

Minutes of Ashton PC Neighbourhood Plan Steering Group

Tuesday 10th April 2018 7.30pm

Present

Bernard Day, Jeremy Roychoudhury, Alan Beber, Glenn Otto, Sandra Lemon, Paul Joyce, Ellie Gingell.

137. Apologies

None.

138. Declarations of interest

None.

139. Previous Minutes

Approved.

140. Matters Arising

(132) Feedback Form - we agreed to delay publishing the form until we revisit our Objectives for the NHP - see item 142(f) below.

(133) Green Spaces - Not progressed yet.

141. Feedback from last APC meeting

Jeremy reported back to the APC meeting and our progress was noted.

142. Discussion with Ellie Gingell from SNC

Ellie has been in post since October 2017, and will be our Single Point of Contact regarding the NHP.

She advised us to obtain the SNC Guidance Notes for producing a NHP.

(a) Objectives - we voiced our uncertainty with the stated objectives in the Draft Plan and how they didn't seem to fit too well with our perceived requirements and resident feedback. There was then a discussion about our purpose for the NHP - to retain the character of the village (see (b) below), and prevent developer-led expansion, especially breaking through the boundary. To address this mismatch in Objectives, Ellie advised us to tailor them to suit us, rather than accept the template as it stands.

(b) Village character - because of the diversity of housing in the village, we should identify "character areas" to preserve existing dwellings and direct future development to be in keeping with these defined areas.

(c) Affordable housing - this is defined to be approx. 4 x median income for the area, and would equate to something like £180,000. Ellie will send us information about the various types of ownership and tenancy.

The proposed Local Plan already stipulates that any new housing must be preceded by a Housing Needs Survey, and we could adopt this policy into our NHP. In this way we could prevent the demolition of existing affordable housing in order to build larger, more expensive houses.

(d) Confines - Ellie offered to revisit the proposed Confines map, and invited our amendments with annotations, in order to remedy problems with the boundary going through peoples' gardens etc. A large scale map will be sent to us in order to do that.

(e) Policy creation - we should write our policies in plain English, and Ellie together with Michael Wellock will translate these into "planningese".

(f) Publication of Draft Plan - our objectives should be formulated and agreed before publishing the amended Draft plan and the Feedback Form on the website.

(g) Ongoing support from Ellie - it was unanimously agreed that this was a very positive and valuable meeting, with ongoing support offered to us, and came as a breath of fresh air in the sometimes tortuous process of producing our NHP.

143. Correspondence

There was a discussion of the points raised in the email received from Vicky Amies, and it was agreed that Jeremy should send an appropriate response in due course.

144. Items for next meeting

Discussion of amendments to proposed village confines in Local Plan, to submit to Ellie Gingell.

145. Date of next meeting

Tuesday 17th April 2018 at 7.30pm, in the School Room.