

Breadsall Neighbourhood Plan  
Minutes of advisory group meeting 4 July 2016

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

1 **Status and organisation of the working group.** On 14 June The Parish Council resolved as follows

- The working group will act as an advisory group, not a sub-committee
- The group will research and advise on all aspects of the establishment of a neighbourhood plan
- The group will report regularly to the Parish Council where the neighbourhood plan will be a standing agenda item.
- The Parish Council wishes the neighbourhood plan to cover the entire Parish.

2 **Appointment of planning consultant.** The Parish Council has authorised the advisory group to select a planning consultant and agree a work programme and fee scale. This does not require a formal tender process. In the first instance M Poplar and S Read will hold an exploratory meeting with Joe Dugdale (now arranged for July 18th.) The consultant will be required to assist in applying for grant funding to cover his fees. The grant is expected to be available in six monthly tranches.

3 **Conformity with existing policies.** There is no further information on this point. This will be a topic for early discussion with the planning consultant and with the Borough Council

4 **Content of the Neighbourhood Plan.** Members of the advisory group have scrutinised several completed neighbourhood plans but most of these relate to much larger areas and populations. The plans for Walton (near Wetherby, West Yorkshire) and Tattenhall (Cheshire) relate to reasonably comparable small villages. (It is important to avoid confusion with two other neighbourhood plans for settlements called Walton near Wakefield and Milton Keynes). The completed plans vary greatly in length but all appear to cover the following topics.

- Description of function of neighbourhood plans and the processes leading to the adoption of the plan.
- Schedule of national and local policies which affect the area
- Brief history of the area up to the present day
- Description of the key issues and local concerns currently affecting the neighbourhood
- Statement of the objectives, principles and vision which underpin the neighbourhood plan.
- Schedule of neighbourhood plan policies to address the points in the previous two items
- Appendices.

5 **Issues to be addressed in the neighbourhood plan.** A set of embryonic policies was prepared at the previous meeting of the advisory group. At the current meeting

the group tried to define the issues which led to those policies. The following issues were identified.

- The Parish as a whole has a rural character and it is important to preserve this by resisting non-conforming development. Residential development must be resisted outside the village envelope apart from conversion or replacement of existing buildings.
- At the same time employment uses are generally inappropriate apart from those of an agricultural or rural nature.
- The village character of Breadsall is threatened in particular by the proximity of the Derby conurbation and it is therefore critical to prevent the coalescence of the two.
- The attractiveness of Breadsall relies on a high quality and low density of development, reinforced by listed building and conservation area status in some parts. Pressure to compromise these standards must be resisted.
- Certain views and vistas in the Parish are of high quality and should be preserved.
- Certain landscape features (e.g. greenways and areas of woodland) make a major contribution to visual quality of the Parish and must be preserved whether in public or private ownership.
- Some parts of Breadsall are at risk from flooding and its aging combined drainage system is inadequate. This places severe limitations on future development.
- Brookside Road and Croft Lane carry excessive levels of through traffic generated mainly outside the village. Traffic calming is ineffective or inappropriate and use by prohibited heavy good vehicles is generally unchecked. This similarly places a strong constraint on future development.
- Amenities and services are usually provided outside the parish but it is important to preserve or enhance those facilities currently provided within the parish. This includes the village shop, bus service, school, village hall, sports ground and Breadsall Priory.

**6. Public Consultation**. The completed draft neighbourhood plan is subject to various consultation requirements but the government's "planning practice guidance" indicates that there should also be consultation during the preparation of the draft plan. The precise requirement is to "engage and consult those living and working in the neighbourhood and those with an interest in or affected by the proposals". A brief article in the current Parish Newsletter has invited initial comments from all residents but additional consultation activity may be required. It is noted that some neighbourhood plans are supported by a web site.

**7 Designation of the Neighbourhood Area**. The first stage in establishing the neighbourhood plan is an application to the local planning authority to designate the neighbourhood area. This is then subject to a minimum 4-week consultation period. The application will be made as soon as possible after the initial meeting with the planning consultant.

**8 Next Meeting**. Date to be fixed after the initial meeting with the planning consultant.