

ASHOVER PARISH COUNCIL

www.ashover-pc.gov.uk

PARISH CLERK
Mrs Sara Atkinson
40 Woodland Way
Old Tupton
CHESTERFIELD
S42 6JA
TEL: (01246) 863018
E-mail:

parishclerk@ashover-pc.gov.uk



NEDDC Draft Local Plan/Ashover Neighbourhood Plan Liaison Meeting
2.30pm on Thursday 23 November 2015
NEDDC Offices, Mill Lane, Wingerworth

PRESENT:

Rick Long (NEDDC Principal Planning Officer)
Helen Fairfax (NEDDC Planning Policy Manager)
Philip Tschavoll (NEDDC Senior Planning Officer)
Parish Cllr E Willmot (Chairman of Ashover Parish Council)
Parish Cllr R Fidler (Chairman of Neighbourhood Plan Steering Group)
Andrew Towleron (Your Locale – Neighbourhood Plan Consultant)
Sara Atkinson (Parish Clerk)

1. **Progress with Neighbourhood Plan** - Emerging policies

A power point presentation had been circulated to the meeting on the emerging policy proposals/framework for the Ashover Neighbourhood Plan. NEDDC Officers were invited to attend a Public Consultation 'drop-in' event at Ashover Parish Hall between 4pm and 8pm on Thursday 03 December 2015, when draft proposals on the following would be put forward for comment by the public:-

- Settlement Development Limits
- Important Open Spaces
- Community Assets and Shops
- Housing targets and methodology
- Renewable Energy
- Landscape

Housing targets and methodology had been undertaken having regard to the withdrawn Draft Local Plan (Part 1) 2011-2031. In the absence of an agreed methodology for distributing the district wide housing target across the settlements across the District, the Plan was working on the basis that it would accommodate the average level of housing growth for the District. Also, that this would be delivered through allocated and windfall sites. The targets had been assessed over the parish as a whole and not as individual hamlets and recent relaxation in Planning Regulations for Permitted Development Rights on Agricultural dwellings had seen a significant increase in the number of windfall sites. NEDDC Officers commented that a 5 year land supply could not rely on 'windfall' sites, but that the methodology behind projected housing supply numbers, would be

considered. It was requested that when considering 'windfall' sites, NEDDC Officers looked at the history of development of this nature from 2011. The number of sites approved in Ashover Parish from 2011 to 2015 currently stands at 73, well above the average required to meet the previous local plan targets. NEDDC officers commented that the Council would be reconsidering the strategy approach of the Local Plan and this may affect future housing targets and proposals for the distribution of growth. There is a clear risk that any neighbourhood local Plan adopted in advance of the Local Plan, could subsequently be rendered out of date by the Local Plan if it sets higher growth targets than a NP provides for. It was also noted that reliance of windfall development can lead to un-coordinated development that may also undermine opportunities to plan for infrastructure in a meaningful way.

Landscape –The draft Neighbourhood Plan looked to reinforce the previous Local Plan and in so doing, giving greater protection to the Special Landscape Area. The meeting discussed the need to protect, restore and enhance landscapes whilst being aware of new national policies. It was acknowledged that development adjacent to and affecting the setting of the Peak District National Park, should be subject to policy guidance. Reference was also made to the related policy in relation to renewable energy.

Other issues – Following the NP Public Consultation on 03/12/2015, public response to the Draft Neighbourhood Plan would be considered, following which the Draft Neighbourhood Plan would be subject to a 6 week consultation period with statutory consultees.

2. **Progress with Local Plan**

NEDDC Officers confirmed that the Council had taken the decision to cease work on the two part plan and convert to a single Local Plan, bringing forward work on a Green Belt Review. This has implications for the timetable for Plan preparation and would also involve consideration of alternative growth strategies, which in turn could have implications for the scale and distribution of development across the District.

- Housing - Site assessments had been undertaken focusing on a 5 year housing supply. This work would now be extended to consider sites for the entire Plan period.
- Timescales – A new Local Development Scheme Timetable has been adopted by the Council setting out key milestones for the development of the new Single Local Plan. Consultation on Revised Strategy Options is scheduled for summer 2016 and publication Autumn 2017. Adoption of the Plan is expected by the end of 2018.
- Community Infrastructure Levy – The case for CIL would be considered as part of the draft Local Plan.

3. Any Other Business

NEDDC Officers were invited to call a meeting to discuss any part of the Draft Neighbourhood Plan during the consultation period.

Meeting closed at 3.40pm