Cuckney Norton Holbeck and Welbeck Neighbourhood plan

Notes of Steering group meeting held on March 26th 2015

Present: James Green, Caroline Chambers, David Collins, Keith Barlow, Richard Bower, Georgina Smith, Mike Smith, Darren Ridout, David Wall, Sheila Brailsford

Apologies from Claire Barlow

Version 4A of the Neighbourhood Plan

A) DC: Helen wants us to clarify the strategy for issues of affordable housing.

There was considerable discussion about this and the need to clarify which of the properties will be labeled “affordable” and which houses will be called “Community housing”.

JG: Re the eligibility criteria, for affordable housing, people have to be on the Bassetlaw register to be eligible for this type of property. The rent has to be set at Bassetlaw’s affordable housing policy. In the neighbourhood, this will only apply to sites where there are 10 or more properties being built. If there are people in the community who are on the Bassetlaw register, then they would be eligible for this type of property.

Note: any “affordable” housing stock will be owned by Welbeck

DR: Helen wants additional criteria for community houses. Community houses will be built by Welbeck and made available to people in the neighbourhood and offered at a reduced rent for the duration of the Neighbourhood plan.

DR: to contact Jo re any legal issues about having an eligibility criteria. Is there one existing at present?

MS: Elkesley have one

JG: I think Helen picked it out from another NP. You could use Bassetlaw’s eligibility criteria.

DR: I suggest a small sub committee to work on this.

GS, CC. SB agreed to work on this

B) Re: policy on smallholdings.

MS: As part of the encouragement to maintain rurality, should we not be asking Welbeck to consider letting large properties with land for small rural businesses at a discounted rate.

JG: IT may not be necessary as a policy, more of a project

It was agreed that this should be included in the NP and MS to work on it with Helen and feedback to DR.

C) How to feedback to Helen on typos and inaccuracies

DC: please email me and I will collate the changes so HM isn’t inundated with the same information.

2. The site allocation reports

Based on the feedback from the last consultation event, all the sites were discussed and numbers of houses on sites was agreed upon except the Cuckney depot site and the Woodhouse Hall barns Site. The group also decided the timescale for building.

Norton

Eddison’s cottage – 3-5 houses including renovation of the cottage –

0-5years

Lady Margaret Crescent – 4 community bungalows 0-5years. Two of the bungalows will have access via Main Street.

Hatfield Plantation – 12 sites for small scale employment units 0-5years.

JG to prepare a policy to email to Helen

Hazel Gap Farm – Accepted for small scake employment, leisure or tourism

Cuckney

Land south of Creswell Road – 10 semi detached houses for rent 0-5years

Land north of Budby Road – 7 houses for sale – 0-5 years

Cuckney allotments - 4 community houses and a car park for playground and school 0-5 years. Community centre 5-10 years

Cuckney depot 0-5years – at least 15 houses for sale and rent suitable for young people and families as starter homes

Cuckney House – conversion to hotel or apartments 0-5 years

Holbeck

Holbeck Hall farm barns 6 houses for rent 0-5 years

Woodhouse Hall farm barns 0-10 years 17 conversions and 15-20 new build

This site required clarification of sustainability credentials.

Lady Margaret Hall site: design for leisure allocation not available but agreed in principle. 0-5 years

3.The green infrastructure report

DC: Where are we up to with this? My suggestion is to make the tone of the report more aspirational and to get a more balanced approach.

JG: I suggest you get in touch with Cliff. DC to follow this up.

DR: some of the footpaths in the report need to be changed to being permissive footpaths. In this way we are limiting their use and reducing the cost of maintaining them in the future. In this way we are more likely to have the family and tenant farmers onside, as we don’t want land being damaged by motor bikes.

DC to get in touch with Cliff, then get back to RB and KB with a plan to speak to the tenant farmers involved.

MS: the green infrastructure report isn’t on the website yet.

4. Scoping report

JG: the scoping report is now out for a 5 week consultation period

A sustainability appraisal needs to be done for the final draft.

Everyone praised JG for his excellent work in producing the scoping report.

5. Finances

DC: the locality grant has been spent

The direct support through Planning Aid has been used to pay HM

Of the Awards for All grant, £7600 is left and Natalie is applying for an additional locality grant.

JG: The draft plan should be completed by the end of April

A consultation statement and basic condition statement will be required before being submitted to Bassetlaw DC. for the next round of consultation.

The draft plan has to go before the members of BDC before it goes to the examiner

A realistic time scale for the referendum will be October