

# SPRATTON NEIGHBOURHOOD PLAN

Notes and conclusions of a meeting with Daventry District Council on Thursday 7 August 2014

## Present

Richard Wood, DDC

Tom James, DDC

Barry Frenchman, Spratton Parish Council

Michael Heaton, Spratton Parish Council

1. A briefing note had been sent to DDC ahead of the meeting. This referred to the difficulties that were being faced in terms of making a site allocation choice, and also referred to the Parish Council's current assessment of the community benefits, which concluded that a potential 'loss of these benefits may not, therefore, be of much significance'. The brief raised two questions as follows:
  - 1.1. Comments on the possibility of a change of direction from a 'major' site allocation to Plan growth objectives per the Upper Eden model.
  - 1.2. Comments on the consultation approach to this change of direction bearing in mind the legal challenge by developers to Tattenhall (which challenge failed).
2. DDC's response to these was that they would not have an issue with such a change of direction providing that it could be supported by
  - 2.1. Plan policies which were not overly restrictive and could be seen to permit 'organic' growth over the Plan period. It was believed that this was the case, but to be discussed with our consultant.
  - 2.2. Parishioner support for such a change evidenced by a further consultation which would need to clearly set out the reasons for such a change of direction – for example, inability of one site to deliver a link road and lack of enthusiasm for the deliverable link road on the other site from parishioners believed to have been affected, leading to loss of imperative for the site allocation of either of the two sites.
  - 2.3. The consultation to be a simply expressed choice of organic growth (to be defined with examples from the past) or a 'major' site allocation.
  - 2.4. If possible, the allocation of site(s) for affordable housing (which could have the minimum amount of market housing to make them viable). To this end, Mark Pople will contact Michael Heaton next Monday to arrange a village walk to try and identify possible rural exception sites for small scale affordable housing.
3. On DDC's advice, site choice should not be included in this consultation particularly if the two sites had been chosen mainly because of their potential ability to deliver a link road. With this not being a key issue any longer, the Plan process would have to ensure that all other site options had been considered properly. Michael Heaton felt that this could be evidenced, but would check.
4. Reference was made to the submission of an outline planning application on Site 2. It was agreed that Spratton needed to press ahead with its Neighbourhood Plan, regardless of how this application was determined, as the Plan would determine future policy. If, in the meantime (as has happened in many other villages) a 'major' site was to receive consent, it should not detract from pushing ahead with a Plan whose policies would run until 2029.