

## Lound Neighbourhood Plan Steering Group

### Meeting Tuesday 6th. August 2019 at 2.00pm.

**Present:** Michael Naylor (Chair), Andrew Perkins, Nick Prout, Pam Beardsall, Colin Beaumont, Helen Metcalfe, Will Wilson of BDC and Ally Castle (work experience at BDC).

**Apologies:** Carol Green.

**Declarations of Interest:** Michael re-stated his ownership of NP15 in relation to the impending discussion regarding green spaces.

**Minutes of previous meeting held on 17th. June 2019:** Were confirmed as a true record.

#### **Matters Arising:-**

"Point (c) from Meeting 7th. May 2019: Contact had been made with landowners of 2 tracts of land nominated as Local Green Spaces." These discussions indicated the landowners were reluctant to subject their land to the restrictions on development such designation would confer. It was therefore decided to nominate these two pieces of land as Significant Green Gaps which are shown on the latest BDC map of Green Spaces.

#### **Draft Neighbourhood Plan**

Meetings were held on Friday 26th. July and Monday 29th. July 2019 attended by Michael, Nick and Colin (Pam and Andrew being unavailable), the specific purposes being to consider Helen's first Draft NP, answer queries and provide additional information. Helen had sent a document "Points for Discussion at the NPSG Meeting scheduled for 7th. August 2019 (subsequently brought forward to this date)" - attached as an Appendix. Separate Minutes were not recorded as the deliberations were noted and sent to Helen and will be reflected in the amended Draft NPv.2. Those points requiring further discussion and agreement are as follows:- (Using Helen's numbers for reference)

1. The rationale for not including NP18 as an allocated site were (a) it failed to gain positive support in the Public Consultation and (b) to include it would increase the total of proposed dwellings on allocated sites to **25** which residents may feel unacceptably high against their expressed wishes in the Residents' Survey and BDC's requirement of **21**. The Group re-affirmed this site should not be included.
2. Further discussion to be held with the landowner of site NP12 regarding positioning of the proposed dwelling, significant green gap and a proposed development boundary line. **Action: Nick/Colin before next meeting if possible.**
4. The new concept of "Significant Green Gaps " was clarified by Helen as the preferred name for the "Significant Open Spaces" previously proposed. Group to reconsider suitable nominations and Helen to soften the definition within the Draft NP "developers will need to demonstrate that the proposed development does not cause

harm to the sense of openness, etc." or similar (Policy 4(6) refers). Map 11 suggests a considerable area of land should be so designated to prevent unwanted infill and much discussion ensued on this point. A new map is required. **Action: Group at next Meeting.**

6. Group to liaise with Will on accuracy of BDC maps as follows:-

- Helen explained her rationale for introducing a new Development Boundary within which all housing development would be confined. Development outside the boundary would not be allowed. **Action: New Development Boundary to be defined.**
- Density map to be reviewed. **Action: Will to send his earlier work where different land areas were considered in the calculation of density.**
- New Rights of Way/Public footpaths map supplied by Will for review.
- Tree Preservation Orders to be considered and added to Appendix A (action by Parish Council). PC are already looking at TPOs for the tree-lined western approach. **Action: Pam is to approach PC regarding TPOs on the trees on NP19 as part of the specific Policy governing development of this site.**
- New Non-heritage Assets map supplied by Will for review.
- The latest BDC Green Spaces map needs modifying to show the Local Green Spaces more accurately (Linghurst Lakes, Poplar Walk, Village Green). **Action: Will to bring the original mark-up map to next Meeting.**
- The latest BDC Hedges and Trees map needs checking and modifying. **Action: Will to bring the original mark-up map to next Meeting.**

7. NP21 - the site has two separate titles and will, in future, be referred to as NP21 (north) and NP21 (south). NP21 (north) remains an allocated site with a single dwelling proposed and access from Town Street (there is presently gated access to the field). Proposals for NP21 (south) have been revised by the owner to provide 3 small bungalows, south facing and with access via his existing drive to Hill Top, 121 Town Street. The revised proposals appear in keeping with suggestions in the Residents' Survey for smaller bungalows. New site maps required.

**Action: Will**

8. NP21 (south) **Action: Will to refer the proposed access (as above) to Highways for comment.**

12 Summary of Public Consultation on Sites, as section 5.2 of our version of the draft NP to be added to website.

**Action: Colin**

Other issues:

- The 6 m x 6 m (= 36 square metres) piece of land on which the War Memorial stands, owned by the Parish Council, is to be designated our fifth Local Green Space.
- Paragraph 63(c) of the Draft NP - Helen advised that an "informal recreational space" might be an open field, which is used for recreation, but which does not have any games equipment, such as football goal posts, etc.

- Paragraph 71 of the Draft NP. Helen wishes to use the phrase "Local Wildlife Site" ahead of the description of Lingham Lakes and the Idle Valley Nature Reserve and will obtain the relevant planning document reference to make the situation clear to readers of the NP. **Action: Helen**

Subject to receiving the above within 2/3 weeks, Helen suggested v.2 of the Draft NP would be available early in September. The Group should consider the process and timetable of Public Consultation with the assistance of Will and Helen..

The Meeting thanked Sue Beaumont for providing light refreshments.

**Date of next Meeting: Tuesday 13th. August 2019 at 2.00pm. in the Village Hall**