

Breadsall Neighbourhood Plan
Minutes of working group meeting 16 May 2016

Present A Williams, B Hodgkinson, M Flude, S Read, C Brewster, G Pook, M Poplar.
Apologies G Pullan

1. **Appointment of Chairman.** A Williams was appointed Chairman. S Read will prepare the minutes.

2 **Status and organisation of the working group.** The Parish Council will need to pass a resolution at its next meeting to appoint the working party as an advisory committee or sub-committee. The latter would imply a greater degree of delegation but in either case there will be a need for regular liaison between the group and the Parish Council including the supply of minutes to the Parish Clerk. The Parish Council will also need to set terms of reference for the group. These terms will presumably cover the four key processes

- Designating the neighbourhood area and seeking registration by the Borough Council
- Preparing a draft neighbourhood plan in consultation with interested parties
- Pre-submission publicity and consultation followed by amendments if appropriate.
- Submission of neighbourhood plan to the Borough Council.

G Pook will advise on the legal requirements for the conduct of the group. The Parish Clerk will also be asked to enquire about procedures adopted in other areas for establishing neighbourhood plans.

3 **Boundary of Neighbourhood Plan.** It was confirmed that the Boundary should be the whole of the Parish. The group had only a small scale plan and it will be necessary to obtain greater clarity about the precise boundary near the A38/A61 junction.

4 **Conformity with existing policies.** S Read has looked at the 2014 Local Development Framework and the saved policies from the earlier Local Plan. There are no apparent conflicts with the potential neighbourhood plan policies discussed by the group. In some cases the generic policies in the Borough Council documents may suffice but in other cases the neighbourhood plan will need to prescribe more specific or detailed policies related to Breadsall or specific sites in the village. With regard to housing development the 2014 document prescribes a total of only 300 new dwellings up to 2028 in areas other than Ilkeston, Long Eaton and the Stanton Ironworks site. It is stressed that there may be other recent local or national policies which are relevant and this will be a subject for early consultation with the Borough Council.

5 **Possible contents of the neighbourhood plan.** It is not feasible to formulate firm policies prior to holding discussions with the Borough Council, conducting appropriate public consultation and possibly seeking advice from a consultant. As a starting point the working group considered the following potential policies although it is at this stage unclear how achievable they will be.

- New housing to be permitted only within the village boundary combined with a possible limit on total numbers. There is a need to determine Breadsall's fair contribution to the 300 total for new dwellings in rural areas.
- Density and height of new housing development to be similar to that in the adjoining area of the village and in any event never to exceed "two and a half" storeys.
- Consideration to be given to reservation of plots for self-build purposes.
- Building materials to be compatible with adjoining development (and conservation area status where appropriate). Consider ban on pre-fabricated construction.
- New dwellings to have two off-road parking spaces within the curtilage of the dwelling. Access to allow vehicles to enter and exit in forward gear.
- Conservation area and listed building status within the village to be upheld strictly. Consideration to be given to extending the conservation area. Application will be made for school building to be listed.
- Green belt to be strictly upheld.
- Existing open space, footpaths, greenways and leisure facilities to be maintained. Contributions may be sought from developers to enhance these facilities.
- Flood risk in the village is to be strictly controlled. No development to be permitted if this increases flood risk.
- Maintenance of the village shop to be a priority. No change of use to be permitted.
- Need to define types or characteristics of businesses that would not be permitted.
- Consideration to be given to limitations on farm diversification and construction of new non-agricultural buildings on farms.
- Tourism/leisure activity to be encouraged. Key issue is the development of facilities at Breadsall Priory.
- Small-scale energy generation to be encouraged but restrictions to be considered for large scale operations (eg large wind turbines, incinerators)
- Road safety and traffic management in the village to be a major priority and to be a criterion for all types of development.
- Site-specific policies to be devised for anticipated future development sites. Includes the existing and new school sites, Brookside Farm and 11-21 Rectory Lane.

6 **Outside Assistance.** Continued efforts will be made to obtain copies of other completed or partially completed neighbourhood plans to use for guidance. C Brewster will take the lead on this. Consideration will also be given to engaging a professional consultant.

7 Next steps.

- The Parish Council will be asked at its next meeting to pass a resolution dealing with the formal appointment of the neighbourhood plan working group and the definition of its status and terms of reference.
- The minutes of the first two meetings of the group will be passed to the Parish Clerk and the Parish Council will be asked to give feedback on the provisional contents of the neighbourhood plan and any additional topics to be covered
- The working party will meet again at 4 Darwin Fields Drive at 7.30pm on July 7th.
- A meeting will be arranged to consult Erewash Borough Council about the definition of the neighbourhood area and the validity of the proposed contents in their existing form. This should take place as soon as possible after July 7th and the appointment should be made well in advance.