

Dore Neighbourhood Forum

Steering Group meeting 12th. September 2018

Present: Christopher Pennell (CP), David Crosby (DC), Keith Shaw (KS), Pat Ryan (PR) and Jen Donnelly (JD)

Apologies

1. Apologies were received from David Bearpark (DRB).

Minutes of the meeting held on 15th. August 2108.

2. Amendment required to Para 16 to note that the "new" NPPF came into force July 2018. Minutes otherwise agreed.

CP to amend

Matters Arising.

3. The SCC outstanding actions regarding the SEA / HEA, primarily the statutory consultees comments: **CP to query with Sarah Smith why we have not yet received the formal reports from SCC and PDNPA**

4. Archive availability ex-TH: no longer critical as all documents available within the SG membership. **CP to follow up as appropriate.**

5. DC informal meeting with RM has been fixed for September 21st.

6. Community Infrastructure Levy (CIL) consultation response has been prepared and submitted to SCC by CP and copied to SG members on 12 September.

The Updated August 2018 Dore Neighbourhood Plan.

7. Para 8.4, page 57, this paragraph should conclude "....their interests should be recognised and not overridden." **DC to add the final three words.**

8. In the vicinity of para 9.13, opposition by the Village Centre Residents Group to the proposed making of an Article 4(2) Direction should be acknowledged. **DC to edit the text to show there would be a consultation on an Article 4(2)**

Direction implementation.

9. Response to ADAS P-SC comments. **DC to consider draft response.**

10. Open Spaces to be designated as Local Green Spaces. **PR to circulate for discussion at the next SG a draft response to the P-SC comments**

Delay in Publishing the Draft Sheffield Plan

11. Housing in Dore 1 - some reflections by CP. After a full discussion of the issues surrounding the timing of the application of the revised NPPF, the timing of the publication of SCC's Reg.18 Sheffield Plan and timing of the submission of the DNP, the SG decided that we should not attempt to submit our DNP before 24 January under the old NPPF rules because:

- we seriously doubted that we could do all the remaining work to a high standard in that timescale,
- the timescale and workload problems would be compounded if SCC issued its draft Local Plan between now and January, requiring the SG to divert time and energy to analysing that draft and all its accompanying documents and evidence to prepare Dore's submission to the consultation,
- even if we submitted by January 2019 – our draft Plan would be undermined from the start by planning decisions having already to take account of the new NPPF and gradually thereafter being outdated by SCC's up to date emerging evidence.

The SG concluded that we should proceed at a realistic pace, not racing to beat the January 2019 deadline to:

- incorporate the relevant new NPPF provisions
- refer to new SCC strategies, such as the recently published Transport Strategy draft, as appropriate
- new evidence that may address the housing issues raised by SCC,
- resolve the discussion around the Local Green Spaces designation,
- take account of the Regulation 18 version of the Sheffield Draft Plan and the Green Belt review when published
- take account of updated housing need figures and the next Strategic Housing Land Availability Assessment.

12. It was decided that in view of the conclusions reached in para. 11 there was no immediate requirement to seek legal advice on the above timing issues, but **CP would consider if anything should be rescued from the legal questions for consultation, particularly with regard to the DB's question about SCC's role following the Examiner's report on the DNP.**

13. There was extensive discussion of the questions to be considered informally with SCC, expanding upon the draft list produced by CP. This list was extended and is minuted separately. **DC would record the outcome of this meeting and brief the SG soon thereafter.**

SCC Transport Strategy and its Implications for the DNP

14. The SG discussed PR's note on the recently published SCC Transport Strategy and noted, in particular, the absence of overt significant improvements in the transport corridors from the south west of Sheffield to the city centre and a number of welcome references to environmentally more acceptable transport measures in the city. **PR to define how this may be addressed in textual/policy changes to the DNP.**

The July 2018 NPPF

15. The SG discussed various implications of the revised NPPF. **DC will revise the DNP to reference changes from the current to the new NPPF**, but see below and particularly para. 17.

Housing in Dore – 2, note prepared by CP.

16. The following were agreed against the questions in CP's note:

- I. Our existing case (with perhaps a few small textual improvements) for defending the GB as it is round Dore is nearly as good as it can be, given that it is no role of a Neighbourhood Plan to make policy on GB as such; so we should save our firepower for assessing, and where necessary opposing, any unacceptable GB site options in the consultation on the draft Sheffield Plan when it comes out.
- II. Our existing case is as good as it can be; however we should continue to seek partners to support our 'setting of the National Park' argument.
- III. We should strengthen our case for DN 3 by using some of the quotes from the new NPPF and by citing the Sheffield State of Nature Report.
- IV. We should we take up the SCC offer to advise us on how best to counter a specific third party P-SC criticism
- V. We should do all we can to exploit in our text the strong revised NPPF stricture that SCC must provide compelling evidence that it is impossible to deliver the required new housing for Sheffield without releasing Dore GB land for housing and we should advocate mechanisms for ensuring that developers do not choose to deliver in the GB before exhausting existing urban sites.
- VI. We should wait until SCC publishes its Reg 18 draft Local Plan before planning significant public and partner opposition to proposed GB releases for housing.
- VII. We must ensure in our text that we are exploiting to the hilt what the new NPPF says about moderating density standards where it is highly desirable to maintain an area's prevailing character and setting (including residential gardens) and ensure that our character descriptions are as good as they could be.
- VIII. We should regard the landscape transition case for protecting the character of Dore as adequately well made at this stage.
- IX. We should go some way towards accepting SCC comments and amend DN 5 at clauses 1 and 3, and consider how we can sensibly lessen the stricture against rear garden development so that it is not so objectionable to SCC. **DC & CP to consider.**

- X. We should wait until the Reg 18 draft Sheffield Plan is published rather than suggesting sacrificing potential Open Spaces ourselves in advance.
- XI. **DC to raise with RM in conversation how far our Plan is obliged to address the wider aspects of housing mix in Dore.**
- XII. How can we stick to the need for smaller homes which we have already identified.
- XIII. We must improve our knowledge of the existing housing needs evidence which is available to SCC and therefore to us.
- XIV. We must ensure we have and defend a policy regarding protecting mature gardens in Dore.

Rough Timeline for SG Activities.

17. Briefly reviewed. DC suggested the current DNP should be brought to a point where all the P-SC comments have been addressed and, where appropriate included in the text, prior to the major textural revisions associated with new NPPF, Transport Strategy, SHLAA, Green Belt review and Regulation 18 draft. **For discussion at the next SG.**

AOB.

18. **DC & PR to meet to review status of responses to housing chapter questions in the P-SC.**

19. Application for re-designation as a Neighbourhood Forum will need to be made prior to October 2019. **DB to keep under review.**

Date of next meeting : Wednesday October 17 at 7.30pm