

Agenda

A meeting of the Stoke Golding Neighbourhood Plan Advisory Committee will be held on Monday August 20th 2018 at 7.00pm at the Methodist Hall

- 22/1 Apologies for absence.
- 22/2 Declarations of interest on items on the agenda.
- 22/3 To confirm previous minutes and notes of meetings.
- 22/4 Matters arising not covered by Agenda
- 22/5 Format of SGNP
- 22/6 Questions for RCC
- 22/7 Policy for Additional Land for Recreational Facilities
- 22/8 Housing Policies (excluding Site Selection)
- 22/9 Residents Comments on Policies
- 22/10 Timing of Site Selection Process
- 22/11 New Survey on Site Selection
- 22/12 To receive and consider such communications as received by the Chairman.
- 22/13 To consider items needed to be brought to the public's attention (AOB).

MATTERS FROM WHICH THE PRESS AND PUBLIC MAY BE EXCLUDED

Agenda Item 22/6

Dear Roy,

Thank you for talking through my previous questions to The RCC. I agree that they are in most part unlikely to get useful answers.

I remain uncertain about aspects of the early adoption of a new Local Plan and feel it important to get The RCC's view. I have removed the majority of the earlier questions and rephrased the others. I would like to send the following email to The RCC.

Dear RCC,

We plan our Neighbourhood Plan to run until 2036. HBBC's current local plan currently runs until 2026. However they are developing a new Local Plan to be adopted before 2036.

Could you answer the following questions re the the implications of early adoption of a new Local Plan:

- a) Would the minimum allocation of housing start from the adoption of the new Local Plan and run until its end?
- b) Would this be the present minimum allocation up to the end of the current local plan ending in 2026, plus a minimum allocation for 2026 to 2036.
- c) At what point can developers develop available sites identified as available for development in the new Local Plan.
- d) If this is from the date the new Local Plan is adopted were it to be adopted before 2026, would such development count towards the minimum allocation up to 2036?

Agenda Item 22/7

Additional and Change to Policies for Leisure and Wellbeing Policies

The household and young persons surveys identified the need for additional land for recreational facilities catering for future needs and current shortcomings. This need was also the subject of discussions at the Sport for Stoke Golding Committee which is considering options to replace the current pavilion on the recreational field.

Policy 3 The Parish Council will seek to purchase additional land, adjacent to the existing Recreational Ground, to enable additional facilities such as football pitches, skateboard etc. to be provided in order to cater for the growing community and identified needs. Additional funding should come from section 106 agreements for any development in the village

Policy 4 Should any of the land adjacent to the recreation ground be offered for development, there will be a condition that some of the land should be offered to the Parish Council as part of the Section 106 agreement

Community evidence: Meetings of the Sport in Stoke Golding Committee, Young Person Survey Q 16, P8; Christina Emmett's Report P7.

Current Policy 4 "Provision of a suitably located skateboard facility will be considered" will no longer be necessary

Agenda Item 22/8

Introduction.

The HEDNA Assessment has identified a future need in Leicestershire for all types of Housing, Conventional, Social, and Facilities for the Older and Disabled. Three sites around the village have already been surveyed by developers, for one of them, the developer has suggested that the site would be developed as a facility for the elderly. On this basis policies have been put forward for any development of this type.

Housing – Normal, Social and Windfall Sites

Policy 1 To maintain the rural character of the village, the creation of a disabled accessible, small copse of native trees, wildflower areas and a pond would contribute to biodiversity, create an enhanced environment and provide a meeting space for the residents of the estate. The facilities to be located, so that at maturity they do not impact on existing and new properties. All existing hedgerows and trees should be retained around developments and in their absence native hedging and trees should be planted around the perimeter of the development. Buildings and utility services should be located to avoid damage to these features. The location of new buildings should ensure that these features can “mature” and be maintained without having significant impact. (e.g. creating shady areas that could later be the justification for their removal.)

Policy 2. Houses of different types including bungalows to be provided. These should be designed in a variety of styles avoiding the “urban” look and feel of more recent developments and be appropriate for Stoke Golding’s current and future population in a manner that promotes a sense of community linked to Stoke Golding’s community as a whole.

Policy 3. Building design should be sensitive to the existing and adjoining properties and minimise visual impact.

Policy 4. Provide additional affordable and social housing to prevent the village becoming financially “exclusive”. The provision of such houses should be in line with HBBC Policy and should not be reduced after planning approval.

Policy 5. All future affordable housing vacancies to be prioritised to local community residents, their immediate family and those who have had their permanent place of work within the NDPA for more than one year. This can be achieved by extensively advertising to the local community, using social media etc. for at least month before being put on the open market.

Policy 6. For Housing developments of 10 and above, affordable housing should be spread evenly across the development site in small clusters of one to four dwellings.

Policy 7. Provide each house with parking for at least two cars, excluding garages, to minimise on-street parking.

Policy 8. Developments should incorporate pedestrian and cycle links to adjoining residential areas and facilities.

Policy 9. From contributions to the Section 106 funding, the initial priority is the purchase of land to extend the existing community recreation ground OR as part of the 106 agreements land to be donated to the community to extend the existing community recreation ground.

NB Policy 9 has been modified and moved to Leisure and Wellbeing Policy Area of the Plan

Policy 10. For housing developments of all types, landscaping and support infrastructure should be developed in tandem with housing, so that it is fully

completed when the last houses are completed.

Facility for the Elderly

Policy 1 Extensive landscaping of the complex to retain the rural character and blend in with existing features. In particular use of resilient native trees, sited so that they can grow to maturity without impacting on the complex, utility services or the adjacent properties. The creation of copses as small areas of woodland, wildflower areas and a pond would contribute to biodiversity and create an enhanced environment for the residents of the complex. All existing hedgerows and trees should be retained and buildings and utility services should be located to avoid damage to these features. The location of new buildings should ensure that these features can “mature” and be maintained without having significant impact. (e.g. creating shady areas that could later be the justification for their removal.)

Policy 2. The facility should be connected to the village pavements by an accessible footpath.

Policy 3 To ensure the facility is in harmony with the existing village character, the development should be in keeping with adjacent buildings, particularly height.

Policy 4 Developments to be designed to maximise separation from existing properties by using access road/s and landscaping to minimise the impact on existing properties and residents.

Policy 5 All “housing” vacancies to be offered primarily to local community residents or their immediate family and should be extensively advertised to the local community, using social media etc. for at least month before being put on the open market.

Policy 6. Accommodation for older people should make provision for a suitable proportion of to be affordable.

Policy 7 Adequate parking and facilities, including a provision for environmentally friendly transport to be provided for staff, residents, visitors, and service vehicles.

Policy 8 Any future large development for elderly people should provide age appropriate exercise, recreational, social facilities and support services, including food and these should be made available to elderly residents and visitors from the local community. For example restaurant, exercise classes, gym and social events.

Policy 9 To help with local employment opportunities, any staffing vacancies to be filled primarily by local community residents by advertising using social media etc. for a reasonable period before being put on the open market.

Policy 10 A significant contribution to be made to the Section 106 funding, of which the initial priority is the purchase of land to extend the existing community recreation ground

NB Policy 10 has been modified and moved to Leisure and Wellbeing Policy Area of the Plan

Disabled Persons Accommodation Policies.

Developers should work with disabled clients to modify homes, at reasonable cost, to meet specific need.