

## **Grasby, Searby cum Owmbly Neighbourhood Plan Steering Group**

**Meeting Number:** 32

**Date:** 29<sup>th</sup> January 2025

**Location:** Grasby Village Hall

**Time:** 19:00

**Attendees:** Chris Mead (Chairman)  
Janet Brown (Treasurer)  
Julie Turnbull  
Rob Bennett  
Mark Palmer  
Mike Downing  
Steve Riley (Secretary)

**Apologies:** Tim Phipps  
Cllr Tom Smith  
Cllr Peter Morris

**Agenda:**

1. Outstanding actions from previous meetings (Steve)
2. Progress since last meeting (Chris)
3. Community engagement (All)
4. Proposed site discussion (All)
5. Next steps for neighbourhood plan (Chris)
6. Actions arising and next meeting (Steve)

### **Major Points of Discussion**

Item	Description	Action
<b>1. <u>Actions from last meeting</u></b>		
21.5	The current steering group consultation statement on the parish council website requires an update. Chris will progress. <b>Ongoing</b> . Steve to assist Chris.	CM 19.2
27.3	Additional important views are being considered. Chris to send out a draft Neighbourhood Plan annex for discussion by the group. <b>Closed</b> . The top 12 views have been agreed by members and Annex E of the Neighbourhood Plan has been updated.	
28.3	With regards to the playground in Searby, a follow-up call with the site owner is recommended to share progress towards securing the future of this site. Chris to progress. <b>Ongoing</b> .	CM 28.3
<b>2. <u>Progress since last meeting</u></b>		
2.1	<b>Neighbourhood Plan update:</b> Nev Brown (Senior Neighbourhood Planning Policy Officer) has begun sending feedback on the draft plan. His comments are being shared with Helen Metcalf for consideration in completing a full draft of the document. Helen recently sent a draft of the planning policies per proposed development site for review by the group. These will be discussed at the next meeting.	
2.2	<b>AECOM Site Assessment update:</b> On the 20 <sup>th</sup> January, Chris sent AECOM a considerable number of comments on the draft document received from them on the 6 <sup>th</sup> January. In summary, the group are very disappointed with the quality and accuracy of the assessment. For example, the document title is incorrect, all maps in Appendix B are wrong and site planning history details need updating. It would appear that basic quality control was not performed by AECOM before sending this document to the group. The overall impression is of a rushed job, yet it took a month longer to receive than originally proposed. No response has been received from AECOM to date. Locality are to be informed of the situation.	
<b>3. <u>Community engagement</u></b>		
3.1	Chris is endeavouring to keep the landowners who submitted potential development site proposals during the 'call for sites' abreast of the Neighbourhood Plan's progress.	

#### 4. **Proposed site discussion**

4.1 A discussion on the potential development sites was held by the group. The following is a summary of the main decisions taken regarding the Neighbourhood Plan:

- Site GSO.01 – currently it is believed this site will not be available for development in the next 10 years due to the wishes of the owner. Therefore, this site will be supported and categorised as a potential development site in 10 to 15 years' time. Note: it will also be held as a reserve development site should other more suitable sites not be progressed.
- Site GSO.02 – there are many factors which could preclude this site, not least an existing restricted covenant prohibiting business or residential use of the land. Therefore, this site will not be supported for housings development.
- Site GSO.03 – this site is also bound by the same restricted covenant as GSO-02. Potentially the site could be used for recreational purposes, e.g. a wildlife haven, play area. Therefore, this site will not be supported for housings development.
- Site GSO.04 – the use of this site as a playground will be supported. Work to secure the site for this purpose continues (see action 28.3).
- Site GSO.05 – no development of this site was requested by the landowner. This will be supported.
- Site GSO.06 – after due consideration, this site is viewed as the most suitable for potential housing development from all those submitted. As such, this site will be supported for up to 10 additional homes subject to the specific site policies currently under review. It is also proposed that a village entrance feature should be progressed with the consent of the landowner.
- Site GSO.07 – further housing down Station Road is considered a 'ribbon' development, extending the village away from its historical location. Potentially this site could be used for other purposes, e.g. a car park, sports field. Therefore, this site will not be supported for housings development.
- Site GSO.08 – this small site is directly opposite GSO.06 and, as such, is considered suitable for two smaller dwellings. Therefore, this site will be supported subject to the specific site policies currently under review. It is also proposed that a village entrance feature should be progressed in conjunction with the development of Site GSO.06 and the consent of the landowner.

