

Meeting between Cllrs John Huxley and Peter Hill with, Bob Bryan and Mike Dando at Coffee Nero, Brook Street, Ilkley on Tuesday, 28th June 2016.

The objective of this meeting was to dove-tail the work that was undertaken with the NDP Working Group by Mike Dando prior to his illness with that currently being taken forward by Bob Bryan.

Mike Dando outlined the position as at his departure and said that it was his recommendation that the group should appoint a central co-ordinator to look after the group's response to Bradford MDC's site allocations and Peter Hill said that as he had attended Bradford's Site Allocation seminar that he would be happy to act in that role.

Mike felt that now was the time for us to identify what we wanted the plan to look like in terms of content and terms of reference.

In terms of evidence he suggested that we should be considering what influence housing development would have on each of the site's identified by BMDC.

Peter Hill said that we had once seen the outcome of a housing survey for the Parish undertaken by the Rural Housing Enablers. Both Mike and Bob felt that if the document could be located it should be re-visited and up-dated where necessary as it would constitute as evidence.

Mike said that the group might like to consider commissioning a 'Housing Needs Assessment' to provide the necessary evidence to support any proposals that the NDP might have concerning housing. His estimate of cost to have HNA done professionally was £5,000 but both Mike and Bob point out that this could be done at fraction of the cost by the group via a series of consultations. This is a piece of work we will have to discuss at our next meeting.

Mike suggested that we should take a look at Nettleham's (Lincolnshire) NDP. That is an NDP that has been made and will illustrate the kind of work we need to undertake. Building our own survey would mean asking Bradford for any information they hold; discussing with estate agents whether they are prepared to make their data bases available to us.

Bob suggested that it might be possible when we consult on the green spaces questions related to perceived housing need. This is something we need to discuss and decide.

We need to take an analytical approach to the feedback to the PID feedback and identify the key trends. We should be looking to see if there are any issues which could become showstoppers (e.g. serious objections); identify any trends that could have significant impact on any existing planning issues and whether it suggests any new planning issues.

We have to re-visit Bradford's feedback to the PID and address the concerns that they may have raised.

We need to publish the PID on the web site.

We should digitalise all consultation feedback not just the PID's

Bob needs to receive a copy of the draft Consultation Statement (Angel Kershaw provided it)

Bob made it clear that all members of the group have access to him to raise any issues or ask questions.

We need to ensure we have a contact at English Heritage.

We should be thinking about looking at Bradford's site allocation plan and having a view on any site they are proposing and gathering evidence to support our view. This will enable us to help shape Bradford's thinking when the final Allocations Document is formed.

Bob suggested that we consider writing a 'Character Assessment' for the Parish. This document contains the community's thoughts about what should be taken into consideration with every site that is allocated for development in the Parish and would contain ecological, design and relevant comments such as what needs to be protected. This item should be tabled for the group's next meeting.

Mike's advice was that the PID should form the basis of what work we need to do in the future. We should be looking at the issues we raised in that document and working up policies. He also said that while we need to work on those proposals we should not be afraid to add things on. We need to be working on providing the extra evidence we need to support the proposals in the PID as well as any additions we make.

It was felt that a 'concept statement' was not needed as it was too early in Bradford's allocation process to be relevant and if we did one it might possibly not achieve is intended.

It was recommended that we look at Thane's (Bucks) NDP because they have made provision for comment on sites that had not been allocated in the existing site allocation but that might be identified for development in future years. This could form the basis of a public consultation.

We should be thinking about the sites that might be allocated and making proposals for what they may be used e.g. Housing, commercial or mixed use.

We should consult Bradford MDC's Planners to see which sites they are considering allocating and discuss with them our thoughts so that the community's view could be taken into consideration. This too could be part of a consultation. For example we could point out that on the sites identified there could be trees that should be protected.

Any work that we undertake from the PID should have an evidential trail back through the whole process and that's why it's important that we remain focused on what the PIDS identified and don't get distracted by other influences.

If the group does not involve itself in allocating land for commercial development, as we do with housing, then we can work with Bradford to shape policies in our parish. But we should have a view on any land made available for possible commercial use, a view on land that could be made available and land that should be protected from development. For this we need to stage a special meeting with as many business owners as possible to see whether they have any land needs for the future or believe that they have enough land already. This requires a targeted consultation we have to organise.

The role of town centres needs to be identified and we need to understand what is understood by town centres within the Parish. Bob is to research what Bradford have designated in this parish. Then we can decide whether we want to make proposals on what should happen within those centres and without.

We need to list all pieces of land over which we want to have a view whether it is to protect it or earmark it for development; we need to identify historic buildings that have not been listed that we think need to be protected, even in Stanbury: we should list community buildings that need protecting particularly those with ACV orders Otley has listed all its pubs as ACVs.

In the PID we list non-planning issues over which we have a view. We need to be mindful that CIL funding is coming on stream and have a list of priorities to present to the Parish Council and Bradford over what is important and maybe needed in the future.

Transport is not a planning issue but we should be making an 'aspirational' listing what transport facilities we think maybe needed in the future that affect planning e.g. cycle tracks; car parks, bus routes particularly as these could be priorities for future CIL spending.

Maybe we would like to consider a building a network of open spaces so that wildlife passages can be preserved as well as shape future recreational use.

Conclusion

Bob and Mike had a valuable discussion and Mike has agreed to answer any queries that Bob may have. It was a very useful and fruitful meeting

The ultimate aim of the meeting was to establish what work needs to be done so that we can create a viable, achievable work programme to produce a draft plan to take to public consultation, examination and ultimately referendum (Agggghh not another one).

John will now discuss with Bob how to translate all the above into a viable timetable for the group.

John Huxley

28th June 2016