

## **Frodsham Neighbourhood Plan Steering Group Meeting**

Wednesday 9<sup>th</sup> November 2016 at 5.00pm Castle Park House

Attendees:

Peter Vickery Chair Resident

Liam Jones, FTC

Caroline Ashton, FTC

Alex Villiers, Resident

Gill Hesketh, Support and Admin, Resident

Gill Smith Planning Officer CWaC

Apologies from: Mark Warren

Gill Smith was welcomed to the meeting which focussed on accessing Gill Smith's knowledge and expertise in planning and how it impacts on the Neighbourhood Plan.

A wide-ranging discussion took place and the following points were noted:

### General points:

GS highlighted the benefit of neighbourhood plans in terms of them being focussed specifically on the local issues, and said NPs have considerable influence as well as legal weight with planning decisions.

All NPs should fit in with the Local Plans parts 1 & 2 and with national planning policies.

The Community Infrastructure Levy (CIV) is currently being negotiated. This is a levy from developers based on residential new build square footage, and can be used for local infrastructure. Whilst CIV is not yet agreed, it should be kept in mind when developing the NP.

### Development of Green Belt:

GS said green belt cannot be changed, however if there is strong evidence of local housing need, a "rural exception site" is possible, the NP can identify preferred location(s) for these sites. These are to be "small sites", a NP can define what a "small site" is.

Other options to consider for developments on “rural exception sites” are that a NP can

- specify a mix of housing, for example a mix of executive, affordable and family homes;
- specify the percentage of affordable housing in a development, for example a lower threshold than the 30% required in a development of 11 or more houses;
- require a development to have low prices in perpetuity
- specify that the development is partly or wholly self-build

### Green Spaces and Open Spaces

CWaCs open space policy is still in development, but an NP can designate “Local Green Spaces” provided there is strong evidence of why they are special and how they are used, and the advice is the NP should be selective about the designations.

### Assets of Community Value

Assets of Community Value can be buildings or facilities or areas and can be identified in a NP, but advice is to focus on key assets.

### Evidence and Resources

GS discussed how to evidence a NP’s policies, and offered several documents and links to inform the policies, some examples were;

Link identifying what CWaC owns in Frodsham

Housing profile document (hard copy left with us)

Link to the Strategic Housing Assessment

Link to the Town Centre Study

A contact person re Assets of Community Value.

Future meetings:

A short discussion took place about changing the times of the regular Steering Group meetings to a more convenient time for all. 2.15 on Friday afternoons was suggested, GH to check if this is more suitable.

Action from this meeting:

ACTION	OUTCOME
Gill Smith to provide information as above	Sent 10/11 and ongoing
LJ to research bee logo & linking site with Twitter & Facebook	
Any photos to be sent to Jack for inclusion in the website	ongoing
GH to collate a library of relevant documents	ongoing
PV to draft flyer for circulation at Christmas Festival	ongoing

The meeting closed at 7.00pm.

Following meeting dates are:

23<sup>rd</sup> November 2016

14<sup>th</sup> December 2016