**Post meeting addition:** Appendix A has been added to these minutes to clarify the process undertaken by the group and the factors associated with the decisions taken above.

#### 5. **Next steps for neighbourhood plan**

5.1 The following steps are proposed:

- Update the draft Neighbourhood Plan with decisions taken in agenda item 4.
- Contact AECOM to progress the changes to the Site Assessment document.
- Review the site policies provided by Helen (see 2.1).
- Inform landowners who proposed development sites of the group's progress.

#### 6. **Actions arising and next meeting**

No additional actions were recorded at this meeting.

The next steering group meeting is to be held at 19:00 in the Village Hall on Wednesday, 12<sup>th</sup> February 2025.

## **Appendix A**

### **Housing Site Allocations - Process and Decision**

#### **Introduction**

This document sets out the process followed to find sites within the Neighbourhood Plan area that are suitable to meet future housing demand. It includes details of the information gathered during this process and the factors taken into consideration to determine the most suitable sites.

#### **Background**

A Neighbourhood Plan (NP) is a land use document. Land use refers to the human use of land, including various economic and cultural activities eg agricultural, commercial, recreational, residential, and transport.

A Neighbourhood Plan provides the most local level of land use planning. Other levels are Local Plans and National Plans. It aims to encapsulates the needs and wishes of the community within the Plan area. It allows the community the opportunity to influence the type, location and character of future development. The duration of the Plan will be up to 2040. It should be reviewed every 5 years.

As a land use document, it will primarily be concerned with how the use of land within the plan area will change in the future and needs to balance the competing demands for housing, nature, agriculture, business use, tourism etc. It can also include community aspirations to enhance facilities, land use or character that the community considers valuable.

Once a NP exists planning applications that conflict with the Plan permission should not usually be granted planning permission provided the Neighbourhood Plan is up-to-date AND it contains policies and allocations to meet its identified housing requirements.

In order to understand the needs and aspirations of the community the following information has been gathered:

- A Housing Needs Survey has been created to understand the needs for housing over the next 15 years
- A Design Guide has been created to identify the important characteristics of the area and set out how new development can improve that character
- A resident's survey has been carried out to understand what is important and valued by residents along with what facilities they believe are missing
- A Call for Sites has been made to all landowners to understand what land is available for future development
- A Site Assessment of development sites has been carried out by external consultants to understand if the available development land is suitable for allocation in the Neighbourhood Plan
- A list of Community Aspirations has been created from the survey results and discussions with individuals and groups in the Plan area

## **Development Sites**

Development sites can only be allocated in the Neighbourhood Plan if they are:

- available,
- suitable and
- achievable.

The Call for Sites exercise in 2024 asked all local landowners for details of land they would like to be considered for allocation in the NP. 8 sites came forward, 7 in Grasby & 1 in Searby

2 of these sites (GSO.04 & GSO.05) were excluded from the assessment for development because the landowners wished these sites to remain free of development. The remaining 6 sites, all in Grasby, were then assessed for their suitability for development by the external consultants.

The site assessment exercise ruled out none of the sites and concluded that all could be suitable for development if the issues identified can be resolved or constraints mitigated. These issues and constraints are set out below along with the opportunities each site could offer subject to discussions with the landowners.

## **Housing Demand**

Over the past 20 years or so the development pattern in Grasby has been for approximately one dwelling to be added each year.

The current government wishes to see more house building and is increasing the house building targets for local authorities. It is also changing the local government structure in our area potentially moving decision making further away from local residents. The pressure for additional housing land is expected to increase generally. Demand for more building within the Neighbourhood Plan area is also expected to continue if not increase.

The existing targets for new housing within Grasby, set in the local plan, have been met, but this is a minimum number of dwellings. It is implausible that there will be no requirement for further housing in the future.

Identifying sites within the Neighbourhood Plan will provide the opportunity to influence the type, location and character of future development to meet local needs and provide residents with more certainty about where development will take place.

