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GURNARD NEIGHBOURHOOD & PARISH PLAN

Report on the 3rd meeting of the Neighbourhood & Parish Plan Steering Group was held in the Compass Room at Gurnard Pines on Thursday 23rd February 2012 from 7pm.

Present:

Councillors Paul Fuller, Richard Day (Chairman) & Aslam Javaid, **Messrs** Guy Boorman, Richard Cobden, Bede Townsend, Terry Nolan, **Mesdames** Carolyn Sibley & Yvonne Ras. Also Wendy Perera (IW Council), Rusty Adams (Parish Clerk) & Miles Seymour (Seymour Communications).

Apologies:

Andy Longman & Trish Wray.

Consultancy:

A £3,000 quote has been received from one consultant, and figures are awaited from a 2nd. Consideration was given to the principle of using a consultant to work on, update and produce the final published document.

It was agreed that all were in favour of having a consultant on board.

Steering Group Membership:

Steve Dines has stood down from the Steering Group but is happy to help with some of the other work, leaving 11 members plus 3 volunteer helpers. It was mentioned that 1 or 2 more Steering Group members would be a useful addition, as well as a few more additional helpers for exhibitions and "legwork".

It was agreed that Richard Day would attempt to make contact with those who helped out following the SHLAA public meeting in 2011, to see if they would agree to go on the list to help.

Planning Policy & Neighbourhood Planning:

Wendy began by highlighting how fundamental inclusive community involvement is in the whole process, to ensure that by the time the Steering Group has a draft document all the community is well aware of what's going on. She continued by explaining that there were 2 possible options:

1. Formal Neighbourhood Plan Route
Produced in accordance with the Neighbourhood Planning Regulations which come into force on 1/4/12. The IW Council has to be formally advised on the intention to produce a Plan, and the IW Council has to be satisfied that the proposed area is an appropriate neighbourhood and that the body producing it is an appropriate body. **It is recommended that this application, complete with justification, is made irrespective of which route is selected.** The IW Council will then advertise it and, provided there is no problematic feedback, the Steering Group gets on with it. IW Council

resources to assist are limited but will include mapping, Ordinance Survey licensing, the scrutiny/examination process and the referendum. Sustainability and Habitat Appraisals will have to accompany the draft, and some technical advice will be available on these.

OR

2. Medina Area Action Plan Inclusion (AAP)

Much of the Steering Group's work would remain, but the feedback from the exercise would be included in a section of the Medina Area Action Plan as produced by the IW Council in the Island Plan. There are pros and cons of taking this route which include some savings on cost as, for example, there would be no publication printing needed as this would be done by the IW Council when they produce the Area Action Plan. It was suggested that the relevant section could be lifted out on the Area Action Plan should the Steering Group want to produce something separately. **There would be no separate referendum**, as the required consultation would be included in the IW Council's Area Action Plan consultation which goes out Island-wide, but she did add there may be an opportunity to arrange for some gathering of evidence of support statistics (no details given as to how). Wendy acknowledged that this AAP route makes her job easier. Wendy could alter the AAP to ensure Rew Street is included or leave it as a scattered settlement in the village.

The final decision could be left until some way through the process, provided the community is made aware from the start of the 2 possible options, but if the Area Action Plan route was taken, the work would have to be at draft plan stage by the end of 2012. Obviously separate arrangements would have to be made for the Parish Plan elements as these could not be included in the Area Action Plan.

One comment made was whether the Area Action Plan route would make this "Plan" a "Local Plan" – how would this be perceived by the Gurnard residents? There is a mix, so far, of the basis upon which Island Parishes are proceeding (not many moving at all yet!).

Identifying Housing Needs

This is fundamental – a housing needs survey must be carried out a.s.a.p., and the need for all types of housing should be sought. When considering the housing needs survey attention should be paid to the defined settlement boundary, to ensure Gurnard is kept separate from the Cowes Sprawl. The IW Council will provide a survey template to assist.

