

Great Bowden Neighbourhood Plan

Housing and Built Environment Theme Group

Thu 3rd November 2016

Present

Paul Claxton – Chair

Nicholas Manners

Jenny Driver

Joe Cowen

Annette

Derek Doran – Your Locale

Apologies received from Anne.

1. Welcome and introductions

Paul welcomed everyone to the meeting.

A recent planning application had recently been received for 50 units, Joe explained that his Trust were not the applicant and were not involved in this site in any way.

Derek agreed to take and circulate the meeting notes.

Action DD

2. Matters arising from the 29th September meeting

The Berries Close site is not included in the target figures in section two of the minutes.

Paul outlined a couple of issues as an update, he had met HDC officers last night. As the NP is being “future proofed” the buffer on the allocation figures would probably be 5%. This is a contentious subject but for HDC it is not just about numbers, the support for the LP process is of paramount importance. **Action ALL**

Derek explained that HDC will now be starting the consultation on the LP in July 2017. After a debate it was agreed to stick to the Gt Bowden NP timescales, HDC have confirmed that they would like to receive a draft NP as soon as is possible and that they will respond fully to the draft within three weeks of receipt. **Action PAC**

3. Community questionnaire

All have received it and agreed that the document reads well and can help develop the NP policies. The re-formatted version is available to view at;

GreatBowden.org

The feedback from other groups has been very positive, any further feedback from HTG members would be appreciated by Paul. **Action ALL**

A consultation feedback session is being held on the 12th November at the Community Pavilion, all requested to attend and tell their friends and neighbours.

Action ALL

4. The two brownfield sites

Nick discussed the site visits that had taken place to both of the sites.

It was noted that the allotments are in the conservation area and should be retained.

There was a long debate and agreement on the importance of supporting the two sites for residential use.

It was also agreed that the Buftons and adjacent site should be developed first in the next 5 -10 years and the Pears site in either years 10-15 OR 15-20.

Joe explained that his Trust own SHLAA site I and a part of SHLAA site B, they are not interested in developing these in the short term (within the next 5 years).

5. Writing the NP chapter

The paper previously circulated by Derek was discussed in detail.

Paul explained that he has 6 weeks to complete the draft chapter and will need support on several issues. **Action ALL**

Design

The previous design guide from 2000 will be re-vamped by Paul. **Action PAC**

Affordable Housing

The priorities were agreed as provision for younger people AND for older people. A minimum of 40% affordable will be specified in the NP to support the LP position of HDC.

Bungalows and smaller units will be required for most sites. HTG members will further consider the types of affordable housing at the community consultation event.

Action ALL

Derek agreed to circulate a few chapters on housing that have been adopted in other NP's. **Action DD**

Settlement Boundary – Limits To Development

It was agreed that most Parishioners wish to protect the village boundary.

Action PAC

There was wide discussion on the best solution to meet housing target requirements and maintain the character and viability of the village. Paul agreed to draft an initial LTD map as a possible solution. **Action PAC**

Windfall policy

Derek and Paul explained how windfall policies work, Derek will circulate suggested wording for a policy.

Action DD

Agreed to adopt a windfall policy.

Action ALL

Important buildings

A list is currently being drawn up by the ETG led by Anne French, Paul will check progress with her.

Action PAC

Phasing

The NP will be a long term plan so the “phasing” of sites being developed is an important consideration.

Paul to consider options.

Action PAC

Summary

Paul is confident that the draft will be completed in the next six weeks, as per the programme. The work of this group needs to fit well with that of the ETG.

Action ALL

6. DATES OF NEXT MEETINGS

Thursday 24th November 7.00 to 9.00 – Community Pavilion

Action ALL

A final session on the 15th December MAY be required, OR the meeting on the 24th cancelled.

Paul to advise.

Action PAC