If sites are not identified then development decisions on planning applications will be taken by the planning authority as they arise without consideration of the local needs and wishes set out in the Neighbourhood Plan.

It is therefore considered necessary to identify suitable future housing sites within the Neighbourhood Plan. Using the recent development trend in Grasby it is considered reasonable that future housing requirements, up to 2040, will be for between 10-15 dwellings.

The Plan cannot require housing to be built, this will be a decision for individual landowners and their development partners, but it is hoped they will work within the framework of the NP.

## **Housing Requirements**

The total minimum capacity for the 6 assessed sites is 30 dwellings. Including all the sites in the Plan would greatly exceed the anticipated needs of the village up to 2040. It is therefore necessary to determine which of the sites can best meet these needs and aspirations.

Housing need in Grasby is for smaller (2 and 3 bedroom) properties, affordable properties and retirement properties suitable for down-sizing. The Housing Needs Assessment sets these requirements out in much greater detail. The Design Guide provides information on the style, arrangement and landscaping new developments should consider.

The Steering Group have reviewed all the information gathered, especially the restrictions applicable to each site, and have reached a decision on which sites will best meet the needs of Grasby. These are set out in Table 1 below along with aspirations/opportunities which, if realised, would enhance the character and setting of the village and meet community needs. The Steering Group and/or the Parish Council would welcome discussions with any landowner that would help achieve these aspirations.

## **Conclusion**

New housing within the Neighbourhood Plan area will continue to be in demand between now and 2040. This demand will be modest but should be planned for by including housing allocation sites within the Neighbourhood Plan.

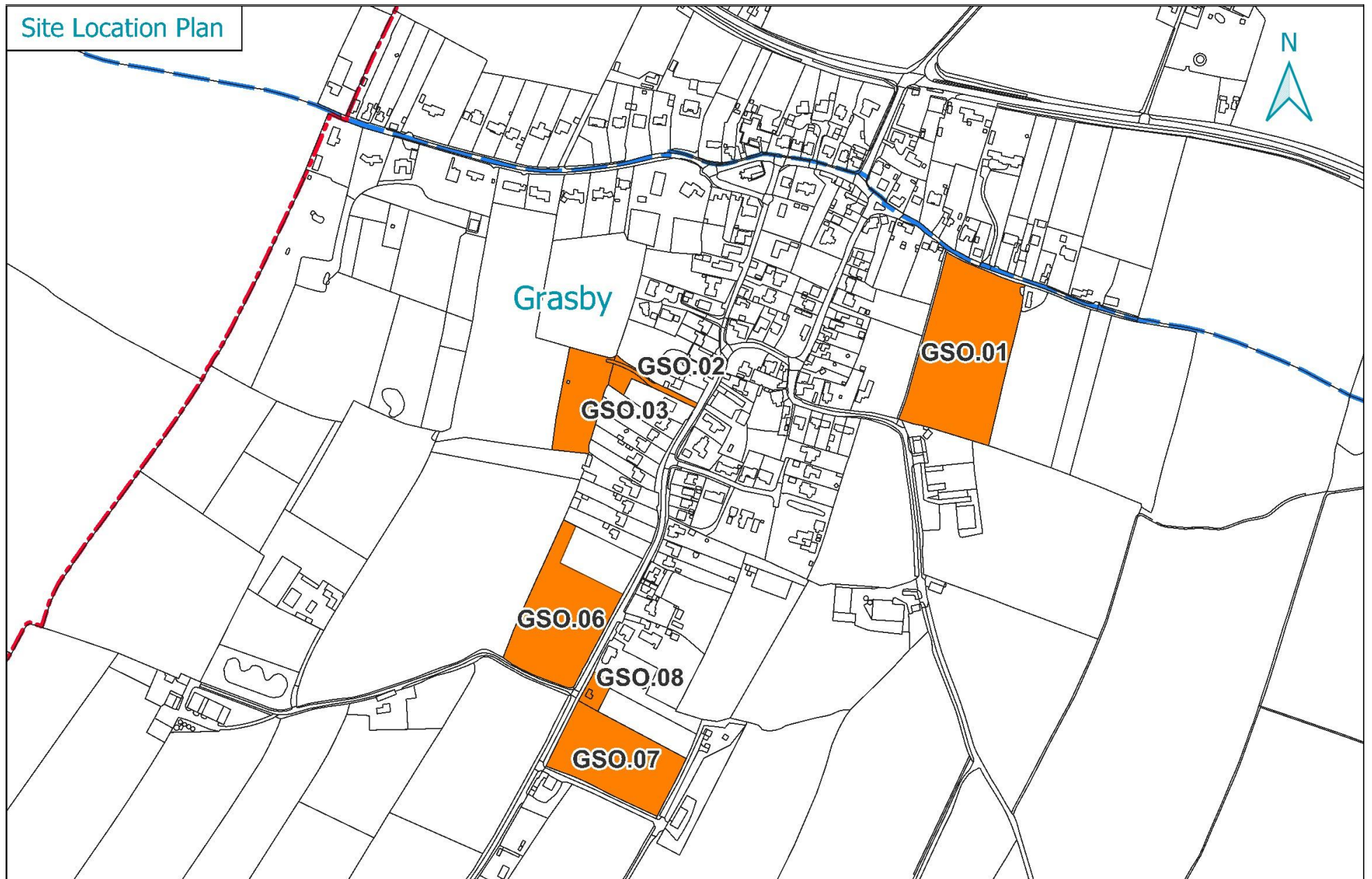
The housing allocations have been identified by carefully considering each location along with the needs and aspirations of the community, however the capacity of the available sites exceeds the planned needs so not all sites have been allocated.

