

Transcript

November 30, 2024, 11:59AM

Question and Answer Session

OK.

Thank you very much indeed for that.

That's really enlightening and lots of practical experiences.

So questions from the floor, gentlemen in the green top, please. Bob Wilson.

Sort of things to do.

What's up?

It's a very broad question. It goes into all sorts of detail and we it's it's full of pictures of the existing village it talks about.

Views entrance views to the village.

Views out of the village.

It talks about the conservation area specific things to the conservation area and then it talks about and gives examples of different types of design on in housing areas.

So for example, should you have housing areas that have boundary walls, or should it be open?

Plan where?

How should that be different in different parts of the village? It talks about positioning of garages, about whether they should be. This example here, where the garage is, is sufficiently close to the road that you can't park a car on drive.

Right. It's that sort of detail. If you go to our parish council website.

You'll see something that says.

Open Table plan 2024. If you follow that up, these documents are available online so you can have a look within the documents.

All the references are URLs, they're clickable.

So if you've got a pdf copy of this, you can click on those and all the background information is also on the parish website.

Come up when you click on it.

So you're very welcome. Can have a look.

And you know, the more people that look like, it's all good stuff.

Go. There's a step to that.

Yeah, there's too design guide it within within our document.

Nice picture, but that's available online and there's a lot of background for that.

It's a very, very good reference point, so it gives you better codes.

I would suggest you start there because we've we've tried to structure ours generally around that pretty picture there.

It's very helpful.

You will see it online if you go on.

National design dot yeah, I should say John put a lot of effort.

He's he was the lead on the design guide and our planning consultant said. It's excellent so.

Real good verification there.

Here on the right so.

We've had the design guide ourselves recently produced by the professional design firm.

He was very pleased with it.

So Dennis, there is a reliable reference going on. Question one, I believe you said you had a site assessment study from.

Could you tell us what process your parish council went through to actually decide?

Eventually actually which site?

We are convinced would be recommended.

We look forward.

Yes, and it's all toward the book.

And there is a separate.

The information about how we decided on the sites we we have decided to allocate is also repeated in the neighbour plan, but in total there were 11 sites.

There were a number of sites that came through the Sheila when we held our stakeholders meeting.

There were a number of other local land owners who came along to the state, obviously and said I'd be interested in something like that. So we picked up a few more sites then and there were other people who came to us in other various ways.

So although there.

Were six.

John will correct me if I get my numbers wrong here. Although we had six sites from Sheila, we actually ended up with 11 sites.

Being offered.

OK.

So we then contracted acom to do a site assessment of those 11 sites. Of those 11 sites.

Five of them were regarded by ecom as being.

Not developable.

So they were out. That left us with six with the remaining six. They were actually graded in various ways by ACOP.

They used traffic light system and so in our assessment.

If I can, you're not gonna see this very much.

But basically there is a page here and there's the the Sheila assessment of the site, the acom assessment of the site. These suggest the the sort of the summary assessments. The full assessment is also on our data evidence base and available in the public domain. Then there's also.

The Community Questionnaire assessment down there as well.

And then there's a paragraph.

Explaining what?

The the the.

This this combined view of all that data is and then a recommendation at the bottom, which is basically develop.

OK.

What's that recommendation achieved by those at the first Council nuts?

No.

And the IT was approved.

By the parish council, but the discussion and the background manipulating all the all the the information required and so on, was done by the working party.

OK.

Because if it had been done by the parish council at a parish council meeting, it would have taken days.

Yeah, might just.

All post council members.

Turn up. Nevertheless, they are part of along with.

Yeah, absolutely.

Yeah. So the the parish councillors get all the paperwork.

So they, so they they see it all as they can see how it's developing.

They can have an input if they want to wherever, but they do have other stuff too.

Question gentleman back in Middlebury.

Get so much.

Which so?

OK.

Number one is that we have 150 houses built between.

