

**MINUTES OF A MEETING OF THE KINVER NEIGHBOURHOOD PLANNING STEERING
GROUP OF KINVER PARISH COUNCIL HELD ON MONDAY 21ST FEBRUARY 2022 AT
5.30PM VIA ZOOM**

Present: Councillors Mrs C Allen, G Sisley and Ms E Lord and District Councillor Mrs L Hingley, Miss A Roche, Mrs H Barter, K Hossell*(joined half way through the meeting) and Miss J S Cree

1. To receive apologies for absence.

Councillor E Simons and Miss E Stokes, Mrs L Roche, and Miss Fiona Holloway sent their apologies.

2. To receive the minutes from the meeting held on the 7th February 2022

The minutes of the meeting of the Neighbourhood Plan Steering Group held on the above date, having been circulated previously, were approved as a true record of the proceedings.

3. Policy document: response from SSDC and amendments

Mrs H Barter reported that the meeting with the officers from the District Council, went well, SSDC added a few comments to the document but they were mainly points of clarification. SSDC seem to be looking to Kinver as their lead parish on Neighbourhood Plans. Their main concern is that our policy needs to not duplicate the new emerging local plan, so that our plan does not become irrelevant when this is published. They suggested breaking up policies into clauses, which could be more easily removed if outdated. When the new Local Plan comes out the Nplan will need to be updated / reviewed in any case.

The new census information is due in 2023, other Nplan Groups have summarised the data so it can be updated easily when the data is available to the public. Mrs Barter will share with the group the way this has been undertaken in a word document to help.

4. Policy walk-through: How would we make the policies work on a real case

Mrs Barter led a discussion of how the NPlan policies would be applied in practice.

Case study 1: Prestwood Nursing home – The options were discussed and walked through for a care development for older person care, adult supported living and extra care.

This site cannot be dealt with at present via a Site brief policy, because it is in green belt.

NPlan Housing Policy – Accommodation for older people and extra care developing a brownfield site and for adult supported living will be supported by the NPlan. The proposal might include affordable homes which meets SSDC criteria, from Kinver NDP Housing policy BCD from clause 1, contributes to clause 2 and delivery clause 3 ab. If he can exceed the minimum space per unit, the NDP would support the case. If green storage space for bins etc would comply with that policy. If other developments were proposed in the area this would be contrary to Nplan and SSDC policies, so there would be no precedent set.

This would be classed as redevelopment of a brownfield site in the green belt. The NPPF rules apply to greenbelt development, based on a test of 'openness'.

The Community facilities policy in the NPlan could be used to support a community hospital.

Case Study 2: Mill House. The types of housing and appearance will be defined in the Housing policies. It should be possible to arrive at a development which fits in to its context better than some recent examples, as well as working well.

Layout, parking facilities would be looked at. Think about 'Permeable environment design', landscaping trees on the street, riverbank access etc. Consider flooding. Active frontages, make sure parking is at the back so that residents look out onto the street scene.

Define materials - durable and high-quality materials. If a planning application comes through, in response the PC should specify the materials, using NPlan as support, as detail may not be full in the application. This may help SSDC to confirm better materials. If they depart from Nplan, on the materials they have to justify why and the PC can challenge them.

Dreadnought is a small local tile, that is the local type. It was agreed to include this in the Design Code currently being finalised by AECOM.

General discussion:

Re Sustainable design, this applies to any development not just new housing developments. If we do not think a proposal meets our test, we can say so and the applicant must prove that it does. This enables us to go back and ask for a better designed scheme and open dialogue with the developer and District. The design code will identify what we want i.e. street design, landscape edging, green boundary trees, parking etc. It will require dialogue with SSDC to ensure mutual understanding of the PC view and interpretation of NPlan policies. Re lighting (clause 8), this requires interpretation depending on context (urban, rural), the policy gives an opportunity for dialogue on the issue. In Worcester they have done a back lighting scheme and faded out into the Greenbelt, called Bat friendly lighting. Cllr G Sisley to share the information with Mrs H Barter. It could go into interpretation if not policy.

Climate change and carbon reduction – This list includes some environmental policies which do not affect carbon, (e.g. wildflower meadows) it may be useful to separate them. Mrs Barter will look at breaking it down. The policy for on-site renewable energy could be stronger, and more positive. A more in-depth meeting to be setup with UWE to discuss.

Cllrs Mrs L Hingley, Mrs C Allen and G Sisley left the meeting at this point at 6.50pm.

Some potential problems with low-carbon technologies for new homes were raised, including

- noise from heat pumps [need careful siting/design and may not suit all sites];
- the potential need for three phase electricity in some new housing, to support running heating on electricity. [NB total energy use of typical new home is ca 10,000 kWh pa of which more than half is heating. Can be reduced by good insulation]
- EV charging could risk overloading the grid. [NB the grid will be upgraded as more homes convert to electric heating, and EVs. Average energy use per domestic car is ca 2000 kWh per year or ca +20% of the energy use of a new-build home. EV charging would normally be done on cheap power overnight so less challenge to the grid.]
- The potential for high insulation levels to make houses too warm. [There seems to be little evidence for this. A study by AECOM concluded that "Generally thermal mass coupled with night cooling through ventilation" will maintain comfortable temperatures. External insulation was better, because the thermal mass of the walls could then even out temperature fluctuations. Overheating in summer should be dealt with by good design (limit solar gain in hot weather etc) and is unlikely to be made worse by insulation.]

Historic environment – We need to set clear specifics to be picked up on i.e windows. (Design Code and Heritage Statement have the information). Include pictures. Conservation area policy – 2/3 storey max, preserve layout of burgage plots. High Street shop frontages, windows should not

be filled so people should be able to see in. Rock cottages are to be added to the heritage local list and protected from damage.

Flooding / surface water –Development should not have an impact on other properties this applies to small extensions and large developments.

Transport and movement – active travel designed, pedestrian routes and cycle storage, e bike chargers. Inc low vehicle speeds.

It was noted that much of the policy detail will be in the interpretation section for ease of updating. Miss A Roche agreed to look at these, and prepare comments for further discussion.

Action: Cllr Ms E Lord and Mrs H Barter to set up a session to finalise low-carbon policies.

Action: MS A Roche to help check policies and in particular interpretation sections reflect comments raised above

5. Staffs Wildlife Trust document: feedback

Members were asked for feedback on the document produced by SWT.

6. Green Spaces consultation

Letters have been sent to the landowners and to those that registered an interest in being updated on the NPlan.

7. Next steps/ timetable

Deferred to the next meeting.

8. AOB

Deferred to the next meeting.

9. Date of next meeting 7 March 2022 at 7pm Parish offices