

Woodhouse Parish Neighbourhood Plan Advisory Group Meeting - MINUTES

Tuesday 28th April, 4pm-5pm, Zoom Call

Present: Neil Davidson, Cllr David Snartt, Gary Kirk, Ann Irving, Paul Rowley, Bertil Schou, Peter Searancke, Kate Moore, Richard Mollart, Sue Young, Malcolm Whitmore, Iqbal Rassool, Merrin Pearce

ITEM	DETAIL
1. Introduction	<p>ND Sustainability Group fairly well advanced Housing Group working on VDS and will then write a chapter of policies Environment Group - to clarify during this meeting. Have decided to continue with project during lockdown.</p>
2. Overview of Project status and next steps	<p>GK - Trying to finalise each chapter by early May. Gary needs theme groups to supply draft chapters by 5th May. Gary will create a consolidated draft so that group can comment and prepare for pre-submission consultation. Unsure whether this time-frame works for Environment Group.</p>
3. Theme Group Progress Reports	<p>ENVIRONMENT - KM - Progress has been made this year. Kate has discussed WIP with John (YL consultant). John to support group but next week (not available this week, so 5th May timing may not be poss.) Draft needs updating with most recent content and general tidying up / consolidation / incorporation of remaining material. There are issues about Sustainability and Future has cross-overs between Environment and Sustainability group. Also issue of Climate Change needs further thought and decisions about what to include (including carbon zero, renewable energy goals for village). Wants to ensure that the policies are totally relevant to this parish rather than too generic. Unsure about whether C19 has halted regional park development work - may have some bearing on our NP.</p> <p>SUSTAINABILITY - RM confirmed that there is not currently much content about Climate Change within Sus. chapter. PS referenced Quorn Climate Change policy and opinion within the group was that it was quite bland. So need some further thought on how to make a Climate Change chapter carry some weight / be meaningful within context of NP framework.</p> <p>CLIMATE CHANGE - GK suggesting that policies within each Theme chapter could be drawn together to create a specific Climate Change chapter so that there is a focus. Locality recently ran a 90 min webinar - summary of which was that it's possible to incorporate guiding measures rather than specific climate change policies within the Neighbourhood Plan framework. PR - one must be careful of what's included that may be subject to a legal challenge - particularly if it is not aligned with broader planning policies / regulations. Climate Change chapter would have to be carefully worded (eg language such as we will 'aspire to' rather than we will 'mandate' net zero building standards - can't be in contradiction with existing planning policies / regulations.) Also need to ensure that the Climate Change aspirations are not too restrictive. For this reason, wouldn't recommend focussing solely on buildings for the Climate Change chapter, but rather broader village considerations. PR - suggests running a gap analysis to look at existing policies for each theme group in order to identify which additional Climate Change content could be incorporated. ND - NP document is fundamentally a planning document so we need to ensure that the Climate Change policies are based on what is deliverable and practical as a workable NP. PR - suggested that focussing on Climate Change issues for new development only would limit the scope to circa 20 houses. GK - development incorporates renovations / extensions so there is scope for more impact than just the 20 houses. PR - optimistically there will be other areas that we can utilise to incorporate climate change considerations - eg traffic, green space, working from home etc...</p>

	<p>HOUSING - ND - There are a number of privately owned sites being assessed (per the groups Housing call-out). Additionally there are two sites owned by CBC that are in discussion. GK has also recommended that we can utilise infill to reach our Parish quota - (assume average infill rate of 1-2 per year)</p> <p>PR - Asked about provision for affordable housing ND - Midlands Rural Housing Trust survey had indicated approx 10 affordable houses would be required in the village. PR - single storey affordable housing would be by its nature more sustainable (due to factors such as floor area) DS - in discussion about affordable housing in relation to NP process ND/GK - There is no mandate to specify that a landowner must offer a site expressly for construction of affordable housing. (MP - Ed) In the past, have discussed setting up a Parish trust to ensure that affordable housing forms part of the housing mix. If left to market forces, it may be difficult.</p>
4.Village Consultation	<p>GK - Plan was originally to have a village consultation at stage when the draft is collated. Typically will be a doc of approx 70 pages. Will need a number of solutions to reach whole community - Obviously community gathering isn't possible. Can't put copies in shops and would be impractical to print/post. ND - suggested that we reassess status quo once draft is collated. RM - agreed that C19 means that we may need to delay in order to ensure that the level of village consultation is sufficient and adequate. PR, BS agreed.</p>
5. Project Timing	<p>GK - Mid-may for distribution of collated policies to wider group for further discussion at group meeting mid to end May. - Group to agree broadly on draft plan by end May. - Then will advise wider community of imminent draft (prior to Reg 14). This is good practice because it is an informal way of notifying the community of NP content before the formal statutory consultation. - Then 6 week statutory consultation (Regulation 14) would take us to mid-July - this informs the community and stakeholders that the policies are ready for review and comment. - Comments will need to be collated and responded to - allow 2-3 weeks - end August. - Then Parish council to submit to CBC. - Then group to review all comments and make amendments as necessary - September / October - Plan roughly expected to be due for referendum by Feb 2021.</p> <p>Current Government guidance is that no referenda can happen until May 2021 - may be revised. TBC. (However NPs that have passed planning examination will hold significant weight in the planning system)</p> <p>Other processes are continuing within Councils to support NPs progressing.</p> <p>NP will carry weight at point that it is submitted to CBC, will carry additional weight as the project progresses.</p>
6. Financial update	GK and PS to discuss.
Any other business	<p>IR - Asked about specific land areas that Environment Group wishes the Parish Council should write to the land-owners to notify them of the recommendation.</p> <p>GK suggested that once the draft NP is agreed upon by the group</p>
7. Date and time of next meeting	Whole Advisory Group: Zoom Call - Tuesday 19th - 6pm