

Brailsford & Ednaston

Neighbourhood Planning Meeting

15.2.16

1. The meeting was attended by Cllr Angus Jenkins. A number of queries were raised which he will follow up. See items below.
2. The new map for the development of Brailsford was tabled and reviewed. A view was expressed that we cannot 'oppose' the new SHLAA areas and the projected 104 additional homes proposed by DDDC. After discussion it was agreed that it was essential to continue to fight for the retention of village status. Under the proposal 200+ additional homes would be added – double the size of the current village and in estate formation- over a very short period . Work on the NP will therefore proceed as the only 'tool' which residents have available.
3. Preparation of the NP. This requires a very tight timescale to match that now produced by DDDC for the new Local Plan. There will be a consultation period of 8 weeks starting in April. Our Plan must be agreed and submitted for formal review in line with this timescale.
4. The traffic review has been commissioned and will report at the end of March. An interim report on the traffic surveys will be requested.
5. Draft sections for housing and open space have been prepared and will be circulated to the NP Group for comment.
6. Further work needs to be done on an 'Amenity' Section. This will specifically cover medical/healthcare and utilities (water/sewage) and flood management.
7. The published guidance for the preparation of NPs stresses the need for an evidence base for any proposals. The model adopted for guidance – the approved Much Wenlock NP - has included limited evidence although it does have relevant contextual material. Agreed to stay with this model. Therefore a group priority will be to identify the relevant contextual material. The following areas were identified:
 - 2011 census
 - DDDC existing policies and those being reshaped for the Local Plan which include the Landscape and Environment policies
 - County Council policies particularly relating to traffic, highways and transportation and public health but also to amenity such as footpaths and bridleways
 - Policies of the Clinical Commissioning Group (CCG) as related to investment in new healthcare facilities, including the acceptance of S106 monies to provide additional facilities and to service them.
 - Provision of utilities such as water and sewage treatment and related capacity issues.

8. Cllr Jenkins emphasised the role, which the County Council has to play in the determination of the Local Plan. As the Local Plan is essentially a matter for the Planning Authority (Derbyshire Dales District Council) under the current governance arrangement (it may move to a Combined Authority led by the County but this change has not been approved) the County Council's influence relates mainly to highways and traffic and in relation to public health to health and social care.
9. Agreed actions from the meeting:
 - Distribution of public meeting notices – Brailsford priority
 - Review of relevant sections of the 2011 census
 - Review of relevant DDDC policies/ position statements
 - Review of relevant DCC policy and position statements – especially highways and healthcare
 - Question to Severn Trent about relevant policies in relation to new development and local capacity issues. The PC will make a formal approach on this
 - Request an interim report from the Highways Consultants on the outcome of the traffic surveys so this can be used to build up the NP statements
 - Identify key decision-makers in DCC who we should approach on the relevant policy issues
 - Circulation of NP statements to all signed-up members of the Group for comment and a request for additional support with NP development, including the 'sign-up of friends and neighbours.

Email to Cllr Jenkins

Dear Angus

Thank you for making time to attend our meeting last night and to present your views on the current proposals.

While this paints a very bleak picture for the future of Brailsford as a village (and indeed Hulland Ward & Doveridge) it was agreed that an approved Neighbourhood Plan is one tool that residents still have to resist overdevelopment. You therefore agreed to provide us with further information on the following:

- 1. The logic of the settlement hierarchy as the DDDC core strategy and the decision taken that there would be no new development in the smaller villages such as Wyaston, Shirley and Longford although at a meeting held in Hulland Ward in the Autumn suggested that representatives of the smaller villages are seeking small scale development to keep their villages vibrant.*
- 2. The rationale for the density of allocation to Brailsford when c50 new homes only were proposed under the previous Local Plan - an additional 2000 to be found would therefore suggest an allocation of c30*
- 3. In relation to 2 the allowance that is being made for developments approved since the last Local Plan was tabled, ie new allocations of land. In Brailsford this would include the cheese factory - 20 homes and land at main Road - 15 homes, plus around 10 infills and 10 proposed as retirement bungalows; thus double the expected requirement.*
- 4. What constitutes a 'tipping' point for the larger villages, i.e the effective balance of new estate development (suitable for a town) and economic, social and environmental (sustainable development)*

which maintains the nature of a village. The Council Leader has indicated that this 'tipping' point should be taken into policy definition in relation to the Local Plan.

- 5. How the findings of the Landscape Sensitivity report 2015 by Wardell Armstrong have been accommodated in relation to 4 and the number allocation to the larger settlements.*
- 6. Why SHLAA 236 remains an Option when it was ruled out as unsuitable by the Council in the last consultation*
- 7. The rationale for viewing Brailsford as having adequate amenity for a further c 150 new homes*
- 8. The relationship and weighting giving to the views of statutory consultees and in particular the CCG as the provision of healthcare services is one which residents believe will not be met.*
- 10. Why DDDC appears to have changed its policy on employment land status at the 'old cheese factory site'*

It was agreed that to meet the development timetable for the Neighbourhood Plan this information will be available within a maximum of 2 weeks and that you will invite an officer from the Planning Team (residents would like this to be Paul Wilson) to the next meeting to discuss concerns and in particular the above. You will provide some dates.

Thank you

Pat Laughlin