



# Dalston Neighbourhood Plan

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## Steering Group Meeting

### Number 20

20<sup>th</sup> November 2015, 7pm @ Forge Green

#### **Present:**

Cllr. Chris Drouet (DPC)[CD]; Cllr. Ann Byers(DPC Vice Chairman) [AB]; Cllr Pauline Dalton (DPC)[PD]; Jill Faux[JF]; Liz Auld [LA; Cllr. Ronnie Auld (DPC Chairman)[RA]; Cllr. Oliver Rickerby

#### **Minutes**

##### **1. Apologies for absence.**

Zoe Sutton (CCC)[ZS]; Richard Woods (CCC)[RW]; Bryan Craig (DPC)[BC]

##### **2. Minutes of previous meeting. PD**

Decision to dispense with the previous minutes as not relevant to current business.

**Agreed: All**

##### **3. Summary of sub group work to date. CD**

Over the summer period due to difficulties of calling a full Steering Group meeting, work of draft policy writing and analysis of the Dalston Visions Survey has taken place with a sub group meeting approximately every two weeks to discuss progress and share the draft plan and policies so far.

A full report of the DV Survey, a copy of the DV Survey “Comment Bank”, and a DV Survey “Housing Land Use Synopsis” have been circulated to all Steering Group members.

The sub group considered that it would now be appropriate to have a full Steering Group meeting to discuss and decide how to proceed with policies and whether a system of “Defined Development Boundaries” (DDB) should be a tool used to graphically represent and help define The Plan policies.



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## 4. Policy Direction Decisions.

At the previous sub group meeting, JF was tasked to pull together some principles derived from the information given by residents in the DV Survey, which might guide future developers/planners in their decision making.

This document (Dalston Neighbourhood Plan, Principles JF1.0) was tabled at the meeting and discussed.

Some of the points raised were already in some of the draft policies but all were accepted as to be used in further discussion. This document will be merged where appropriate into the next draft of the plan.

**Action: CD**

The next discussion point was, “Defined Development Boundaries” (DDB).

CD explained the basic idea of these where, in our plan, an area is drawn around on a map of the Parish/Hamlet, and this will be defined as an area where development can take place. In the relevant policy it is stated that there will be no development outside the areas defined by DDBs unless these areas are covered by other policies.

An example DDB map was passed around and this prompted discussion over where the DDBs could be and how could we use them in various parts of The Parish.

Using other maps of the various hamlets in Dalston Parish discussion arose around would these DDB lines follow field boundaries or could they just cover a general area where a hamlet could be allowed to grow and develop over the next 15 years.

Sustainability was discussed as there might be criticism of allowing development to take place in an unsustainable area.

CD said that if Government, National or Local wanted to meet housing quotas in the future by allowing development in Dalston Parish, and considering the residents’ views as delivered by the DV Survey that there had recently been enough development for at least another 15 years, and this had already met the requirements of the Dalston Housing Need Survey 2013, development in the hamlets of Dalston Parish would be unavoidable and therefore enhancing the sustainability



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of such areas should be part of the planning permissions given. Sustainability in the hamlets should not be a pre-cursor to refusal of using these areas for development.

It was agreed that using this planning tool would be acceptable to the Steering Group but the Group considered that we might need some guidance of how to do this from Zoe and Richard.

It was decided that as every member of the group had their own opinions where new development should take place in The Parish, it would be more efficient if members each took a set of hamlet maps and filled in their ideas. These would then be returned before Friday 4<sup>th</sup> December 2015, either as an electronic copy marked up with reasons for this proposed DDB and e-mailed to CD or as a paper copy, with reasons written on the reverse, posted in to the Parish Office.

These would then be collated and sent to Zoe and Richard for a “pre-view” before the next meeting.

**Please meet the deadline for inclusion as the received documents will be sent to Zoe and Richard on 7<sup>th</sup> December to allow them to consider how to advise us.**

We all agree these may need further discussion before formal adoption into a draft but it is very difficult to see a way forward without starting this process.

**Action: All. To mark up the attached maps with where DDBs could be considered and attach a short “reasons” statement, or write this on the back of each map used. NB! Please note the return date for this is 4<sup>th</sup> December 2015.**

## 5. Date of the next meeting.

It was decided that a range of dates would be circulated in the usual fashion. Please try to offer as many suitable as you can as we are trying to include as many members of the Steering Group as possible.

**Action: CD**

**The meeting closed at 21:00**