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Transcript Houghton on the Hill part 2

So it's very worthwhile, worth while doing. We didn't do that until rather later the process. So we then have our four months or five months while ACON agreed to do the plans, we get the briefing. Plan came back. That was quite a delay in our sequence of producing the plan. It would be much good, much better to get on contract. Get the get the Council funding the contracts payable systems as soon as you can even process as long as you have a time scanning when you're going to get to the end. If you don't want to be ageing by the time you finish your label, plan so that the other part of this is to have a have a good hand on your time scale. You you can't really predict it. Other things might get in the way, like complications to the local plan, changing the government and the NPPF and all that sort of things. But you have to be aware of what the likely time scans are and how you're going to adapt to them. Answer and we've already had some talking about that. I think I've gone through most of these things now. Getting on to publicity and engagement, yes. Question. We had a community meeting for a launch event. We've been through all things that are down here, which I think are fairly straightforward and so on. I don't think there's anything more than need to say.

Yeah.

Yes, thank you. We'll get it.

So.

Then we were going to go oh. Dealing with developers. Saying it is something that's bound to be problematic and it's bound. Be emotion. Our experience is that you do need to talk with developers. Thanks. It's not possible and possible for be very very careful. Because in the end they are going to be the people who will actually Google houses that you are allowing for in your neighbourhood plan. If you can get on with them and you can persuade them to do the other things that you also probably going to think they plan. It's a woo and it's much easier. To get them to adapt what they're going to do to an easy ride. Process rather than for them to have stopped. The long way down the road at planning. And have their own idea set before you then start a conversation. It it's quite important that you do have a a rigorous system that is recorded and and sort of verified how you deal with that. So we set the developers panel that we think. And. A set of ground rules for how good? Minutes, minutes, minutes and on both the minutes we kept confidential, probably obvious reasons. Then it's it's a it's an opportunity. It's open. The sense of leaving me out of this. As far as preparing the plan itself, stage 2, it'll look out of things to hold the glue. The next blue tank. Then. Yet to draught the plan. Locality give you guidelines for how to do it. We decided that we would we would do something slightly different. We had a village design statement in the first plan, but because our second plan was actually getting to be quite big, we actually produced a separate village. Design guide and codes. So we have two. Any documents that refer to each other. But the the design aspects for how we want the village to to be sorted out government separate, but that helped to actually structure what we're doing.

You if you follow the locality system and of course all the guides in the NBF as well, then you end up having a structure within your enabled plan which has never become pending established. You don't have to have your. Summary. Of course you have to. To have your vision statement, you have to have your objectives. You have to have key issues and then you move on to your policies. That structure is there. In terms of actually writing the plan, biggest difference that we made this time old plan was that we actually have paragraph. A break all way the way through. The legal plan and through the. Guide as well. Because we found it through, we found very useful return of our own editing dealing with it. But also we expect it to be much simpler now when we are responding to planning applications because we can just give paragraph lines. So we can point to the specific paragraphs within your design guideline plan that applies to any particular issue you're trying to make responses. You're trying to make. So I think that's really worthwhile doing. It's a bit of a bit of a fuff to set up employment, but it's. In terms of the content then, obviously the detail will be specific to whatever your local situation is, but you obviously. Have to start with an existing plan if you've got one. When we started our first plan, we actually had a courage plan that presented that quite a lot by, but it was a useful first start. Efforts document and then if you've got your community questionnaire. Or at least you have a attribute and an evidence base, and revival evidence base. What we could use, and it's actually. All the way through the thing that we've identified is it's a referendum down the road somewhere and there's no point in producing something that isn't going to pass the referendum. And. Yeah. OK. So when we got onto policies, I've made a list here on the next slide. Labelled #26 of here of all the things that we put in there, there's nothing exceptional and unusual in there. The fact that we put environment, including one change down was the last bullet point on the policies is it doesn't reflect the importance of those within our plan because in our terms of our objectives. Mitigating climate change and the environment are actually objective of two. They are. Things that you could do specifically in one policy, there's something going overarching feature that has to affect.

All the other.

Policies that have been part of the other policies and. And that's one of the big differences between. Revised plan and the current plan. Obviously we are changing the existing plans quite considerably. So we have to have to go with the plan of basic Commission statement and we also have to have a state for public gains, which in our case is quite extensive because there are very few policies that are recognisable from one plan through to the next. Communication. It's always difficult to, isn't it? If you're involved in it, you know what's going on. You can become separated from. What the community knows about what's going on, especially when it's a process that takes several years to go through because a lot of community kind of just. They've heard about something about this, but they don't believe that much that's going on. We tried to keep people informed. Circulating Flyers seems to work, at least on a short time scale, of raising people interest over a couple weeks. The municipality and our animal community. Our animal Parishment team, I suppose the parish council. And we also have items in our. The newsletter, which goes out once a month and we keep information going there so there is a background we haven't had very active social media. Activity or flourishing Nelson website and stuff on it and flourish. Council website links to the parish community. Facebook Page which is not run by the Parish council, but it leads to it, so we get information on there. But as we have not used social media very well, there are various other groups in the in the village who do view the social media a lot and we have a little pressure group. Who started using social media as well, which is not necessarily terribly helpful. I don't think I need to say any more on that. We are now moving into. On the communication, we're now actually in our pre submission consultation period, we're