Site allocations give residents some certainty over what will be built and where. Planning for new development also provides the opportunity to take positive action to protect and enhance the village and to realise the aspirations for new facilities that the community values. The Neighbourhood Plan will set these out in detail.

Development of these sites should be done in consultation with all interested parties: landowners, developers, the Parish Council, residents and neighbours to achieve a good sustainable solution for all. The Neighbourhood Plan Group and the Parish Council would welcome further discussions about any of the sites with any interested party.

**Table 1 - Housing Allocation Sites**

<b>Site</b>	<b>Description</b>	<b>Include (Y/N)</b>	<b>Reasons for inclusion/exclusion</b>	<b>Aspirations/Opportunities</b>
GSO.01	Field between Clixby Lane & Bentley Lane	Y	+ Potential for a small high-quality retirement/ smaller dwelling development with character + Secure northern part of site for community/recreational use + Potential to increase biodiversity + Provide additional village parking - Highway access issues need to be resolved	<ul style="list-style-type: none"> <li>• Community open space</li> <li>• Play area</li> <li>• Public car parking</li> <li>• Improved biodiversity (trees/shrubs/pond)</li> </ul>
GSO.02	Behind 8 Station Road	N	- Legal restriction prevents use for housing or business use - Impact on setting & structure of listed building	
GSO.03	Behind 8-18 Station Road	N	- Legal restriction prevents use for housing or business use - Outside village boundary - Impact on setting & structure of listed building + Potential to support wildlife - Highway access issues need to be resolved	<ul style="list-style-type: none"> <li>• Improved biodiversity (trees/shrubs/pond)</li> <li>• Allotments</li> </ul>
GSO.06	Off Station Road	Y	+ Site already included in Central Lincolnshire HELAA 2020 + Part of field containing the site already has planning permission for housing + Potential for high quality design to add character to village entrance - Services - routes/wayleaves	<ul style="list-style-type: none"> <li>• Protect important view towards Grasby church</li> <li>• Maintain boundary hedgerows</li> <li>• Village gateway feature</li> </ul>
GSO.07	South of Willow Pond	N	- Outside village boundary - Extension of ribbon development down Station Rd into the open countryside - Capacity not needed to meet expected housing demand - Services - routes/wayleaves - Viability affected by infrastructure costs + Potential for recreational use	<ul style="list-style-type: none"> <li>• Sports field</li> <li>• Play area</li> <li>• Car parking</li> </ul>
GSO.08	Willow Pond	Y	+ Potential for high quality design to add character to village entrance in association with GSO.06	<ul style="list-style-type: none"> <li>• Village gateway feature</li> </ul>



-•Parish Boundary -Viking Way

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