



Deerhurst Parish Neighbourhood Development Plan Steering Group

Meeting on: Thursday 30 April 2020

At: 7pm (virtual via Microsoft Teams)

Minutes

Present:

Steering Group (SG):

L Bromberg; R Bromberg; Michael Couzens; S Baldwin; C Baldwin; S Andrew;
J Pollard; C Mundy; H McLain.

Consultants: The Ridge

David Lowin; Rebecca Verhaeg.

Apologies:

Ali Beddoes.

Declaration of interests:

None.

1. Welcome and Introduction:

LB welcomed everyone to the meeting and introduced Rebecca Verhaeg who has taken the place of Grant Baylis, who has been furloughed. Bex (Rebecca) used to live in Toddington, so understands the issues associated with writing NDPs for Parishes like ours. She has recently completed writing an NDP for a rural Parish in Wiltshire.

Bex had been fully briefed on our contextual information, and it was agreed that much of the current draft Plan will need re-writing; particularly the sections on Housing strategy.

It was noted that this meeting is a Project Group meeting to discuss the way forward in producing a draft Plan, in these challenging circumstances. The meeting will last one hour only and comprise three items – Housing number, site allocation and settlement boundary.

2. Housing Number:

LB outlined the summary in the Aecom report – that if a HNF were applied, then the number of houses to be generated from 2011-2041 would be 155. However, the report goes on to explain that Deerhurst Parish is not identified as an area for growth in the JCS or TBP, and hence the number of developments could be zero. Any additional housing from the Parish would be considered 'windfall'. Though the group are not 'anti-growth' they are pro-appropriate growth and want to ensure that any plans for the future reflect the views of the Parish questionnaire that the rural nature of the Parish should not be compromised by overdevelopment.

Jim explained the background to the service villages work, and is to write this up as a short report, making a recommendation of an appropriate number of houses, which is expected to be in the region of 35.

All members of the group contributed their views, which were consistent.

Bex & David made a number of suggestions including:

- David reported that it was important that the NDP did not repeat policies already in the TB Plan or the JCS.
- A possible catchall policy which allows for limited development near the adjoining Settlement Boundary.
- Generic suggestions for the spending of CIL can be included (Community Infrastructure Levy - <https://www.tewkesbury.gov.uk/community-infrastructure-levy>)

Actions:

- **Jim to write a report based on the work he has done as part of service villages to suggest an appropriate number of developments between 0 and 155 (thought to be around 30)**
- **Bex to write a grid of policy suggestions (to check with David) to present to the group, from which they can begin to select appropriate policies.**

3. Site Allocation

It was agreed that the group do not want to allocate sites, as this would make the plan less likely to pass referendum.

4. Settlement Boundary

David suggested the loosening of the settlement boundary. JP noted a range of challenges around that approach. Bex suggested an alternative model around small clusters of growth next to adjoining settlements. JP was keen that Apperley did not take more than its fair share of additional housing. The group agreed that they would like to see a small amount of appropriate housing in other parts of the Parish where the topography and other issues (such as archaeological and environmental factors) allowed. These suggestions would be added to the grid.

Actions:

- ***Bex & David to draw up a Pros' & Cons' grid of the various options by 15 May.***

5. AOB:

Laura suggested that now that housing numbers and location had been initially discussed, the next focus on housing for discussion should be housing type:

- Affordable homes – David reminded the meeting that this term is used to describe homes for first-time buyers; shared equity; rental.
- Type, size and design of housing.
- Building Homes for Life (Good Design) – homes that can work for all stages of life etc.

On 1st April, Grant emailed to say that a draft plan would be available on 30th April. Due to the current COVID 19 lockdown, timelines will now need to be revised. David initially suggested September. This however will not work for the SG who are keen to have a draft plan as soon as possible. It was decided that to maintain pace, separate groups would work on chapters of the plan concurrently;

Actions:

- Laura and Clive to work on a project plan to cover May / June
- Allocate interested parties and book further virtual meetings about:
 - Environmental Aspects (working with GWT)- resulting in policies
 - Historical significance (working with Historical Society) – resulting in policies
 - Flooding – resulting in policies

Date of next meeting:

To be arranged.

Meeting closed: **8.05pm**

Minutes: SA/LB