halfway through it, John and I and then we all sessions on Friday morning. Is the village we have document session for FedEx Commons. That's another document session going on now on Saturday mornings to let children. There are times when. We want to give people working can actually get to see people, see copies of the play, discuss them and so on. And. We're only going down. We're doing. Consultation comments. These are being collected and we have contracted RCC to do this. So all the comics don't come to us, they go to RCC. They there people can comment on paper, they can comment. On they can download a copy. PC website fill that in, set it off. All this are completely online version. They can. Then it doesn't matter which one, they did, all the data goes to RCC who will compile all kinds like them and then bring them back to us. For the ETF, the actual sort of. Operating deal with all of that. And folks, we've. That we get to the examination draught and we'll we obviously don't know yet how much of that welcome to Eddie. It's honest to all the comments coming in. But that would be an interesting time for the New Year for us because we are examination our time consultation with closes on December 6th 3. We then go to logistic stage. Bringing the plan into force. Well, we have to do the editing. We have to submit it. We have to have the independent examination. We've already had comments from this that harbour will appoint an external examiner and he can examine, so you do have the right to have some input into that. My people are thinking about that quite carefully. It's it gets a come on the high scale, but. And. Then you have to deal with the examiner's recommendations. We're expecting that we will get our plan 2 examinations. Well, to sufficient to harbour some time in March, examination through for a couple of months and that we're looking, we hope we can get to where I know seemingly post the referendum such. Would be in the middle. The summer, hopefully June. And once we've done all of that. So I'm sorry. I rushed through that a bit. But that's the general context of John. What do I miss out?

I don't think you've missed anything.

We've just made the point about Acom reports and they have mentioned ACORN produced 2 reports for us. One was on site assessments and the other was housing needs. We don't know how much that it costs. We don't detail how much they cost because that was organised by locality. We had to convince locality of the need of these and they organised. The parish council attended. You really don't have much a very valuable report, very detailed reports. OK.

If you haven't considered.

Using any problem if that information doesn't cost you, yeah. As background as well, some of you will know we currently have 4 outstanding planning applications moving over I should. I. And it's it's all. That comes to over 300 houses. And each one of those of course, has accounting needs assessment, which is produced by the developers, consultants that says how important that particular development is for how to meet. It's ever so nice. To the end of your own assessment, which also produces value solvents which isn't slanted in a different direction by particular client.

There's one thing I would mention as well. Obviously Hopeland Hill are doing their review and at Regulation 14, which is the pre submission consultation and the consultation that the qualifying body are responsible for. You also have to produce. The. The. Statement of modifications which tells the community and you and your consultees at that time.

The.

Nature of the level of change that you expect this.

With you.

Review to undertake so, whether it's minor changes. Changes which will be more substantial but not change the nature of the plan or changes that are more substantial, will change the nature of the plan. So you just have to produce that formal statement at Regulation 14 as well. One or two qualifying bodies have forgotten that we've had to remind them, so it's just pick up on that if you do.

And I mean the only thing that points and John and I and the rest of the neighbourhood quite working party up is that we had. Do a. Of work, because that has been a big difference between the plan that we did. Originally in 2018 and the plan that we now producing. We think we've learned quite a lot along the way. We are hopeful that having good. New plan, then the next review will be a sort of giving of some touch, getting things, rewriting some bits. It will be a much more simpler time.

OK. Thank you very much. You need Ian, Matt, that's really enlightening and lots of practical experiences. So questions from the floor, gentlemen in the green top, please.

It's a 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 inference views through the village views out. The village. It talks about the conservation area, specific things, conservation area and then it talks about and gives examples of different types of designs. On the housing areas. So for example, should you have housing areas that have the boundary walls or should it be? Where, where? How should that be different in different parts of the village? It talks about positioning of 1000 garages, about whether they should be with an example here, where the garage is is sufficiently close to the road, you can't park a. On the drive. Right. It's all that sort of detail. If you go to our parish council website. You'll see something that says. They will 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. That are clickable. So if you've got clearly the echoing of this, you click on those and all the background information is also on a parish website and we'll just come up with a clip on it. So you're very welcome to have a look and you know more people that look will count the clicks and all that sort of thing. It's all good stuff. Hello just happened to that yeah design guide it within within our document. It seems nice picture that's available online and there's a lot of background for that, and it's a very, very good reference point. So if you, if you're going to produce design codes, I would suggest you start there because. We've tried to structure ours. Generally around that pretty picture there, it's very helpful to hold up. People say it. If you go on instant national design guide. I should John put a lot of effort. He's the heaps, the lead on the design guy and our planning consultant said it's excellent.

We've got a really real good verification. Now, gentlemen here on the right.

So.

