

NEIGHBOURHOOD PLAN STEERING GROUP REPORT – APRIL 2019

The Steering group met on April 2nd.

Apologies from Wendy Bloomer and Ian Catherall.

In attendance were Lee Bray, Consultant, and Jaqci Hodgson. Two parishioners also attended.

Lee Bray presented the first draft of his Sites Assessment report which the group discussed with him. Points raised were:

Lee explained that the key factors in his site assessments are Suitability, Availability and Viability. Other considerations are local factors and opinions.

He also pointed out it is possible to assess and include sites in the plan that are not currently seen as deliverable if they are considered to be strategically desirable.

Special Area of Conservation Greater Horseshoe Bat Flight Paths, Sustenance Areas and Buffer Zones affect some sites and could have an adverse effect on their deliverability.

The three sites that he recommends as being most suitable for development are:

The brownfield site next to Staverton Mill – 8 houses

The field east of Southford Lane – 12 houses

The field south of the allotments in Landscope -12 houses.

If these are all deliverable, then it brings the numbers up to approaching the number indicated in the JLP (which is 40, but 5 applications have already been approved since the trigger date, making the target 35).

He pointed out that together with the affordable housing project at Beara, 12 more house in Landscope would probably be sufficient new development there.

The group had a short discussion on the possible need to include other sites if the above three are not fully deliverable.

It also discussed the conflict of needing 11+ houses in a development to qualify for an affordable housing quota against the household survey findings which supported smaller developments. However, it was pointed out that the survey did not point out the affordable housing issue in asking this question and elsewhere in the survey responses were strongly in favour of affordable housing.

It was suggested we should talk to SHDC about the possibility of requiring an affordable quota in smaller developments.

It was pointed out that affordable housing could still come about through the exception site policy.

Also briefly discussed were:

The possible inclusion of small, possibly individual, developments adjacent to smaller outlying settlements. The group seemed to favour of this. Lee pointed out that the JLP points towards development in or adjacent to the two main settlements, but he felt the number of small settlements in the parish did suggest this approach might be acceptable.

The desirability of a Community Land Trust development and the possibility of this on the field to the north of Southfield House, Staverton.

It was agreed that the key to a CLT is the offer of land, and a secondary consideration is having people with the commitment and time to manage and drive it to completion.

This was very much a first overview of the report and all these issues will, of course, be talked through in much more detail at subsequent meetings.

It was decided that a list of questions should be drawn up at the next meeting to submit by email to owners of submitted sites about their intentions for the sites, so the group can gauge deliverability in terms of numbers of units, timescales, etc.

The consultant's report will be made public once he has amended and corrected this first draft and is happy for it to be published. He expects to have that done before the next meeting.

The next NPSG meeting will be on May 7TH – venue t.b.a.

Bruce Thorogood

April 5th 2019