

New Hartley Neighbourhood Plan Working Group

Notes of Meeting Held on Tuesday 13th December

- 1. Present:** Cllr Susan Dungworth, Cllr K Collier, Cllr B Swinhoe, Cllr D Mullen, S. Potts (Clerk), D. Freeman (Engagement and Development Officer), G. Garnham (Planning Advisor) and the following residents:

Glynnis Dodds, Malcolm Hope, Christine Barrell, John Barrell, Jim Wannop, Lyn Wannop, Harry Wilson, Anne Wilson, Jill Henderson, Jude Dawson and Alan Dawson.

- 2. Welcome and Introductions** – Cllr Dungworth took the Chair and welcomed everyone to the first meeting of the New Hartley Neighbourhood Plan Working Group. She outlined the background to the Seaton Valley Neighbourhood Plan and what work had been carried out to date. This group had been set up to look at New Hartley in particular but would feed into the Seaton Valley Neighbourhood Plan Steering Group.
- 3. Barrett Appeal** – the Chair updated the group on the latest position – Barrett’s has submitted a formal appeal against refusal of its planning application. Mr Garnham advised that the appeal is likely to take the form of a public hearing at a suitable venue as close to New Hartley as possible. The appeal documentation has yet to be posted on the Planning Inspectorate website. As part of its work the group will provide/draw up evidence to support NCC’s decision to refuse the application.

Mr Garnham advised that the group should try to concentrate on the following areas with regard to its work on supporting NCC’s decision:

- Build up evidence to show that the development is not needed to meet Seaton Valley’s housing development target (780) as detailed in NCC’s emerging Core Strategy
- Gather evidence to support NCC’s finding that the proposed development would have led to the ‘over development’ of New Hartley village
- Develop alternative suggestions for use of the site, which might include partial development of the site
- Make evidence clear and precise and try not to spend a lot of time on other areas of objection to the planning application.

- 4. Numbers Sites and Maps Refresh** – Mr Garnham took the group through a note that he had prepared on the matter (see attached). In essence the note

demonstrated that Seaton Valley is well on the way to meeting its housing development targets taking into account new houses built since 2011, planning applications already approved and other development sites identified.

- 5. Themes** – the Chair summarised what needed to be addressed under the themes of Housing, Economy, Environment and Social (See attached). The group felt that there is already a lot of information available on the first two themes and agreed to concentrate on these for the time being. John Barrell was appointed as the lead on Economy, which includes transport and infrastructure, whilst Jill Henderson and Christine Barrell agreed to take the joint lead on Housing. The Chair agreed to make the appropriate links with NCC's Economic Development section and pass contact details on to John Barrell.

The Chair said that Homes for Northumberland./NCC have done a lot of work on Housing Needs Assessments and asked the Clerk to make contact with them to source this information.

There was a discussion about school provision and it was agreed to write to the Education Directorate to seek details on current and projected numbers – this will be picked up under the 'Social' theme at a later date.

The Chair mentioned some work she had been involved with at Wooler recently involving Northumberland's Director of Public Health which was concerned with using Community Assets in a more efficient way – the Chair said that she would circulate a video that had been made about the matter. This would again feed into work on the 'Social' theme at a later date.

- 6. Publicity** - there was a short discussion about the need to get more people in the community involved in the project and as a first step it was agreed to set up a separate Facebook and Twitter page/account. David Freeman and Jill Henderson agreed to lead on this.
- 7. Next Meeting** – the group's next meeting will be held on **Wednesday 18th January at 6.00pm**. This meeting will involve the whole group, however it is envisaged that individual sub groups will be set up to look at the four separate themes in due course.

Seaton Valley Neighbourhood Plan

Meeting at New Hartley on Tuesday 13 December 2016

Briefing Note on Housing Requirements for the Neighbourhood Plan

1. The Government's intention for Neighbourhood Plans is that local people should be able to plan for where growth takes place in their area. The actual amount of growth that is to be accommodated is to be set out in the Local Plan for the local planning authority area as a whole.
2. The Northumberland Local Plan (Core Strategy) is moving towards independent examination before it can be adopted. Some parts of it may change before adoption. For the time being, we have to use the most up to date guidance, which is given in Policy 15.
3. Policy 15 sets out the scale and distribution of housing provision in Northumberland for the period 2011 – 2031. The majority of housing is to be focused in the main towns and service centres. Table 6.2 "provides a realistic but indicative scale and distribution of housing across each Delivery Area. Neighbourhood Plans will allocate land in accordance with this distribution."
4. Seaton Valley comprises what is called the "Seaton Delaval / New Hartley / Seghill / Holywell Service Centre". The Neighbourhood Plan needs to allocate land for 780 dwellings to be built in the period 2011 – 2031, an average of 39 per year.
5. From this total we need to deduct the numbers already built. Up to March 2015, this was a total of 249, leaving a remainder of 531 to be built by 2031.
6. Building is continuing on three quite large sites at Seaton Delaval. If these sites are completed, this would add a further 301 dwellings – then leaving a balance of 230. In other words, sites already completed or likely to be completed soon provide 70% of the allocation till 2031.
7. The County Council's Strategic Housing Land Availability Assessment (SHLAA) identifies 4 other smaller sites in Seaton Delaval, Seghill and Seaton Sluice which it considers could deliver a further 60 dwellings within 5 years, leaving a balance of 170 more for which land needs to be allocated.
8. The SHLAA identifies two other sites which may come forward and provide a further 115 dwellings over the next 10 years – the former brickworks site at Seghill and land behind the Hastings Arms in Seaton Delaval. This reduces the balance to 55.
9. It is clear that the whole of the Barratt site at New Hartley does not need to be allocated to satisfy the requirements of Policy 15. It is possible that some of the site could make a contribution to the overall allocation of 780 dwellings.
10. A major complicating uncertainty is that, if the County Council cannot demonstrate the existence of a 5 year supply of deliverable housing sites, other, unallocated sites may be given planning permission on appeal. This could affect the outcome of the appeal into the refusal of planning permission for 285 dwellings on the 15/01182/FUL site at New Hartley. If the appeal is dismissed, depending on the Inspector's reasoning, the appellant may submit a revised scheme for fewer dwellings. If the appeal is allowed, the need for further housing land allocations in the Neighbourhood Plan will be minimal.

Graham Garnham, Planning Advisor to SVCC.

Seaton Valley Neighbourhood Plan

Themes Agreed by Council July 2016

Housing

- Review allocated sites and numbers
- Review other potential sites/green belt issues
- Minimum design standards
- Types of housing required
- Affordable housing
- Housing needs survey

Economy

- Transport and Infrastructure – parking, road layout, public transport, drainage, sewers
- Identify strategic employment sites, within and outside Seaton Valley and review transport links to those sites.
- Review current allocation of land for industrial/commercial and retail use and recommend any changes required.

Environment

- Review existing green spaces and recommend areas for protection
- Review existing nature reserves and any sites of ecological interest and recommend areas for protection

Social

- Review 'social' services (key facilities) available in each village and identify gaps
- Specifically review schools by researching projected pupil numbers and any proposed new schools/extended school sites. If necessary, try to identify preferred sites for any new schools, where required.