

SHERFIELD ON LODDON PARISH COUNCIL



NEIGHBOURHOOD PLAN WORKING PARTY

Draft Minutes of NPWP meeting held in the Garden Room,
on 9nd February 2016 commencing at 2:30pm.

Present – Alan Ball, Bryan Jenkins, Jane Jordan, Anna Scott and Natalie Larner (Minutes)

1. Apologies

There were no apologies for absence.

2. Review of Open Day 6th February

a. Overview

113 visitors attended the Open Day and 58 feedback forms had been returned. NL had thanked those who assisted on the day: WI tea ladies and the Welcome desk team.

Although those attending had been positive and much conscientious feedback-form filling had taken place, it was felt that numbers were below expectation and noted that some feedback forms were yet to be returned. It was agreed that more people needed to be reached and that the following measures should be put in place:

- i. JJ will produce and laminate a poster for her house, directing people to hard copy feedback forms in House Twenty8.
- ii. Once draft policies have been amended in response to residents' comments, AB will upload them onto the PC website, along with the feedback form and a request for comments.
- iii. JJ will write a review of 6th Feb. for the LVL, (Inc. photo) and will encourage more residents to read the draft policy statements and give us their comments.
- iv. NL will ask House Twenty8 to host hard copies of the amended policies along with feedback forms and a 'post box' for completed forms. JJ will do the printing/laminating.
- v. It was agreed that the feedback deadline would be Saturday 19th March.

b. Review of 'Final Thoughts' Post-it Notes

NL had typed up all the Post-it comments and tabled copies. The team were very pleased to see that 29% were Thank-you. Other common themes were 'preserve village character', 'traffic concerns', 'use brownfield sites', 'no housing', infrastructure and 'Redlands'.

c. Detailed review of residents' feedback on policies

Taking each policy separately, NL had collated all the data from the feedback forms, including recording comments in full. She circulated the details to form the basis of the rest of the meeting.

d. Policy H1 New Residential Development

Of those that recorded a response to policy H1, 52% registered 'Agree' and 17% registered 'Disagree'. It should be noted that the "disagree"s were mostly confined to comments about a single word or phrase, not the whole Policy.

SHERFIELD ON LODDON PARISH COUNCIL



However, it was clear from a minority of comments that the NPWP must work even harder to communicate the constraints that NPs are under. All comments were carefully considered and the following formed the basis for considerable discussion.

'permitted' – some residents questioned the use of the word 'permitted'

- * *'Suggest that the policy does not say 'will be permitted'. Perhaps 'considered' would be better.'*
- * *'I do feel there is acceptance to new development all through this policy doc.'*
- * *'This is too definitive. 'will be permitted' should read 'might be' or conceivably 'would be'.*

We referred to The National Planning Policy Framework, to which NPs must adhere. Policy writers are encouraged to use positives rather than negatives; the NPPF states that development plans are supposed to favour sustainable development, 'Development will be permitted providing.....'

'brownfield' – common view that any development should be limited to 'brownfield sites'

- * *'brownfield site' should be used first '*
- * *'More emphasis on 'brownfield sites'*
- * *'Brownfield site only'*

AS asked the team to run through 'brownfield sites' in the village: lands behind Sherdon and the Telecoms site at the southern entrance to the village were both listed. 'Brownfield site' is the common term for PDL, Previously Developed Land. Large gardens are no longer considered 'brownfield' but can be described as 'infill'.

'suitable' – some residents expressed concern over the word 'suitable'

- * *'any suitable site' is ambiguous, should include 'within the settlement boundary'*
- * *'Another 'suitable site' means?'*
- * *'Define or delete 'or another suitable site'.*

'small' - residents were keen that any development should be small scale

- * *'Small developments - very few houses on each area.'*
- * *'Development should be in carefully identified small areas to provide for housing needs.'*
- * *'Development should only be permitted in small (under 20 houses) settlements and be mindful of access/roads/volume of traffic and safety.'*

It was agreed to amend the initial wording of draft policy H1 and to refer it back to Mick Downs (consultant). BJ will ask Mick to suggest a phrase to replace 'another suitable site'.

Proposed amended draft policy:

POLICY H1: NEW RESIDENTIAL DEVELOPMENT

New **small scale** residential development will be ~~permitted~~ **considered** within the Sherfield on Loddon Settlement Policy Boundary **either** where the site involved is a brownfield site or ~~another suitable site~~, and where the proposed development will not adversely affect the character of the area as defined in the Sherfield on Loddon Character Assessment.

e. Policy H2 Housing to Meet Local Needs

Of those that recorded a response to policy H2, 55% registered 'Agree' and 7% registered 'Disagree'.

- * *'An important policy'*
- * *'Sounds good, provided for established need'*

SHERFIELD ON LODDON PARISH COUNCIL



- * *'Exactly what is needed. Don't need more large houses. Sad to see the young people unable to settle in their home village'*

Although most comments were in agreement with the wording, the following were considered towards amendments.

'All' *'All proposals' should read 'Any proposals'*

'Local connection' *'Impossible to judge who has 'local connection' – remove b)*

'75% of new dwellings'

- * *'At least 75% with 2-bed or fewer seems high. 3-bed I could understand'*

It was agreed to amend the wording of policy H2 and BJ will refer it back to Mick Downs (consultant).

Proposed amended draft policy:

POLICY H2: HOUSING TO MEET LOCAL NEEDS

All **Any** proposals for new housing development must provide an appropriate mix of housing for Sherfield on Loddon, particularly through the provision of dwellings designed for smaller households, including accessible purpose-designed accommodation for older persons, or one or two-bedroom accommodation suitable for younger persons and small families. All new housing developments must

- provide at least 75% of the new dwellings with **1 or 2 bedrooms or fewer, and**
- allocate at least 50% of the first occupancy Occupancy of all affordable homes to persons with a strong local connection. should be in accordance with Borough Housing Policy.**

f. It was agreed that there was insufficient meeting time to begin reviewing the comments on draft Policy D1. Some final thoughts were expressed and actions agreed. It was felt that we needed to devise further ways to communicate:

- the constraints that NPs are under
- the importance of policies in the NP process
- the appropriateness of a separation policy in relation to Bramley's NP and EM2 in the Borough Local Plan

AS will update the list of FAQ and BJ will produce a document explaining the importance of policies in the NP process. BJ will ask Mick Downs (consultant) about the aptness of Sherfield including a Separation Policy in its NP.

3. Sum up of agreed actions

Amend draft policies H1 and H2

Action BJ

Update FAQs

Action AS

Prepare document 'Importance of Policies'

Action BJ

Meeting closed at 4.30pm

4. Date(s) of next meeting(s)

Friday 12th Feb. at 2.00pm at 2 Longbridge Close