Any housing allocation figures for Gurnard should be allocated in a manner to reflect the local need, as realised through the survey, mainly due to the fact that the Island Plan Core Strategy states that development should meet local need.

The survey should reflect a 10 to 15 year need and should include shared ownership, affordable, general market, rented and open market, all reflecting what the community needs! It is recognised that there is a huge Island-wide need for housing, especially affordable, but there are environmental constraints to work within.

Development Envelope

This still exists in the new Core Strategy, and it could be adjusted through the Neighbourhood Plan process to ensure it is split to keep Gurnard separate from Cowes, (change the "red line" route, make residents feel the Gurnard area is more distinct?) which may make it easier to plan for local need (include this in the

survey as an option). This also means that there is no danger of development outside the current envelope being approved while Neighbourhood Plans are being produced.

Green Space

Gaps between settlements help to define them – maintaining them may be a consideration in the consultation process.

The draft National Planning Policy Framework (NPPF) states that defining local green space is important to communities for various reasons – there are criteria, which Wendy will send soon.

SHLAA Update

A review of the originally suggested sites is on-going now, and a map will be produced at the end of March which will show all sites except those that have initially been excluded as unsuitable for whatever reasons (these reasons could include access problems and number of units that can be supported).

Once housing needs in Gurnard are known the SHLAA map can be used to identify sites that would best address the need, and not all of an available site has to be used (i.e. a 50 unit site could be part used to provide a need, say, for 25 houses) – problems may arise where a landowner wants it ALL to be used, not part of it, and so may withdraw the land if it is all not used – **so the Steering Group needs to be talking to landowners.**

Neighbourhood Orders could be produced for a site which would prescribe numbers and type of development which would in effect grant outline consent automatically, with the final approval being subject to the Approval of Reserved Matters (AORM).

Wendy stated that there are no IW Council preferences in respect of “deliverable” or “developable” – this would be down to communities.

Brown/Green Sites

Consultation should also include change of use for sites – most development proposed in the SHLAA exercise is based upon Green site use, but there are brown sites such as the former Readers site which could be used for residential development.

Community Infrastructure Levy (CIL)

The Localism Act introduces CIL, which will be a standard charge per development based upon square metre of development space, and there will be different rates for different types of development. This will be implemented in April 2013.

A “meaningful” percentage of the CIL is supposed to come to communities, through Parishes.

Housing Quotas

520 houses a year or 10,300 houses over 15 years for the Island is being used a guide, but these figures originally came out of the now defunct Regional Spatial Strategy. The 10,300 figure has now been reduced to 8,000 and this could be further modified depending on identified local need.

Affordable Housing (This is NOT social housing!)

It is now not a requirement that a partner such as a Housing Association is needed to proceed with a project, so it is possible to proceed and register in a community’s own right (finance may be an issue on its own though). If identified and confirmed in the Neighbourhood Plan, the Plan can be used to prevent sites identified for affordable housing ever being used for open market housing.

Other Points

- Scrutiny Process – to satisfy the examination process we must “reasonably” prove that the community has had access to the neighbourhood plan processes. Everything the Steering Group does must be documented, and evidence should be available to show the analysis of all feedback received, the numbers attending events, the different modes of consultation used and varying venues and times etc..
- The Planning Inspectorate will be responsible for appointing the Body to carry out the examination process.
- Sustainability and Habitat Appraisals – Chris Mills can assist with getting the process right and Dr Colin Pope may also be able to assist.

Next Agenda

Stand Alone Plan or included in the Medina Valley Area Action Plan (impact upon Parish Plan element in Area Action Plan route)

Registering intent to produce a Neighbourhood Plan with IW Council

Housing Needs Survey

Profiling the Plan in the Community

Initial consultation programme

Steering Group meeting frequency

Next Meeting – Wednesday 14th March 2012 – 7pm in the Compass Room at Gurnard Pines.

The meeting closed at 9.06pm