of the existing number of dwellings in the designated neighbourhood area as of August 2018) is shown as 20. At the meeting in Worksop Town Hall the fact that, for some Parishes, the two percentages could be based on different areas was discussed. However, we understood you to say that this would not be an issue for Lound as the Neighbourhood Plan boundary and the settlement boundary are identical, namely the Parish boundary. Why then is your figure in column "a" not 18 instead of 20? I believe we need to understand these numbers thoroughly.

A2.*WW explained that the Housing Requirement of 20 dwellings is defined as 10% of the existing number of dwellings in the designated neighbourhood area,*

which is the same as the Parish area. This is the figure which BDC has produced, based on the targets that it has been given by the Government in the NPPF. The Capped Growth figure of 36 dwellings, on the other hand, has been set purely by Bassetlaw in order to prevent excessive development of communities. This is defined as 20% of the existing number of dwellings in the settlement. The “settlement” is not the same as the Parish and excludes the “Rural Fringe” (presumably Mattersey and Daneshill Roads, as well as Loundfield, Wild Goose and Sutton Grange Farm areas).

Q3.In column “e” of the same table you show 3 Planning Permissions in Lound at 1 April 2018. Can you please tell us where these are (presumably one is at 22, Town Street?) and can these developments be counted towards the Housing Requirement?

A3. *These three current Planning Permissions, once the projects are completed, can be deducted from the Housing Requirement, as can any subsequent Permissions. This effectively reduces Lound’s Requirement now from 20 to 17 dwellings. The three projects are believed to be (WW to confirm please):*

- *Erection of a new house on Neatholme Lane (Poppy Cottage)*
- *Erection of a new house at 22, Town Street*
- *Development of an outbuilding at Alpha House, 73, Town Street into a dwelling*

Q4.How is Policy 3 on Affordable Housing likely to affect Lound? As 20% of the development on greenfield sites of 5 or more dwellings must be affordable housing, would this rule apply to each small site or could the village as a whole be evaluated across all sites? Lound does not really possess much infrastructure to support people needing affordable housing, but our parishioners have requested smaller developments and have mentioned affordable housing in our public consultations. Also viability may well be an issue here.

A4. *WW mentioned “Debbie” as the expert at BDC on this matter (WW to follow up please). It seems to boil down to the need for Affordable Housing in Lound. There are still a number of dwellings in the village, which could be classed as social housing, including the remaining rented “Council Houses”, as well as the four Grove Bungalows and the four Manor Flats. This issue needs to be covered well in the Lound Plan.*

Q5.A number of our housing developments are likely to fall into the category of small Self and Custom Build projects (Policy 5). Would this cause us any difficulties?

A5. *BDC has put this policy in place with the intention of assisting Self and Custom Build projects. As such, this policy should not cause any difficulties to building in this way.*

Q6.Is the 20% figure an absolute cap or can developers seek to go over this figure?

A6.*Developers cannot themselves exceed the cap. Communities, on the other hand, can decide to allocate above the cap in their Plans if they wish.*

Q7.What happens to individual village targets if BDC's overall targets for rural communities are met elsewhere within the time frame?

A7.*It is very unlikely that individual Parish targets would be reduced under these circumstances.*

Q8.Some of our proposed sites are not deliverable for 10+ years. What would happen if a developer had an opportunity in the meantime to build elsewhere in the village?

A8.*A developer cannot circumnavigate the Neighbourhood Plan in this way. However, if this situation did arise, the NPSG would be wise to discuss it with landowners to ensure that allocated developments in their Plan are actually going to be achieved. On-going monitoring of the situation under the auspices of the Parish Council is going to be essential and this will be written into the Lound Plan.*