

BOTESDALE AND RICKINGHALL NEIGHBOURHOOD PLAN – Steering Group Workshop Notes

Saturday, 20 May 2017

Present – Des Bavington Lowe, Jo Broadbent, Robin Brown, Sue Coe, Clive Matthews, Leeann Jackson-Eve (Parish Clerk) and Ian Poole (P4P Consultant).

The group discussed aspirations for the Neighbourhood Plan – IP to email the list. Ian suggested it could also provide a list of Community Actions to guide Community Infrastructure Levy expenditure.

Local Plan and Housing

Some decisions were taken at MSDC/Babergh regarding the new Joint Local Plan. The new definition for Key Service Centre is “Functional Clusters” which define the hierarchy of settlement. More info at <http://baberghmidsuffolk.moderngov.co.uk/documents/s1306/120516-New%20Joint%20Local%20Planning.pdf>
There was a brief discussion about ways villages are / can be linked.

A key question has been how many houses can we expect? Ian explained the situation – The Core Strategy 2008 identified 10 Key Service Centres which could accommodate 750 houses by 2027. MSDC should have produced a site allocation plan but did not. Based on housing need over that 20 year period, this would mean an increase of around 35 houses per year. Government planning rules subsequently required a 5-year planning supply which would mean 175 houses over a 5 year period. MSDC looks at all the availability – sites planning permission but haven't been built, sites in process of being built, site allocations in Local Plan etc. The key question is can they come forward within a 5 year period.

Need:	Local Plan	=	5000 houses
	10 year plan	=	500/yr
	5 year supply	=	2500 houses
Supply:	Site with PP	=	2000
	Local Plan IDs	=	1000

In Dec 2016 Government reduced the requirement to a 3-year planning supply and MSDC now has a 3.5-year supply so will revert to considering the policies of the Core Strategy when determining planning applications. Furthermore, Suffolk Coastal DC took a case to the Supreme Court which made a judgement on 10 May 2017 that the suspension of policies when there is a supply deficit only applies to policies that relate to housing number and location, not character or presentation, etc.

MSDC will be consulting on the Local Plan (covers a period up to 2036) after the summer on Options, e.g. where and how much. In the next 2-3 weeks they will be publishing the Strategic Housing Market Assessment with housing need numbers for the next 15-20 years. The estimate is 450/year across Mid Suffolk.

Housing occupancy rates are coming down, e.g. Moreton Hall in Bury St Edmunds has 3500 houses. To retain the same number of people in the development, Moreton Hall needs about 500 more houses.

Exception Sites policy – is the settlement boundary (SB) still fit for purpose? Land has residential value within SB, countryside values outside. Affordable housing can have exception sites outside of the SB – a Section 106 agreement which restricts first purchase occupancy to people with a connection to the village.

Community Right to Build – can set up an organisation separate but connected to PC. Can be produced at the same time as an NHP. Can identify sites/buildings to develop and voted in, planning permission has been granted as part of the process. Community gives permission, not local authority. The organisation retains properties under similar system as a housing trust, i.e. Community Land Trust.

Evidence for NHP

Evidence will add value and the examiner will ask to see the evidence to support the policies. MSDC has a planning constraints map (IP obtain) and the SG gathers local evidence re landscape, etc.

- Hedgerow survey info on hedges to retain.
- Local Green Spaces assessment.

- Landscape Appraisal – can get a consultant such as Alison Farmers (Cambridge) for Stowupland or like Lawshall, do it locally in small groups to compare opinions.
- Output Areas – Lowest geographical area for which census info is produced.

Process:

- Gather initial info on population (JB) and potential growth (IP) – compare to Mid Suffolk and larger Key Stage Centres if possible. Growth is estimated at roughly 20% in Mid Suffolk over the next 20 years. Wait to see if Debenham calculations are accepted by MSDC.
- Identify what you think the problems/issues are (SG) – RB to talk to estate agents. Analysis of issues – SWOT – Strengths, Weaknesses, Opportunities, Threats.
- Hold an Issues and Options drop-in event – ask residents what their concerns are, talk about the survey, encourage to complete. Have survey ready for this? If so, mark off a list of households when hand out so don't drop duplicates. Target 2nd weekend of July – ask if can use space outside The Bell. Have boards with info on a table (IP) and refreshments?
- Drop and collect surveys (2 weeks later)

Other

- LJE will have funding application completed by end of May. IP to give a revised quote as his day rate is required for the application.
- If IP needed at a meeting, Mondays and Wednesdays are best.