A bulwark we've had the design guide ourselves recently produced by the professional the Dacon. We were very pleased, so inconspicuous with Benny, so that the rude library. My question was, I believe he said you had a site assessment study from Apon. Yeah, actually. Tell us what process your parity Council went through to actually decide eventually, after which of the sites. On the Acom list were doing recommended actually. Forward for development in northern.

Yes, and it's. So in 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 neighbours plan, but in total we're 11 sites. There were a number of sites that came through for Sheila when we held our stakeholders meeting. There were a number of other locals and owners who came along to the stakeholders meeting 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 6. Correctly, if I get the numbers wrong here. Although we have six sites from Shiba, we actually ended up with 11 sites being offered. OK. So we then contracted ACORN 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 ACON. They used traffic light system. And so in our assessment. You're only you're not going to see this. Basically there is a page here and there's the Sheila assessment of the site. The Acom assessment of the site. These are just 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. Then there's a paragraph explaining what the the. This this combined hue on all that data is and then a recommendation at the bottom, which is basically.

Was that recommendation achieved by folks? At the Council, let's.

No.

And the IT was approved. By the parish council, but the discussion and the background manipulating all the all the information required and so on, was done by the working party. OK. Because if it had been done by the parish council and the parish council meeting. It would have taken. Days. Yeah, right. Just added in the. Yeah, the agriculture. Ure. Nevertheless they are, along with Regent. Absolutely. Yeah. So the parish council is again paperwork. So they've had a big parish. So they so they that they see it was and they could see how it's developing. They can have an important if they want to or wherever but they do have other stuff to do so.

Any other question, gentlemen, at the back in? Middle there.

Who said why did you get so? Number one is that we have 150 houses. Between all the planning applications which were granted. 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. And consequence, the second consequence of that, of course, was also that the the population has changed. So within 1500, we're now closer to 2000 and that produces some different. Of screens on facilities and other things in the village. And then, but largely off that it was just that the data matches that we weren't our evidence base that the old plan was now very out of date because of those extra 150 houses. Don't anticipate density. Well, in. Original plan. We didn't have any allocation of land because.

They already had.

OK. But they weren't built at that time, so. You know, it's something that it must be a danger for any neighbour plan that. Could have. Given stuff being, you could have funding implications granted. And planning going ahead. Other things happening while you're in the process of using.

Your plan when from memory, when hopes were doing their first plan, there was they had three sites in which they would have liked to have allocated at the time. We're working in pre local

plan so it's pre 2019. There was planning applications were applied for by a developer. Then we go through the planning process. They would be granted permission because there was no reason not to. We didn't have a five year supply. I think you're probably saying Houghton's original plan got almost succeeded before it was adopted and there was this this scenario that had occurred where that you'd had the sites in the plan they got developed. So you actually took them out do. Examine them. Started off and replace it with that from that respect where it was. Behind the curve and then coming to this review, I think you you. Doing any Ricky you look at, what the planners. Policies you've got. Have they worked? Have they not worked? All 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 the levels have been so substantial for Houghton that they will go through examination referendum and they know that and that's fine. Nothing wrong with that. It's not a criticism on the plan, it is just the way it is.

Have monthly to that uh.

Houghton has.

Distribution of houses by number of bedrooms, which is. Consistent with hard, this objective distribution size of dwelling, we have 3 applications that's just talked about. There was far too many 4 plus bedroom houses. That's distorted the housing mix within the village to the extent. You're defining the do plan to address that, we can only address it to a certain degree, but we've had discussions with developers about the size.

Of dwellings they.

Are we've proposed if they've got submitted an application? And all of them will actually be quite understandable about what we're trying to agree, and they have at this stage are different, whether application. But I've agreed at this stage that they will reduce the number of large dwellings because. From all the consultations from a come from the British, both where and so on, potent needs to get more smaller properties and fewer large properties. They'll build any bungalows who know, but keep pushing them. So that was another.

Reason we we got we would put.

Out a step by. Step they put us out.

Yeah, right. We're, you know.

Something else which I didn't. But have you thought about the census 2021 census? If you go to the census and you can get it printed out page of key department about your particular. And it's ever so useful because it's totally dependable. It's very sort of basics. It's just objective data and hope is a rather strange place because we have very, very high proportion of people. Like the three of us. Here. We have a very, very high proportion of our bedroom houses because there's a lot of these old people who move in 40 years ago with their kids, with their kids. All the rest of it. That we have a very high percentage of underfunded because of that and I don't think that's probably too unusual in in villages surrounding lesson, you know, it's covered properly. And one of the things that we are trying to. Trying to address and not solve is to try and change the the balance of our housing, things that make it more sensible. So a lot of us, all of Council. Downsides that kids. Actually have some life that they can actually say village they can buy. It's affordable. At the same time.

Well, that run up to time now. 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 all of you too for giving up Saturday mornings and coming along. I hope you found it's interesting. I think I've recorded everything. There will be. Those recordings will be on the website and I'll send out to all the parish councils the links to that so you can. See. Of the presentations will be on the website as well, so you will have those available to you as well. Thank you very. Thank you very much indeed. Thank you.

Last year.

So.