

STEWKLEY NEIGHBOURHOOD PLAN

POLICIES REVIEW

WEDNESDAY 16 MAY 2018 AT VICARAGE FARM

ACTION SHEET

1. A final review of policies in the draft Stewkley Neighbourhood Plan (NP) was held by the NP Steering Group, augmented by chairman of key working groups and an experienced developer acting as a “Devil’s Advocate”. In this role, he had been asked to review the policies for loopholes that a ruthless developer might exploit.

2. Members Present:

- Neil Dickens - Chairman (ND)
- Gill Morgan - PC Councillor, Chair Amenities Working Group (GM)
- Andrew Pryke - PC Councillor, Chair Planning & Landscape Working Group (AP)
- Paul Smith - PC Councillor (PS)
- Steve Nicholl - Secretary, Chair Elderly & Disabled Working Group (SN)
- Lois Allard - Lead Landscape Working Group (LA)
- Keith Higgins - PC Councillor, Chair Infrastructure, Traffic & Parking Working Group (KH)
- John Sheldon - Chair Conservation & Heritage Working Group (JS)

3. In Attendance:

- Roger Willis - “Devil’s Advocate”.

4. Apologies. Apologies had been received from:

- Jenny Wodey - PC Chair
- Margaret Burgess - PC Councillor
- Laraine Chappell
- Janet Eustace
- Emma Galvin

POLICY NUMBER	TITLE	ISSUE(S)	ACTION
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CH1	Character of Housing	<p>a. Littlecote needs to be consulted.</p> <p>b. Protection of “historic features” in non-listed buildings needs to be argued and, perhaps, reworded to make enforceable (‘The Parish Council will seek to preserve and protect historic features of non-listed buildings...’)</p> <p>c. “Standard Code of Sustainable Homes Level 5 2015” replaced by Building Regulations. Anything we require over and above Building Regulations, from Standard Code 2015, must be specified.</p>	<p>a. ND</p> <p>b. ND and JS to redraft.</p> <p>c. ND & JS/AP</p>
CH2	Protecting our Heritage Assets	<p>a. Paragraph 42 (on potential harm outweighed by community benefit) could be a loophole (‘If I offer this ‘benefit’, can I tear down that bit of heritage?’). It needs to be strengthened.</p> <p>b. Reference to the list of heritage assets needs to be added.</p>	ND & JS to redraft.
H1	Stewkley Development Boundary	<p>a. Currently only covers housing; include business, possibly separate out small businesses.</p> <p>b. Must cover all the parish, not just main settlement.</p> <p>c. ‘Agri-businesses’ possibly an issue.</p> <p>d. AVDC Planners may be able to help with wording.</p> <p>e. Include Potash site, agricultural to residential.</p> <p>f. E1 (Education) needs cross-reference to allow (if/when necessary) expansion of Nursery/school across boundary.</p>	<p>1. Visit to AVDC - action ND.</p> <p>2. H1 to be redrafted by AP, LA and ND</p>
H2	Housing Allocations	NP10 (Manor Industry site) potentially conflicts with B1 (was E1 Small Business Sites). Agreed that an “If and only if” clause inserted in B1 would cover the problem.	SN to redraft.
H3	Becomes: Delivering the type of homes required to meet local need	<p>a. Original H3 “Affordable Housing” no longer required as VALP covers our needs.</p> <p>b. Replace directly with Elderly Policy E1 “Delivering the type of homes in the village required to meet local need”.</p> <p>c. Encourage single storey.</p> <p>d. “A proportion” in Elderly Policy needs to be specific. Work from proportions of types specified in emerging VALP.</p>	SN to work with Nick Booth and action.

H4	Right to Purchase	Potential loophole for developer to offer at a high price, unacceptable to locals, for 3 months and then reduce the price on the open market. Add words provided by Roger Willis: "The developer may not offer for sale at a lower price than offered to parish residents. If the price is reduced, it must first be offered at the new price to parish residents or direct members of their families."	SN
ITP1	Car Parking	a. Add business/commercial effect on parking, not just housing. b. Second bullet remove "and extensions to existing properties resulting in an increase in bedrooms." Instead add a slightly more flexible/pragmatic: "Where planning permission is required, the PC should consider the potential parking implications of additional bedrooms."	SN to draft for KH to check.
ITP2	Safe Cycle & Pedestrian Access	No change required.	Nil
ASR1	Protecting our Community Assets	No change required.	Nil
ASR2	Development of Existing or New Community Use Buildings	No change required.	Nil
NE1	Maintain Integrity of Key Open Spaces	a. Current wording might stop some much needed enhancements (example - toilet block in the Recreation Ground). b. New wording agreed at the meeting.	SN to insert agreed wording.
NE2	Maintain Connection between Village and Surrounding Countryside	a. Needs strengthening. b. First part of para 155 delete brackets around "and Public Rights of Way linking the village and countryside". Second part of para 155, delete "within and adjacent to the built up area". c. Stewkley Conservation Area document needs to be referenced and attached. c. To enhance protection of views from and around the village, we need a new map showing, for example, great views that are available from easy walking outside the village.	SN to amend wording in draft. LA to provide new map with views to be protected.

E1	Education Nursery School	Reword to cross-reference to H1 - Settlement Boundary as this is a case where breach of the boundary could be considered of benefit to the whole community.	SN to reword
B1 (was E1 !)	Small Business Sites	a. Needs more general applicability: delete first "small scale", replace business 'units' with business 'use', delete first 'do not' bullet "involve the loss of dwellings", amend second 'do not' bullet to "negatively impact upon residential amenity or the character, appearance, vitality and distinctiveness of the local area", amend third 'do not' to "adversely increase traffic movements or adversely impact road safety". b. Remove the "Do ... broadband." (Effectively covered by B3 or overtaken by events.) Remove "Applications from farms ..." (Current planning guidance covers sufficiently.)	SN to reword draft for Phil Deladield to check.
B2 (was E2 !)	Protection of Existing Employment Sites	No change required.	SN to renumber in draft
B3 (was E3)	Superfast Broadband	No change required.	SN to renumber in draft

SM Nicholl

21 May 2018