

Stutton Neighbourhood Plan: Working Group Minutes of Meeting held Tuesday 22nd September 2020

Present (by zoom): Fran Flower, Ian Flower, Penny Greenland, Susan Hemmings, Bill Hewlett, Carol Tilbury.

Apologies: Mark Nowers.

1. Site allocations.

Jenny and Bill summarised Paul Bryant's points re allocating sites and the cases for and against.

We recognised that:

- if we do not allocate any site then it is open to a developer to put in a planning application for anywhere in the village
- a site allocation would mean, that if a planning application was made for an alternative site, the developer would have to make strong case for why they have chosen this over the allocated site
- given the likely dearth of grant funding available to housing associations in the coming years, planning requirements placed on commercial developments are likely to be the only source of affordable housing
- if we decide to allocate a site we have to show that it is viable and deliverable
- if there is strong opposition to such a site allocation from within the village we will risk losing the referendum vote. Therefore a clear case will need to be made of the advantages to the village if we decide to allocate a site.

We agreed:

- to approach the owner a possible site about potentially allocating the site for future development
- that any potential future development would be envisaged as taking place in the later stages of the time period covered by the Neighbourhood Plan and would only be 'triggered' if a revised Housing Needs Survey indicated a need for more housing
- that we will need to address the constraints identified by the Technical Support consultant and identify how these can be mitigated in order for the site allocation to be viable
- that we will need to specify our preferred housing mix for the site
- that, should we decide to allocate the site in our next version of the Plan, we will need to make a strong case for why we're doing this
- that a Community Land Trust should be identified as an aspiration and that further consultation on the Plan could ask for expressions of interest in taking forward this idea.

2.Redrafting the Plan

The last meeting agreed that we would each redraft the sections that we were responsible for by October 31st. The starting point for redrafting will be Paul Bryant's comments as summarised in Mark's email dated 14th August.

We agreed:

- the Plan should start with a very short and punchy vision for the village. Penny will draft some bullet points and circulate for us all to respond to
- we would potentially support Solar Farms but not on the AONB
- we need to include village views which should be preserved.
- Green Spaces: the land gifted by Henry Strutt to the village needs to be included in the list of protected green spaces. NB the last meeting listed a number of potential green spaces to be protected (see Minutes of 25.8.20) but these need to be reduced in number.

We also agreed that we need to engage with the Parish Council about the Greenway. Ian and Nick will talk to Darren Cooper about this and also about progress on the Neighbourhood Plan generally.