

MINUTES FROM NDP MEETING – 7pm VILLAGE HALL 6th December 2018

Attendance: Mike Hobbs **MH**; Peter Male **PM**; Rob Humphries **RH**; Julie Wheeldon **JW**; Keith Baker **KB** Georgina Kelly **GK**
Volunteer Sec: Tom Wheeldon **TW**

Apologies: Greg Hall **GH**;

Other attendees: 10 members of the public.

Apologies: received from 4 members of the public.

A brief statement of thanks was given to the members of the public who were in attendance. Their attendance is most appreciated, and is essential to the production of a Neighbourhood Development Plan.

The Chairman **MH** called the meeting to order, and presented the Agenda for the evening. He informed the public attendees that the meeting would initially be devoted to a group presentation of progress to date; followed by questions from the floor.

An hour would be given to this initial stage in order for the NDPG to carry on with normal business for the 2nd hour.

Dependent upon the degree of interest shown in the initial stage, the Chairman accepted that time may run over (the NDPG were fully prepared for this if necessary).

1. Apologies

As indicated above.

2. NDPG Progress to date

In order to construct these minutes for the ease of reading the following reports will be presented first, prior to recording of the various questions that resulted at the time.

- a) **MH** provided an overview of where the NDPG are in relation to the production of a NDP.

To date the group have met weekly to discuss their strategy, and discuss the various requirements for production of a NDP for the PC, on behalf of the community.

- b) **JW** provided a detailed 'timeline' of activities since the group had been approved by the PC on 26th September 2018 to date. These activities included:

- I. Scrutiny of the Independent Consultant's report
- II. In depth discussion with ESBC Planning Representatives to gather advice and guidance.
- III. Production of a 'Communications' strategy.
- IV. NDPG Submission for the Bromley 'Bulletin'.
- V. Briefing to the PC.
- VI. Open meeting with members of the public.
- VII. Assist PC with production of an Executive Summary to the Consultant's report.

- VIII. Attendance at the PC surgery.
- IX. Identifying external funding opportunities to support the work of the NDPG.

It is clear that a great deal of work has been undertaken, but it is now essential that the group makes progress with the production of a NDP.

- c) **PM** provided an overview of the Independent Consultant's report, which can be found on the NDP website after selecting the topic 'News' on the main page.

http://www.abbotsbromley.com/neighbourhood_plan

The report identified some good work completed by the earlier NDP committee, with accompanying summary and recommendations for taking the process forward.

The last pages of the report make a reference to 3 specific Options for proceeding with any future housing initiatives. It must be understood that these Options are just recommendations at this time.

The direction to be taken in relation to future housing needs and development, will be guided through further public consultation needed to augment the data already obtained by the earlier group.

MH Once we have the direction as determined by the public, the group will then advise the PC accordingly.

- d) **KB** provided a brief on 'housing' and 'housing need'.

From ESBC's guidance for proposals for development of any kind, "Some evidence of need will be required". However, there is an opportunity for the parish council to identify at a local level any special housing needs - such as affordable housing, different types of housing for older people etc"

With reference to the current larger development areas within our settlement boundary, if evidence of 'need' is not contained in the NDP then developers would seek to take advantage.

From ESBC's Local Plan (Strategic Policy No.8), "**Development outside settlement boundaries will not be permitted**".

One of the 'Rural Exceptions' to this states', "**A rural exception site policy enables the development of affordable housing to meet local need in settlements where this cannot be achieved within the settlement boundary**".

If we don't immediately gather some robust evidence about our local housing need then developers would seek to gather their own data and argue that the need could only be met by building outside the settlement boundary.

