



SHERFIELD ON LODDON PARISH COUNCIL

PLANNING SUB-COMMITTEE FOR THE NEIGHBOURHOOD PLAN

Minutes of PSCNP meeting held on 15th May 2014

Present - Bruce Batting (Chairman), John Darker, Alan Ball, Natalie Larner, Kym Greener and Peter Hayes (Minutes).

Apologies: Bryan Jenkins.

Consultants: Alex Munro (Maroon Planning); Sue Jobbins (Shaping Communities Ltd).

One members of the public was present as an observer.

1. **Welcome**

BB welcomed members; and consultants to their first meeting of the Committee.

2. **Minutes of last meeting: 7/5/14**

These were accepted as an accurate record.

3. **Support from Locality**

AM and SJ are being employed as consultants to the Neighbourhood Plan through a grant recently awarded by Locality. AM introduced himself as a qualified planner, also working with other NPs (including Sherborne St John). He explained that Sherfield NP is also in the process of being offered direct support from Locality (which will come through Planning Aid) and he is working with Mick Downs to dovetail the consultants' work with the direct support (the result should be known on 20th May). This could amount to about 22 days of support overall. The consultants will be involved with the plan making process and the consultation strategy; Sherfield could buy more support but the consultants will see to it that the existing budget is used as effectively as possible. It is anticipated that the money will be spent by 31st December 2014, but the period of direct support may extend until March 2015. He emphasised that Sherfield would 'drive the Plan' but may need help with certain topics.

4. **Recap of NP work to date**

The consultants were briefed on the SWOT survey, the 2 Open Days in February, the monthly invitation meetings (now the Forum), updates in the LVL and progress with the full (March) questionnaire. SJ commented that all of these were vital to 'having the community on board'. **ACTION:** PH to send invitation meeting minutes to consultants.

5. **Discussion related to possible site development**

Four members of the original committee had begun to identify some possible sites, with a view that there was a perceived need based on initial evidence gathering from the community, through the NP questionnaire, for some residents to downsize but remain within the parish. Community Action Hampshire (CAH) might carry out a housing needs analysis but it can be a long-winded process and involve a further questionnaire. AM asked what BDBC expected of the NP and it was explained that there had been an initial meeting with their planning team. Within the Pre-submission Local Plan proposals (150 houses



SHERFIELD ON LODDON PARISH COUNCIL

across up to 10 parishes) AM suggested that Sherfield could expect a 'quantum of housing'.

6. 'The Triangle' site (SOL006: BDBC)

JD raised this issue and BB reported that Sentinel HA was proposing to develop 25-28 dwellings on this Mitchells-owned land: for affordable and shared ownership. Were it deliverable it would count towards the 150 houses not currently apportioned by BDBC. AM referred to land in Sherfield lying within the 5-7km cordon around Thames Basin Heaths which requires mitigation for schemes of over a threshold of 50 homes (note: it appears that Taylor's Farm lies outside this boundary); it should be investigated with BDBC whether any cumulative (i.e. several schemes) impact would trigger a need for mitigation. Sewage capacity placed another restriction on new development. AM suggested re The Triangle that the NP group may be able to influence the delivery of the site. Amongst the approaches it could take it may: i) liaise with the developer over timescales and what is considered viable/deliverable by the developer ii) speak to CAH further regarding identification and delivery of rural housing need to ensure the site directly met the needs of the parish iii) obtain written confirmation from BDBC what process was employed to identify the Triangle as an 'exception site'.

Further site discussion covered: controlling development in the future – there is no requirement for NPs to identify specific sites (although the SoL plan may choose to do so, subsequent to the outcomes of discussions with BDBC) but 'types of housing' and other site parameters may be a useful start; expansion of Sherfield School could add housing for staff which, as restricted tenancy, would not count towards housing allocation.

7. Identifying local housing needs

The need for the NP to get a housing needs survey through CAH was re-iterated to address: 'How were the 28 homes identified?' 'Does a need exist locally?' It was agreed that The Triangle proposals may not meet local need: people may not want to downsize in terms of housing quality. Clarity is required on the process used to identify the Triangle site as an appropriate location for development in the village and also around how the figure of 28 was arrived at. It was recommended that the steering group may seek to speak with BDBC early on to identify how much input they could have into the timing and delivery of the site. Based on these discussions, the scope of the plan (what it is seeking to achieve and how) could be developed further.

