

BULCOTE NEIGHBOURHOOD PLAN



Minutes of Meeting of Steering Group held on 13th August 2018 at 7:00pm

Present:

Nick leaves (Parish Councillor and Chair)
Keith Simpson (Parish Councillor)
Thelma Aris
Mick Tobin
Mike Simmonds
Stephen Storr

Apologies:

Helen Metcalfe, Carl Springthorpe

Matters Arising from Previous Meetings

Since the meeting of the Steering Group on 18th June 2018 a meeting and village walkabout had been held with Helen Metcalfe and subsequently a meeting with Matthew Tubbs of Newark & District Council's planning department. Matters arising from the village walkabout were covered during the meeting and Matthew Tubbs responses to questions raised by Helen Metcalfe are attached separately.

Minutes:

It was agreed to check that the Parish Council had now formally appointed Helen Metcalfe.

Action: Nick Leaves/Parish Council

Further funding of the Neighbourhood Plan (NP) was to be pursued through "Awards for All" Lottery Fund.

Action: Nick Leaves

A brief update on the Neighbourhood Plan had been included in the *Parish & Community Magazine* by TA.

Every member of the Steering Group was asked to sign a "Conflict of Interest" form in relation to any land holding in the Parish that could be developed in the future.

Action: All

It had been agreed that there would be no site allocation in the Neighbourhood Plan

A Character Appraisal of the Parish was to be included in the plan and TA, MT and SS agreed to produce this.

Action: Thelma Aris, Mick Tobin, Stephen Storr

Local green spaces were to be identified in the NP including any trees deemed worthy of protection (Tree Preservation Order) e.g. adjacent The Ridings. The test for inclusion would be in accordance with the relevant clauses of the National Policy Planning Framework (NPPF)

Helen Metcalfe had suggested that heritage assets not included in the Conservation Area Appraisal (CAA) should be identified in the NP. e.g. "Kingswood", Old Main Road. Their inclusion will need to be justified with regard to history and architectural style, even those included in the CAA. It was agreed to invite Steve Wright of Burton Joyce & Bulcote Local History Society to a future meeting to assist in this regard.

Action: Nick Leaves

The loss of existing indoor and outdoor community facilities - following future development of the farm- was to be considered and referenced in the NP. Once the NP was in place there would be an opportunity to explore "Community Right to Build".

As the Parish borders a section of the River Trent, KS had contacted the Canal and River Trust regarding matters that might be included in the NP. A somewhat generic response had been received that requires further examination.

Action: Keith Simpson

RESPONSE FROM MATTHEW TUBBS – NSDC

a) There is a gap in the district policy on a definition of limited infill when you meet with Matthew Tub please draw his attention to the inspectors appeal decision for Gable Oak para 7 and the Amended Core Strategy Development Plan Document Submission para 4.29 and Spatial Policy 4b. Can you ask him how confident he is that the approach in 4b - that 'no villages 'washed over ' by the Green Belt have been identified for limited infilling' will be upheld given the Appeal Decision? Please can you ask Matthew if this revised NPPF alters his consideration of the wording in the submission amended core strategy where NSDC rule out infilling in washed over green belt villages?

Under the transitional arrangements the Amended Core Strategy is being assessed against the previous NPPF. Para 89 listed 'limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan'. The amended policy is clearly in-line with that approach, and that forms the basis of the Inspectors consideration. However as has been picked up, the need for limited infilling to be facilitated by Local Plan policy has been dropped within the new NPPF. With 'limited infilling in villages' now listed as an individual exception to what would otherwise be inappropriate development in the Green Belt. So there is a bit of tension between how SP4B sits with updated national policy, given that the Local policy makes clear that no villages washed over by the Green Belt have been identified for limited infill.

