

GREAT ADDINGTON PARISH COUNCIL

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Neighbourhood Plan Steering Group Meeting

Agenda

Monday 3rd April 2023

7.45pm, Memorial Hall

1. Present: Helen Hoier (Chair of GANP), Mike Scott (Chair of GAPC), Elaine Scott (ES - Clerk to GAPC), Nick May, Pam Dean, Chris Dean, Wendy Pidd, Catherine Baines, Colin Wilkinson (Consultant), Charlie Harlow, Ian Pidd, Liz Harlow, David Harlow, Stephen Chard, Sue Cole, Jan Baines
2. Apologies: none
3. Minutes of the meeting held on 22nd Feb 2022: agreed.
4. Declaration of interests relating to this agenda
5. Discussion: handover to Colin
- a) **Consideration of potential housing sites, with existing ideas plus any further suggestions.**

Allocating housing sites in neighbourhood plans and how that might work out in Gt. Addington

- Neighbourhood plans boil down to 4 components
 1. How many houses?
 2. Where are they going to go?
 3. What type of house? e.g., bungalow, affordable
 4. Design- What they will look like?

Today will deal with first 2 points.

1. How many houses

Not a huge amount of choice. Number of houses is dictated by North Northamptonshire Council (NNC) - suggestion that the GA plan provides for 11-20 houses.

2. Where?

Where is the best place for them? Important decision. Community may be faced with planning applications. We can be proactive. The Neighbourhood plan can address how many and where they will go.

- Controversial issue as often more than one potential site is offered. Housing options are promoted by developers/landowners. Different sites may affect different residents – so potentially villagers may prefer one site to another etc.
- Fraught with legal issues. Proper process must be followed
- The process must be transparent. We should make the process trackable so that decisions made can be evidenced. Thorough objective assessment takes place and decisions made about the best site
- Gt Addington has 2 potential sites known to NNC. The council has a record of an interest/willingness from landowners.
- GA must do its own call for sites - for landowners/developers to come forward. Might find that one or two additional sites come forward during this search.
- **What we want to have is a good understanding of the availability of site options at the beginning of the process.**
- However, we must remain open to any proposals. They have to be sites the landowner wants to develop.

Question: What if someone comes forward with a larger site for e.g., 50 houses?

Answer (Colin): Eventually there will be a criterion including size of site that needs to be met by the development plan.

Q: Do you publish the criteria at the same time as call for sites?

A: NO- they can be done independently.

- The sorts of things they (NNC?) will probably exclude are sites with ancient monuments/or flood plains.
- There should be a fairly open approach to the search for sites. This makes the process more inclusive and open.

Q: Could the sites already known about go forward WITHOUT the neighborhood plan?

A: Unlikely. Need evidence of need required if it was to be on the grounds of affordable housing.

Colin: The process has to be rigorous, evidence based etc. We need to come up with the site selection criteria to decide which is the best site.

Q: What if several people come forward with more than adequate sites?

A: If you exceed the requirement for houses in the village then the plan will not be able to move forward – it should not exceed what is required for the village.

Developers might want more houses, not in the style we want for the village (probably). Your first thing is to look at what criteria you will use.

Site appraisal criteria (looking at the document)

Comments:

If a site would involve the loss of a listed building or archaeology - it will score **red**.

If it doesn't impact anyone or anything negatively it will score **green**.

If fewer than 10 houses are built, there will be no developer contributions.

Criteria could be: Flood risk, heritage, access, how close to the amenities - the GA criteria may have similarities but won't be identical to examples given.

You would expect new development to be near to existing properties. People's private view is not a planning issue. Complaints from villagers of 'this site will devalue my property', can't be a consideration.

NNC would probably not consider building next to a place presenting risk – e.g. chemical plants, flood plains, rubbish tips, cemeteries.

Q: Can you control the site that is chosen for development? E.g., what if the whole village objects to housing in a particular place? Can you control that the development happens on an alternative site?

A: Site must be approved by the community in a referendum.

One of the objectives of doing the plan is that it is fair and open. The plan is about providing for 11-20 houses.

Q: In Ringstead's call for sites how many came forward?

A: About 8 - all other 7 were all outside the village envelope.

Landowners and developers made their own argument for their land being the most suitable.

Whilst a plan is current and up to date it dictates the development in the village. Infill within the settlement boundary may still happen over the next 7 years.

Q: Supposing the plan suggested 20 houses, can you choose 2 sites of 10 rather than one of 20?

A: What are the limits on density in the housing? You can set a limit of 20 houses per hectare but what you'll get is large houses – if you set a higher limit of houses per hectare you'll get some smaller 2 bedroom houses.

Q: What defines affordable housing?

A: subsidized, managed by a housing association, shared ownership, first homes (scheme).

- The type of affordable housing required will come up in the questionnaire. You can do the call for site as part of the questionnaire.

Recommendation: Following discussion within the meeting, it was decided that the call for sites will be separate from the questionnaire.

Q: Is it appropriate to have a deadline for the offer of sites?

A: Yes. Though you do have to explore the offer of sites. Best to get the exploration of the sites done at the same time.

Site selection criteria.

- GA criteria can fall within the guidelines of the example provided by Colin.

Colin will provide the draft site assessment framework- and we can adapt it according to the sites.

The NNC process can be followed for site selection. Important to agree the site criteria and framework.

Site profile

- Site area
- Photo
- Access
- Distance between site and school
- Heritage of flood risk issues
- Planning history

Site assessment framework

Each site scored against a criteria by a local planning group.

Best site- site that scores fewest reds.

Systematic process to follow so that the outcome is as fair as possible.

Q: How soon can we start on these things?

1. Call for sites -drafted by the village and bounced back to Colin.
2. Colin can prepare a call for sites assessment framework (criteria)
3. Site profile created

Colin will do the checks on the sites etc. land registry searches etc.

Q: Should we have another event to explain the sites chosen?

A: The owners of sites could possibly do a presentation?

Q: Is there a direct benefit to the village of having more than 10 houses on a development?

More development contributions... towards e.g., traffic calming, footpaths maintenance?

A: Has to be directly related to the development – development must pay contributions for increase in capacity in schools/local facilities etc.

Q: What about the infrastructure e.g., gas, water drainage etc.?

A: All homes have a statutory right to be connected to these things.

The plan is a statutory plan and will be most up to date plan for the village it will trump the plan from NNC.

Q: At what point do we look at the demographics of the village?

A: In terms of housing needs...we are still relying on the 2011 census to identify the population structure. However, we can find out from the questionnaire what the housing need is. 2021 census comes out by November

It is imperative that it is a transparent and robust procedure – there must be no vested interests.

b) Introducing the idea of a Community Land Trust, including YouTube video.

Nick May

- The idea of a community land trust was brought to the attention of the group by a member of the village
- Watched video explaining CLTs which are not for profit and run by the community
- Affordable housing remains with the community land trust once in trust
- Community land trust could buy, for example, the pub, village hall
- Can't sell anything without bringing the money back to the community
- Could be used for a windfarm or energy.

c) Budget update

We are at the end of the financial year for the grant we had so have returned £473.01. There is some work from Colin outstanding that has been paid for in advance.

Q: When will we hear when/if there is any more money?

A: We assume the grant will be made available unless we hear otherwise.

6. Action points

- Questionnaire to be put together by Catherine and Elaine and sent to everyone and Colin
- Colin to send format for call for sites question
- Call for sites to be tweaked by the housing group and sent out to the community, distributed widely
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7. Date of next meeting

15th May 7pm