The planning applications with regretted while we were doing the first plan, there were an extra 150 houses built and the shape of the village actually changed because of them being built.

The consequence?

The second consequence of that, of course, was also.

But the the the population's changed.

So instead of being 1500, we're now closer to 2000 and that produces some different strains on facilities and other things in the village.

And, but largely off of that, it's just that the databases that we worked are evidence based for the old plan was now very out of date because of those extra 150 houses.

I anticipate drinking as.

Well, in the original plan, we didn't have any allocation of of land because they already have a planning permission, OK, but they weren't build so.

You know, it's something that it must be a danger for any neighbourhood plan that you could have, you know, stuff being you could have planning applications granted. And planning going ahead and other things happening is while you're in the process of producing the plan, when from memory when Hopeson were doing their first plan, there was they had three sites which they would have liked to have allocated at the time we were working in green.

Local planners pre 2019, there was planning applications were applied for by developer. They were going through the planning process.

They were granted permission because there was no reason not to.

We didn't have a five year supply, so.

If you probably say Houghton's original plan got almost superseded before it stopped, so there was this this scenario that occurred where you had the sites in the plan they got developed.

So you actually took them out to examine, it started off and replace it with from that perspective, where it was probably.

Behind the curve and then coming to this review, I think you you doing any review you look at what the plan has done?

Policies you've got. Have they worked?

Have they not worked? What are the changes that you want to make?

How substantially they're going to be and when you've done that, you can then decide what level of modifications that you want to do. And obviously I think that there's levels have been so substantial for Houghton that they will go through examination and referendum and they know that and.

That's fine.

There's nothing wrong with that.

It's not criticism of the plan, it is just the way it is.

But I just have one thing to that and I'll open.

As.

Distribution of power is by number of bedrooms, which is not consistently harmless objective distribution.

Size of dwelling.

We have 3 applications that talk about there was far too many four plus bedroom houses built that's distorted the housing mix within the village. So to the extent.

That we're trying in the new plan.

To address that, we can only address it to a certain degree, but we've had discussion with developers about the size of dwellings they would propose if they got submitted an application, and all of them have actually been quite understandable about what we're trying to agree and they have.

Said at this stage, we didn't know whether they finalized their application, but I've agreed at this stage that they will reduce the number of large dwellings because they understand from all the consult.

And so it needs to get more smaller properties and fewer large properties.

Whether they'll build any bungalows or not, we keep pushing the bungalows.

So that was another reason we got we would put out a step by independent.

Actually, no. I should be gone out of step.

They put us out of step.

Yeah, right.

Like we're. Can I just say one of the yes.

Something else which I didn't.

But have you talked about the census?

2021 Census you can go to the census and you can get it to preach out page of key data about your particular parish thing, and it's ever so useful because it's totally defensible.

Any sort of basis, it's just objective data.

And hope this is a real strange place because we can have very, very high proportion of old people like the three of us that.

We have a very, very high proportion of four bedroom houses because there are lots of these old people who moved from 40 years ago with their kids and all the rest of it, and we have a very high percentage of under occupancy because of that. And I Don.

Think that's probably too unusual in in villages surrounding lesson.

You know it's a common problem and one of the things that we are trying to.

Try and address and not solve is to try and change the the balance of our housing base to make it more sensible.

So a lot of us, all people, the large houses that are.

Down slice that kids actually have some way that they can actually live in the same village. They can buy a house that's affordable.

At the same time.

So we are actually trying to invest those things as well.

Right, we're about to run up to time now, so.

There's no other questions.

Shall we draw to a close?

Thank you, Ian.

Thank you, John very much for coming along and giving us.

Thank you all of you too for giving it Saturday mornings and coming along.

Hope you found it interesting.

I think I've recorded everything.

They will be.

Those recordings will be on the website and I send out to all the parish councils with links to that so you can all see all of the presentations will be on the website as well.

So you'll have those available to you as well.

Thank you very much.

Thank you very much indeed. Thank you.

So my apologies for technology.