- e) **KB** Concluded by reading two extracts from Policy No.17 (Development on Exception Sites) which could be applied to the current larger development sites within our settlement boundary:
 - i. "The ESBC has decided that development of 4 dwellings or more should make provision for affordable housing so that new affordable housing is shared around as many sites as possible.
 - ii. "Market-housing-led development approved during the Plan period on sites above this threshold needs to provide an average of 25% affordable housing".
- f) **JW** added that the "affordable housing" allocation could be transferred to another site elsewhere in the Borough, and Abbots Bromley would not have directly benefitted. This situation would leave the Abbots Bromley parish still needing to allocate more development sites in order to meet any perceived local housing need for the parish.
- g) **RH** Gave an update on the work that he has been involved with in identifying external funding streams through 'Locality' (and the associated requirements to access those particular funds).

Before asking for any future professional support, the NDPG need to have a clear understanding of what is required. It will be necessary to obtain quotes from consultants before submitting a bid for financial support.

RH is currently drafting a brief to send out to 3 consultants who have all worked on other NDP's in East Staffordshire. This work is ongoing alongside the 'groundwork' required to produce the NDP.
- h) **GK** Provided an update on the important topic of 'Communication'. The group have been gathering a feeling for how to effectively communicate with the community (and wider parish). Some typical areas that the group are actively pursuing alongside the existing processes are:
 - I. Notice board posters.
 - II. Electronic survey.
 - III. Speaking with various community groups.

3. Open Discussion Questions

For ease, the following questions are presented as a summary of a range of topics that were discussed during the open public discussion. The questions will be added to the Frequently Asked Questions (FAQ's) available on the NDP website where comprehensive answers will be provided.

- a) Can the ESBC make changes to the NDP?
- b) Is the Consultant's work final ... or can he be brought back to provide his experience for the production of the NDP?
- c) Do the Consultant's recommendations specify particular sites for development?
- d) Has AB School been contacted in relation to the current work of the NDPG?

- e) What constitutes an 'Affordable' housing unit?
- f) Is the previous NDP survey data still relevant?
- g) Will the NDP be decided on by ESBC?
- h) Does a NDP only look at housing requirement issues?
- i) Are other NDP's available to give ideas for the production of the Abbots Bromley Parish NDP?
- j) Is more community land needed?

4. Open Discussion suggestions

The following suggestions were offered by the public during the open discussion. The NDPG take note of all comments and will be sure to consider the various suggestions during their ongoing deliberations.

- a) In view of the complex task of producing a NDP, it was suggested that the NDPG would benefit from receiving professional guidance in support of major decision making.
- b) A wider perspective of the community's needs is required.
- c) A clear message needs to be sent out to the whole parish, informing them of the development requirements that are being placed on the parish and the way that all residents can inform the decisions being made.
- d) There is an immediate need to get the 'message' out to the community.
- e) We probably need to protect the existing community land, rather than looking to obtain more.
- f) Quarterly public update meetings would be more beneficial, in order to allow the NDPG to get on with the job in hand.
- g) Prior to next public meeting it would help if the actions/progress to date were listed, in order to move on positively without the need to keep providing detailed updates of the work to date.

5. Closing remarks

- a) **MH** Thanked the public for their attendance and reiterated that the 'Abbots Bromley Parish Neighbourhood Development Plan' is a community led process.
- b) The NDPG will take all comments received into consideration, when compiling a fully representative and robust NP.
- c) The members of the public present expressed their appreciation for the work being undertaken by the NDPG on behalf of the parish wide community.

6. AOB

- a) The Draft minutes of the 29th November 2018 meeting have been 'Approved' prior to this meeting, and are now available on the NDP website.
- b) A letter was handed to the NDPG from a resident in attendance, offering some personal insight in to potential future housing development in Abbots Bromley.

7. Agenda, date and time of next meeting

These minutes will inform the items for the next Agenda.

ACTION: MH to produce Agenda and distribute for comment at least 48hrs before the next meeting.

All **ACTION** points to be processed. If there are any problems in completing **ACTION's** get in touch with the committee for assistance ASAP.

Next meeting: Tuesday 11th December 2018 – 7pm – Church House

ACTION: TW to book the room