

## OPEN MEETING

### REGARDING A NEIGHBOURHOOD PLAN FOR EAST DRAYTON

TUESDAY 16<sup>TH</sup> JULY 2019, 7:30PM, EDVH.

More than 50 residents of the village were present at this meeting, along with the 7 Parish Councillors, the Clerk and 2 Planning Officers from BDC.

Chair of the Parish Council, Neil Stanley welcomed everyone and introduced Will Wilson and Luke Brown from the BDC Planning Department. Mr Stanley stated that the purpose of the meeting was to explain the allocation of housing provision (19 new homes) in East Drayton up to 2035, in line with a government directive of 2016 and the BDC draft plan (January 2019) and how the production of a Neighbourhood Plan for ED would give the village control over where and what type of housing could be built here.

Will Wilson stated that the full hall was a very positive response and noted the importance of the "plan or be planned" call as an opportunity to develop a Neighbourhood Plan for the village. He and Luke were there to explain the significance and process of achieving a viable NP.

Luke Brown explained that the government introduced Neighbourhood Planning 5/6 years ago and that the purpose was to give local communities a voice in local development in terms of where and what type of housing could be built. Under this structure a local perspective is given, rather than individual new properties being considered in isolation by the planning office.

The following stages are involved in producing the Neighbourhood Plan:

- Stage 1 - Designation
- Stage 2 - Plan Preparation
- Stage 3 - Draft Plan Consultation
- Stage 4 - Submission
- Stage 5 - Examination
- Stage 6 - Referendum
- Stage 7 - Adoption
- Stage 8 - Updating a plan

More details on this are in the booklet distributed at the meeting (and now on the village website, [www.eastdrayton.org.uk](http://www.eastdrayton.org.uk) go to "The Village" then "Neighbourhood Planning"). The Clerk has a limited number of copies remaining.

Considering the first 2 stages, the Parish Council as the "qualifying body" would complete an application form. The plan area would usually be the parish boundary.

Preparation of the plan would be led by a steering group (under the control of the PC) with a vision for the neighbourhood and supporting objectives. All meetings would have an agenda and be minuted in the same way as parish council meetings.

An evidence base would be developed to underpin this vision and objectives, including:

- Surveying local people about issues and priorities in the neighbourhood (eg. by questionnaire or consultation meeting)
- Assessing local housing provision and future needs \*
- Assessing the built character of the plan area\*
- Documenting local greenspace
- Assessing sites for potential housing development

Assistance of specialist consultants may be called upon to collect evidence and draft the plan. A grant is available to cover the cost of the plan and any support required. The plan would be developed by the Steering Group and facilitated by BDC Planning Officers.

\*Within the parish boundary there are 105 properties, a neighbourhood plan would determine whether the additional housing is infill, new site or a mixture; look at the demographics - eg. building smaller homes to allow young people to remain in the village and older residents to downsize and remain; ensure red brick structures and pantile roofs; play area...

Only properties granted approval since April 2018 are included in the 19 to be provided by 2035. Those granted earlier do not count.

The Community Infrastructure Levy (CIL) is a fee now charged on new properties which goes to the local council (BDC) with a proportion of that going to the EDC when a new property is built in the village. For example a 4 bedroom property could raise a CIL of £2500-3000. A development of 10 or more properties on one site would require the developer to contribute to local amenities and infrastructure - education, highways, water, sewage, drainage etc.

The answers to questions raised from the floor are contained above or summarised below:

- If more land is offered for building than is required will these to opening floodgates of planning applications? Any additional housing requests would have to be approved within the confines of the NP. Offers of land could be kept in reserve but would have to be deemed suitable by BDC and the NP.
- East Drayton village has been deemed "unsustainable" in the past. What has changed? The government has updated its plans for housing and local demand has been considered when BDC approve planning applications. Services can come into a village as demand grows and this can be managed through the NP.

- Building 20 houses could mean 40 more cars. This puts further pressure on roads already in a poor state of repair. Response - East Drayton may have to wait up to 3 years for adequate road repairs. The PC has a running battle with NCC over the state of the roads. When houses are built one at a time the impact on local roads is not considered, but it would be with a NP.
- The NP would be monitored by BDC and the Parish Council. It will take about 2 years to finalise but then can be reviewed/updated every 2/3 years.

The Chairman closed the meeting and thanked everyone for coming to the meeting as well as Will and Luke for their time. They had explained the process and advantages of a Neighbourhood Plan very clearly. Both would remain to answer individual questions. Cllr Stanley asked for a show of hands in response to his question "Do you wish East Drayton to have a Neighbourhood Plan?" The response was a unanimous agreement. The Clerk to the Parish Council agreed to act as Clerk for the Steering Group and asked anyone interested in joining the SG to contact her asap. Contact details on the flyer, the website, the notice-board.

The report of this meeting, once approved, will be available on the website & notice board and by email on request.

Gillian Squire

Clerk to the Parish Council

[eastdrayton.clerk@btinternet.com](mailto:eastdrayton.clerk@btinternet.com)

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