**Meeting with Dave Nash, SDC (09/03/15)**

Attendees :

Dave Nash, SDC

Peter Morris, Loxley NDP Group

Glynn Jones, Loxley NDP Group

Note of Meeting

GJ outlined the policy background for Loxley, namely:

* Parish Plan
* Village Design Statement
* Housing Needs study
* The current requirement as a Local Service Village to accommodate between 10-25 homes
* Although at the early stages the Parish Council was looking at the feasibility of developing a Neighbourhood Development Plan

There followed a brief discussion of the development context for Loxley, its relative small size and the extent of environmental designation which makes it difficult to identify development sites and further it had not been possible to identify any suitable sites to meet the local housing needs identified in the report commissioned by LPC.

PM and GJ identified the following issues on which guidance was being sought :

1. To clarify the basis on which Loxley had been identified as a Local Service Village, given that it appeared that the village contained less than 100 dwellings which was identified in the guidance as minimum threshold required to be designated a LSV?
2. What support might be provided to the Council in developing a NDP and specifically in relation to the earmarking potential sites deemed suitable for housing development?

Both emphasised the difficulties of finding sites in Loxley within the current planning framework. Peter noted that if the higher figure of 25 dwellings applied, this would represent a 25% increase in the number of dwellings with in the village.

**Neighbourhood Development Plans**

DN identified further support that the District Council could provide to the Parish in developing its NDP, identifying Matthew Neal at the Council as the person to contact. The Council would also be willing to engage with the Parish Council in looking at potentially suitable sites.

DN also noted that it might be worthwhile checking out the SDC website to see to see if any sites had been put forward in Loxley as part of the Site Allocations Plan (under planning policy section).

DN also noted that an accelerated process for approving NDP designated areas had been put in place – with an 8 week determination period – where the area put forward for designation aligned with the parish boundary.

**Actions**

With respect to Loxley’s designation as a Local Service Village the most appropriate way forward would be:

* For SDC to forward (to the Chair and Clerk), a list of the houses included in the number identified by them as existing in the village which exceeded 100
* For the NDP Group to review and comment as appropriate
* If there remains some uncertainty to meet again with SDC to discuss with a view to resolving.

In terms of timing DN noted that if there was to be any challenge this needed to be done in the next couple of months. Hence, would need to review asap.

Glynn Jones

9th March 2015