

Lound Neighbourhood Plan Steering Group

Meeting Thursday 7th. February 2019 at 2pm.

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

Apologies: Alan Beardsall and Carol Green

Declarations of Interest: None

Minutes of previous meeting held on 10th January 2019: Were confirmed as a true record.

Matters Arising:-

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

Will advised letters were to be despatched today after re-confirming details.

Financial Report No significant activity to report.

Emerging National Planning Policy Framework and Bassetlaw Local Plan

The draft Local Plan as published requires Lound to provide **20** new dwellings before 2035. BDC advised this figure was incorrect and has since been amended to **21** new dwellings.

The outstanding issues from the Question and Answer correspondence were answered by Tom Bannister as follows: -

- Q&A2 The figure of **21**, being the **target requirement**, is based upon a 10% growth of homes in the Parish being **208**, this derived from the Local Plan. The growth cap of **36** new homes in Lound, is based on 20% of the "settlement" (i.e. the developed area of the village and not including the outlying properties), presently deemed to be **182** dwellings. This cap is proposed by BDC to prevent abnormally high development in any area, although Designated Areas which have a desire to expand may do so up to and even beyond their cap in a controlled manner. However, if a landowner/developer submitted a planning application for new development on a site not allocated within a neighbourhood plan and which met the criteria of Policy 8 and was beneath the Cap, there would have to be compelling reasons within that Designated Area's Neighbourhood Plan for the application to be refused.
- Q&A4 The legal strictures for Affordable Housing mean each site of 5 dwellings or more in rural areas must provide its own allocation. There is, however, a process of negotiation through which a particular site might be approved for development without having to meet the Affordable Housing requirement. Also, once the number of dwellings on an allocated site has been accepted in a Neighbourhood Plan it becomes firm, though specifying an approximation could be allowed to give developers a little flexibility. The

example of a site with 5 proposed dwellings was discussed and it was said that changing this to either 4 or 6 dwellings could well be possible.

Additional Context BDC said that additional development up to the cap can be managed through a windfall policy in the Lound Neighbourhood Plan.

Tom was thanked for attending the Meeting and his responses.

Draft Neighbourhood Plan - Next Steps

Adjustments to be made to Section 5.2 Selection of Sites to show revised requirement of **21** new dwellings and include "approximate number of dwellings" to the table as above.

Need to define the "Windfall Policy" within the Plan. Will suggested use of the BDC Windfall Policy.

Action: Colin

Further research to be undertaken within the Group to identify the determining characteristics of Lound and suggestions to be made on how they might be enhanced through the Neighbourhood Plan.

Action: All

Decision to delay involving our Consultant until the Group is satisfied that our deliberations on the Draft are complete. This should be achieved within a short timescale.

Bassetlaw DC - Draft Local Plan and Roll-out Presentation

Tuesday 12th. February 2019 4 - 8 pm. in the Village Hall. Details of this co-hosted event were finalised.

Date of next Meeting: Thursday 28th. February 2019 at 2pm.