In terms of the implications of this for our future decision making- any decisions should be made in line with the Development Plan unless material considerations indicate otherwise. The policies within the NPPF form material considerations, and should be taken into account from the day of its publication. However the Framework goes on to outline that policies should not be considered out-of-date simply because they were adopted or made prior to its publication. Due weight should be given to them, according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

My view on the above is that SP4B, as amended, is clearly inconsistent with national policy in terms of how it seeks to deal with infill development. Accordingly the fact that national policy supports limited infilling in Green Belt villages would be a material consideration in the determination of any proposal, and one which would likely weigh heavily in the balance... in non-planner speak it is likely that we may in future see limited infill development in Green Belt villages.

b) Please advise him that the NP will use as its evidence base the Conservation Area Appraisal (CAA) - this is 2001 and is he minded to do a review - especially with the development pressure at

Yes there is going to be a rolling programme over the next couple of years. This will prioritise Newark and Ollerton Conservation Areas in the first instance, given the development pressures in these locations, the fact that they have never had appraisals and given the possibility that some assets within those areas may end up on the at risk register. If there are areas of potential overlap between the Neighbourhood Plan and a review of the Bulcote CA then we would be of course be happy to discuss.

c) can you ask Matthew when he expects the Amended Core strategy to be adopted and in what respects does he think this new policy framework will affect Bulcote. I would be open about the importance of the open spaces to the character of the parish and seek advise on how he would advise that character is protected

The Core Strategy Inspector is happy for us to go out to consultation on our main modifications to the Amended Core Strategy (these are changes which are felt necessary for the Plan to be 'sound' and have occurred either as a result of representations made on the draft Amended Core Strategy or from the discussion at the hearings in early February). These will be subject to a six week consultation – which we anticipate starting tomorrow (Weds 8th August). Following this the Inspector will review the responses and issue his report. I would anticipate us hopefully being in a position to adopt the Plan in autumn this year.

I would therefore suggest that the Neighbourhood Plan use the Publication Amended Core Strategy (supplemented with the schedule of main modifications) and the Allocations & Development Management DPD as the baseline for the NP. Both documents identify what we consider to be the strategic policies, and any NP needs to be consistent with these.

In terms of how Bulcote is addressed in the Development Plan – the part of Bulcote connected to Burton Joyce is inset from the Green Belt and in this location Spatial Policy 3 Rural Areas applies. The old village is washed over by the Green Belt (Spatial Policy 4a and 4) and also covered by the Conservation Area. Identifying 'Local Green Space' is something which the NP can do – clearly the reasoning behind their identification would need to be evidenced and articulated within the Plan. Para 99 of the NPPF outlines the approach to be followed and criteria which would be used to assess them.

d) maps - what can NSDC he provide for the NP; map of public rights of way, Local Nature Reserves and other policy designations (green belt, CA boundary) in the Plan area in digital and paper form would be very helpful.

We should be able to provide mapping, we've done this elsewhere and appreciate it's often something which Parishes find difficult to do. I'm not sure whether we would be able to provide raw digital data, as there may be licensing issues. If you can provide me with a list of what you would like we can take it from there.

Further information

The Neighbourhood Planning section of the Planning Practice Guidance is a very helpful resource, particularly if members of the Steering Group are looking to familiarise themselves with the process for production of the Plan.

We can assist with the consultation of those bodies which the regulations require you to consult on a pre-submission NP. If you provide us with a letter then we will send it out on your behalf and ask them to come back direct to you with any comments. This is the safest way to ensure everything is procedurally correct, as we hold contact details for the various parties.

Again I would emphasise the importance of good housekeeping – particularly with respect to the addresses of those you have formally consulted. Once we get to the Submission stage the District Council will need to be able to directly consult all individuals/businesses/organisations which have previously been notified. Keeping a list and providing that for our use will avoid unnecessary delays at that late stage.

General Data Protection Regulation

In order to comply with requirements under the General Data Protection Regulation we would advise that the following statement is included within **consultation documents and on your comments forms at all stages.**

Privacy Statement:

Please be aware that the contact details of those individuals consulted by the Parish Council will be shared with the District Council, who will use them to consult you again at the submission stage of the Neighbourhood Plan. The basis under which the District Council will use personal data for this purpose is a Statutory Requirement.

The information provided will be kept in accordance with the Council's retention schedule, which can be found at <https://www.newark-sherwooddc.gov.uk/dataprotection/>

Obviously the above only deals with the GDPR from the part of the process where the District Council effectively takes the plan on. The Parish will be separately subject to requirements under the GDPR (covering for instance the duty to notify individuals of how their data is processed, what for and or how long it will be kept etc). I understand the Nottinghamshire Association of Local Councils (NALC) have given some advice to Parish Councils over the GDPR, but I'm not sure if this included Bulcote PC. I would suggest that you contact David Clarke the Information Governance Officer for the District Council (01636 655216, david.clarke@nsdc.info) if you have any queries, or are unsure over what you need to do.