



Neighbourhood Plan Steering Group Meeting #25

1st October 2018, Chapel Schoolroom, Hutton Rudby

1. Attendance & Apologies

In Attendance: Allan Mortimer (Chair), Karen Consterdine, Adrian Davey, Emma Foden, Liam Percy, Derek Simpson (secretary), Katie Atkinson (KVA),

Three members of the public

Apologies: Mike Fenwick (working), Bridget Fortune (LP conflict), Tom Pickering (working), Richard Readman (holidays)

2. Procedural Issues

a. Approval of Minutes of 1st September 2018

The minutes were accepted without amendment.

b. Matters Arising

i. Planning Applications – Stokesley Road

AM deputised for the RPC at the recent HDC planning committee when the Stokesley Road proposal went before the committee. The NPSG has an interest in the outcome of the proposal (the application concerns part of a site preferred by the NPSG) but does not have a role in the planning process.

The planning committee deferred a decision on the proposal in light of changes in the recent NPPF. Sites of two or more houses can now be asked to provide affordable homes or make a cash contribution. HDC wished to have discussions with the developer over affordable homes, the site layout and highway issues.

3. Costs / Budget / Grants

Estimated £237.60 since last SG meeting – attendance and HDC meeting and costs of this meeting. Total: £10,413.35 of which £116 is from the precept.

Post Meeting Note: An additional £500 should have been included in the cost report for KVA's quarterly fee.

AM noted that the project was still on budget but the longer HDC delay releasing a housing target for the NP the tighter the timescale on grants become and costs will increase; e.g. more meetings

4. Report on Meeting With HDC / Local Plan Update

Attendees

Councillor Bridget Fortune

HDC - James Campbell, Hannah Langler

RPC - Steve Cosgrove, Mark Jones, Ann Pyle

NPSG - Allan Mortimer, Derek Simpson, Katie Atkinson (KVA planning)

a. Local Plan Timetable

HDC's revised timetable for the Local Plan is that it will go to cabinet in November. HDC are reviewing the Local Plan in the light of the NPPF. The most likely date for public consultation will be in the new year, but this is subject to HDC cabinet approval.

b. Housing Targets for Neighbourhood Plan

The new NPPF states that Local Plans (HDC) should establish a housing requirement for designated NP areas. Although a new NPPF has been produced, the guidelines to go with it have yet to be developed. As there is a new NPPF, HDC are being careful to make sure they follow a robust procedure.

In the new NPPF there is a greater emphasis on the consideration of viability at the plan making stage, limiting the debate on the price paid for land. Rather than considering Hambleton as a whole, HDC are looking at using different models of viability for five or six different areas of Hambleton. The NP should not have to undertake the viability of a site if it aligns with HDC site profiles.

An actual target for the number of houses required from the NP is unlikely to be available until around the new year (see c. below).

c. Proposed Consultation on Housing need / mix

HDC's evidence (which is in line with the NPSG's feedback) points to the need for low cost housing and provision for downsizing. The current housing need survey is now a bit old so HDC will be undertaking a new survey. RPC/NPSG will have the chance to input into the questions. If resources are available, HDC hope to complete the survey before Christmas.

The housing need survey should take into consideration HDC's overall strategy for the pattern and scale of development and any relevant allocations as well as reflecting local need.

d. Impact on Neighbourhood Plan schedule

With HDC unable to set our housing target for the NP until after the housing survey is complete, the NPSG schedule will slip. The NPSG will need to see HDC's policies before the NPSG can tailor them to the Parish's needs.

5. Green Spaces & Settlement Character

a. Impact of HDC Advice on SG Recommendations

The NPSG had sought advice from HDC on five points; namely,

- Recreational areas
- Extant planning permission
- Large areas
- Wildlife corridors
- Private/Public spaces

HDC's full response can be found on the NP web site. The advice was reviewed and the meeting discussed what actions would be required.

i. Recreational areas

HDC recommended that club houses/car parking should be included the green space for recreational areas. This is the policy the NPSG had adopted.

ii. Extant planning permission

Areas already allocated for housing cannot be included. The Flagpole field needs to be considered in two parts.

iii. Large areas

When considering large areas, all sub-components need to qualify as green space. The whole of the Leven valley is not consistent with HDC's policy so the NPSG needs to review the rationale for the decision on the whole valley. If put forward as is then HDC is likely to reject it. The VDS stressed the importance of the valley.

iv. Wildlife corridors

Need to provide firm evidence and not anecdotal comments. DS asked to seek help from York data centre and NYCC ecologist. Possible local expert knowledge available. Yorkshire Wildlife Trust to be contacted.

v. Public v Private space

HDC confirmed public access is not mandatory. HDC have recommended green space for sites without public access elsewhere in the district.

Strong guidance from HDC not to include gardens. Flagpole field not colour coded as a garden on HDC's planning portal map.

Fields do not have beauty in themselves. Beauty is one of nine criteria.

VDS can be taken into account although has no legal status. Views of national parks are important.

In light of HDC's comments, the list of green spaces previously considered by the NPSG were reviewed. It was agreed that the following sites should be reviewed at the next NPSG to either confirm or amend the earlier decision:-

i. The Flagpole field

Reason - HDC advice on private v public space, and extant planning permission.

Decisions needed -

- a) confirmation that the site should be split into two parts,
- b) recommendation for each part

ii. Leven Valley (Whole of)

Reason - HDC advice on all sub-areas needing to be justified in their own right.

Decisions needed -

- Either change recommendation
- or determine valid justification(s) for all sub-areas
- or amend boundaries.

iii. Leven Valley (Field adjacent to bridge)

Reason - HDC advice on private v public spaces

Decision needed -

- Either retain
- or change recommendation

iv. Leven Valley (Field to north west of item iii)

Reason - HDC advice on private v public spaces

Decision needed -

- Either retain
- or change recommendation

v. **Leven Valley (Churchyard etc.)**

Reason - Might be affected by ii. above

Decision needed -

Either retain as now

or extend to include area near river

b. Correspondence with residents / landowners

It was noted that correspondence on the green space allocations had been received from

- i. the agent for the owner of the field adjacent to the bridge (oppose)
- ii. the owner of the field to north west of item i (two communications) (support)
- iii. the owner of the 'Rugby Posts' field (oppose)

c. Neighbourhood Plan Green Space Report

A working draft had been circulated to the NPSG members. Section 2 of the report (procedure/process), based on HDC's approach and precedent setting was discussed. It was agreed to adopt this approach.

It was agreed a small sub-group would work through the report in detail checking for consistency and bring any issues back to the NPSG. EF proposed MF should be on the sub-group. AM and DS would be the other two members. Anticipate bringing the report back to the November meeting of the NPSG for approval.

d. Documenting Settlement Character work

It was agreed that the Settlement Character work (views etc) and the green space work should be incorporated in one document. The document needs to make clear that they are separate aspects of settlement character.

6. March 2018 Consultation Response

a. Approval for publication

The final parts of the March consultation (which were awaiting NPSG recommendations on green spaces) had been circulated to the NPSG and it was agreed they be published.

7. Issues To Refer To Rudby Parish Council

None

8. AOB

None

9. Next Meeting

Time & Date: Tuesday 7pm, 6th November 2018 Location: To Be Advised

PLEASE NOTE CHANGE OF DATE DUE TO BONFIRE NIGHT