

# Housing Working Group

**Meeting 28<sup>th</sup> January 2016**

Present: David Crosby ( Acting Chairman) Keith Hill, Andrew Horsfield, Kath Lawrence, Maurice Patterson, Cllr. Martin Smith, Martin Stranex

Apologies: Christina Stark

Sheffield in the National Context. Sheffield City Council are looking for 4300 new housing plots. The two main areas of consideration for our area are

Protection of the Green Belt – a preferred view that most of the Green Belt is too sensitive to build on.

New sites where approved. These are likely to be allocated sites such as the King Egbert School site and windfall sites of which there are none at present.

The Dore Neighbourhood Forum is putting its weight behind the Sheffield City Council's CS31 Strategy Policy as an expansion of our remit. The starting point for the Working Group deliberations is that Dore provides a variety of low density housing with only windfall sites, allocated sites and infill to provide further housing.

Concern was expressed that low density implies large properties and does not take into account the need for started home and for those who wish to downsize. The difficulty is that new developers would rather build large units and social housing is always kept to a minimum.

It was agreed that there is a wide diversity of housing in Dore both in design, type and size. There is a preconception that everything is large. A new survey of existing housing should be carried out to determine exactly what housing is available in Dore. Our job is to define what the attractive and distinctive characteristic of the neighbourhood are. We should also aim to identify the distinctive features of Dore housing and define the nature of inappropriate development such as large scale extensions, rear first floor terraces and infill.

As a starting point everyone agreed to carry out a survey of one of the Housing Character Areas as listed in the consultation document. A list of areas and the members responsible for their survey is attached. A matrix of housing types is also attached for completion.

Date of next meeting: Tuesday, 1<sup>st</sup> March, 2016 at 7.30 p.m. in Dore Old School.

## Housing Character Areas for Survey

EH1	Dore Road, Victor Road, Cavendish Avenue Area	Martin Smith
EH2	Blacka Moor Road, Church Lane, Drury Lane, Old Hay Close Area	Martin Stranex
EH3	Newfield Lane, Causeway Head Road Rushley Avenue Area	David Crosby
EH4	Bushey Wood Road, /Totley Brook Road, Furniss Avenue Area	KL/ Maurice Paterson
EH5	Grove Road Area	Andrew Horsfield
EH6	Wyvern Gardens and Durvale Court	Kath Lawrence
EH7	Abbeydale Road South	Keith Hill
EH8	Totley Brook Estate and Kings Coppice	Maurice Patterson

### Meeting of 7<sup>th</sup> April 2016

Present; David Crosby (Acting Chairman), Martin Stranex, Kath Lawrence, Maurice Patterson, Martin Smith, Russ Gamble.

The circulated agenda was discussed. The first point was to appoint a Chairman and a Note taker. David Crosby agreed to continue as acting Chairman and Russ Gamble was appointed Note Taker for the meeting.

It was noted that the Housing Area Surveys had been returned by most and they will be collated by David Crosby. A deadline of 2 weeks from the meeting was set for the return of all outstanding surveys (21<sup>st</sup> April 2016). It would be good if the surveys could be supplemented by two or three photographs / area to illustrate the types of housing in the survey. Kath Lawrence will forward a good example to the group.

Point 6 on the agenda was discussed first, House Extensions. It was noted that Sheffield City Council (SCC) already has an extensive policy and details relating to House extensions and that to include a section in the Dore Neighbourhood Plan might not be necessary. DN Policy 10 may in fact be omitted with a statement being included within the DNP along the lines of 'The Dore neighbourhood Plan endorses the current Policy of SCC with regard to House Extensions' David Crosby and the group will reconsider this item.

Point 7 on the agenda. On the evening of Wednesday the 25<sup>th</sup> May it is the intention to hold a Public Working Group Workshop where the public will be invited to meet with the seven working Groups and see what work had been done to date by those groups. It was hoped that the public would engage with the process to allow their comments and any concerns to be incorporated where applicable.

Point 8 on the Agenda. Following the public consultation on the 25<sup>th</sup> May it is the intention to organise a more extensive Public Exhibition over a full day, possibly the 25<sup>th</sup> September where there will be detailed questionnaires and opportunities for the public to further question and give feedback to the process to date, providing adequate public consultation and with a hope to achieving a consensus. This will enable a final draft of the DNP to be put together for discussion and consideration prior to formal submission. The DNP is scheduled to approved by SCC by 2018 a date that is rapidly approaching and is important when considered with the timing of the Community Infrastructure Levy that can be paid. Martin Smith agreed to look in to the timing of this with particular regard to the payment due from the development on the Mercia.

Point 9 on the agenda. DNP will need to consult with the Topley Tenants and Residents association, the only significant group in the area other than the Dore Village Society. This will be done individually by the seven working Groups.

The Chairman then considered the document 'A vision for Dore Neighbourhood' Bullet point 3 on page 1 was considered and it was felt that the wording needed to be extended/amended to incorporate something such as desirable, attractive or similar to reflect the area considered. These words/sentiment may be best incorporated in the summary or header rather than included in a specific point.

The Sheffield Plan was discussed in particular CS31. Dore is to be kept as it is currently to be part of the overall Sheffield strategy and we need to refer to this specifically in the DNP. David Crosby suggested that the group consider how this can be incorporated and he will forward a draft to people to consider in more detail. The DNP is to be based around CS31 and will included Dore Character Analysis (evidenced). The Plan will need to be robust and take in all opinions so that it is representative of the peoples wishes and views.

DN Policy 8 was discussed – Tandem Development, this will not be Permitted.

DN Policy 9 was discussed – Generally we will be allowing like for like development where housing stock can be removed & rebuilt if points a- g are complied with.

The Preservation of Open/ Local spaces is being considered in detail by one of the working groups and that follows government guidelines on those requirements.

David Crosby will e-mail the amended version of the Dore Neighbourhood Plan (previously June 2015) so that the groups have the most up to date draft.

Kath Lawrence commented positively that she has seen great progress from the start of this whole process to the present time and that the current document is well put together and very concise.

The meeting Closed at 9:00pm.