The following approach was considered:

- Community consultation plus demographics of need would have to be supported by robust empirical evidence
- Input sought from BDBC re elderly person housing (couples & singles)
- Use evidence base collected to justify NP policies.

To deliver the need the NP has 2 options: either have specific sites (consult and allocate) or develop policies which place certain conditions on development. AM said that Sherfield should 'show BDBC proactivity' eg an initial need for 1-2 bedroom houses has been identified anecdotally, although this would have to then be backed up with more robust evidence. Get BDBC's response. If the plan took a proactive approach to identifying and



SHERFIELD ON LODDON PARISH COUNCIL

then meeting parish needs then Sherfield would be seen to helping towards the borough's housing supply.

AM added that exception sites can include an element of market housing, including units suitable for elderly people. National definitions of 'affordable housing':

- Social rented
- Intermediate rented (no more than 80% of local market value)
- Shared ownership (70% of local market value)

The PC could take a lead on exception sites, using results from the questionnaire. If local need isn't met through The Triangle proposals then the NP could undertake its own additional site assessments.

8. Community consultation

When asked about finalising a vision statement and objectives, SJ said there was a need to complete consultation first. The Village Fete (14/7) provided a good opportunity to 'return to basics' ie saying what the NP is all about; providing flip charts for response to prompts. Ask the question: 'Have we missed anything?' SJ also suggested: calling for volunteers and offering prizes to respondents. All views were welcome, eg 'What is the role of Sherfield in and out of the parish?' **ACTIONS:** SJ has sent consultation prompts used by Sherborne St John. AM will send materials relevant to legal processes: what you can and can't do.

9. Governance Review and Taylor's Farm

JD said that there was a further issue concerning Governance. AB reported that the future status of Taylor's Farm would hopefully be determined by June 2015; the NP sensibly should not go to examination before that. AM's advice was to keep the village and TF evidence separate at this stage; contact Planning Aid over the legalities; know what the plan will address & consult on key issues; demonstrate that you've done everything you can to get views of TF residents (although some things won't be of interest to them). AM said that you can restrict the NP area eg exempt the strategic area. It may be appropriate to seek to redesignate the NP area pending the governance review if agreement can be reached with the residents of Taylor's Farm to nominally remove them from the plan area. **ACTION:** AM to check the legal mechanism to reduce the area.

Outline approach:

- Initial discussion with BDBC; include AM and Planning Aid (Stella Scrivener)
- Project planning discussion
- Take progress back to BDBC.

10. Suggested Action Points

- Liaison between SoL, Maroon Planning and Planning Aid to identify scope of support moving forward once the provision of direct support has been awarded.
- Meeting with BDBC to discuss initial issues: potential review of neighbourhood area; process involved in identifying the exception site in the parish; ability to influence delivery of housing on the forthcoming exception site; necessity to identify additional growth other than that to be provided by the exception site; list of key statutory consultees who would benefit from early liaison; the likelihood of the expansion of the school; mitigation



SHERFIELD ON LODDON PARISH COUNCIL

required for any residential development due to location of village within Thames Heath Basin 5-7km cordon. It was discussed at the SG that both PAE and Alex Munro would be present.

- Investigation into the issues set out above as far as possible in the meantime.
- Preparation of 'Key Questions' to develop a crib-sheet for SG members and for the website (please see a presentation for SoL attached as promised which may serve as a start point for any materials at the forthcoming fete).
- Identification of dates for BDBC meeting along with initial project planning and consultation planning meetings.
- Interpret the questionnaire results with support from PAE.

Key issues to be considered by the plan (known at this stage):

- Delivery of housing mix to meet identified needs - potentially informed by Housing Needs Survey (contact: Community Action Hants).
- Protection of green space.
- Provision of infrastructure to accommodate new development (notably additional sewerage capacity).
- Impact on and protection of River Loddon and its catchment, as well as Thames Heath Basin.

No date was set for the next meeting of the Committee. NP developments would be presented at the next Forum Meeting: 26th June.