Notes of Neighbourhood workshop

Thursday 3rd October 2013

Present

Helen Metcalfe – Planning Consultant funded by Locality

James Green – Bassetlaw

Kym Wright – Norton resident

Jackie Cuckson – Holbeck and Welbeck PCC

Sylvia Marriott – Holbeck and Welbeck PCC

Caroline Chambers – Holbeck resident

Georgina Smith – Cuckney resident

Mike Smith – Cuckney PCC

Claire Barlow – Cuckney resident

Keith Barlow – Cuckney PCC

David Collins – Chairman of Cuckney PCC

Darren Ridout – Welbeck Estates

Apologies - Sheila Brailsford Member of Norton Parish Meeting

AJ Ridout Cuckney resident

Helen Metcalfe introduced her role in supporting the NP steering group through the stages of developing a Neighbourhood Plan

The workshop would identify

* Aims of Government support
* What we can and can’t do
* The whole process
* Set up correctly with a clear direction
* How our aspirations can be moulded into planning. She advised us to hone in on those things that won’t happen ie things outside the Bassetlaw Plan

HM listed the topics to be covered in the workshop

* what do we want to achieve?
* what is our vision?
* how are the parishes working together?
* What is the planning context with reference to the National Planning Policy Framework (NPPF)
* Neighbourhood Plan regulations
* Consultation in the community

The group then began to air their views.

Why do we want to do a NP?

It was generally agreed that the Steering Group wanted to pursue the possibility of having more control on the future development of the three parishes.

What are the broad issues?

* more houses in each parish
* small industry in keeping with the rural status
* Welbeck estate is restricted by existing planning to develop building in the parishes of Norton and Holbeck/Welbeck and limited in Cuckney.
* HM asked if affordable housing would be considered. DR (Welbeck Est) said they were reluctant to adopt this strategy. Other members were also reluctant to adopt affordable housing. But HM said that other NPs had applied an additional layer of criteria to effectively strengthen the local connection for who could be eligible for the for affordable housing This idea needs developing in discussions with BDC (housing and planning)
* HM said according to BDC’s Core Strategy 15%of new houses in Cuckney would have to be ‘affordable’.( As there is no development proposed for the other parishes there is no AH quota either).
* Jackie Cuckson – said there are a lot of very elderly people in large houses in Holbeck and that there was a need for smaller more suitable houses in the village
* Kym Wright – said the same applied in Norton but felt that further development might be problematical due to road access and services especially in winter.
* James Green (Bassetlaw) Re Bassetlaw CIL (Community Infrastructure Levy) – if we do not have a NP we will get 15% CIL, but with a NP we would get 25% and this would go to Cuckney PCC. JG said he was attending a meeting re CIL for more information.

The group discussed Working arrangements

Cuckney Parish has to be the lead parish (this had been accepted at a previous meeting)

The Steering Group has to set up a system for sending information and reporting to the PCCs and the Parish meeting. This is already in place.

HM went through our NPSG terms of reference and suggested we consider some of the points in the Rosendale NPSG.

Keith Barlow expresses some concern about rules for the Steering group.

Planning context

HM advised the Steering Group that we are required to be in conformity with Bassetlaw district council’s policy CS8 and the maps showing potential housing areas.

Key Steps Overview

1. Getting started

James Green – suggested using a map, showing it to people, asking where they live and recording it on the map; he advised that questions should be asked to the parishioners to identify their issues.

1. From this consultation, the Steering group should develop a vision and objectives
2. Generate options and actions. We have to take the views of the parishioners on board. We need to go to different groups and we are expected to try and communicate with everyone (or at lease people who represent a wide range of ages and across the NP area).
3. After the first consultations, the steering group then make a draft of the NP
4. Consultation for 6 weeks and submission of the NP to Bassetlaw DC

This has to include the basic conditions statement (see below), and the consultation statement.

A site specific policy and community right to build policy can be added.

Mike Smith asked “If we can’t stop growth, how can we cap to not have too much too quickly?

HM said we could do a Parish House Land Availability Assessment, showing that we need to plan sustainably and showing our workings out. See Cuckfield PHLAA as an example

1. When the NP is completed there will be an independent examiner appointed and paid for by Bassetlaw DC
2. When the NP is accepted, there will be a referendum to adopt the NP, by all parishioners on the electoral role. >50% of the vote must be yes for the NP to be made my the LPA. Questions were raised about the number of votes for businesses. HM said there are regulations regarding this. One vote per business.
3. The NP is then made by Bassetlaw DC and those policies specific to the NP area overrides the other policies that formally pertained to this area (ie BDC’s spatial strategy for growth as Cuckney only etc)

HM explained about the Basic Conditions

1. the NP has to have appropriate regard to the national policy
2. In general conformity with strategic policies in BDCs core strategy (this is where you will need to beware if you wish to propose growth for the areas outside Cuckney, but sensitive, small scale and meeting objectively assessed need – shown by evidence should make it possible)
3. The NP has to contribute to sustainable development

ie. Economic/social/environmental considerations (See NPPF Page 7)

1. It has to be compatible with the EU regulations

In order to develop our NP in relation to the amount of new housing so far considered desirable in the parishes, we need to justify our policies. We may wish to protect key views and vistas.

We may need to do local studies and landscape assessments.

HM advised us to use Basetlaw DC background documents as a starting point.

Use the Census 2011

Consultation feedback is also evidence.

Timeline

HM started to discuss the possible timeline for the development of the NP and the next meeting with her will be to flesh out the objective.

After Xmas – develop policies and liaise with Bassetlaw DC

Perhaps in March, it may be helpful to involve OPUN to get site appraisal for site specific areas.

Mike Smith asked if we should meet with Welbeck Estates company. HM said we should meet with all stake holders.

Darren Ridout said he was the representative of the Welbeck Estates company and he reported back.

The Statutory consultation should start October/ November 2014

And the Referendum be held in April 2015

The next meeting of the Steering group will be 23rd or 24th October venue to be confirmed by David Collins

The next meeting with HM is on Thurs 7th November 6pm.