

<p align="center">EXBOURNE NEIGHBOURHOOD PLAN</p> <p align="center">Minutes of monthly meeting held in the Village Hall on 30th November 2017</p>
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Present:

Adam Hedley (AH) Kirk England (KE) Gaye Langham (GL) Dorothy Gennard (DG)
 Sally Hordern (SH)

Action

1	<p>Apologies: Sally Kenealy, Michael Brady</p>	
2	<p>Evidence Base</p> <p><u>Site Allocation</u></p> <p>KE reported that he had spoken to Mike Palmer ('MP') from the Bere Peninsula neighbourhood plan group to see whether he could provide any further advice and guidance concerning the practicalities involved in allocating sites and what could potentially be achieved:</p> <ul style="list-style-type: none"> • Site layout - MP thought there may be situations when a deal could be struck with the landowner to set aside specific areas within a development site for community assets such as car parks, play areas etc. but advised we discuss further with WDBC (AH reminded the Group that he had already spoken to Mandy Goddard on this matter and she had agreed that the Neighbourhood Plan could include a policy safeguarding a piece of land for a community asset should it become deliverable). • Developer contributions (s106) - MP advised that these could potentially be directed towards specific community projects (such as a car park, etc.) through a community action statement in the Neighbourhood Plan. • Phasing - MP explained that Bere Peninsula have two sites that they have allocated for housing and are suggesting an order for development i.e. site A should be developed first, then site B. However, if for some reason site A is not deliverable, then the neighbourhood plan must allow for site B to be developed first. <p>AH reported that he had begun the assessment of Site F (Land to the North of Stowe Lane) using WDBC's new site assessment matrix but it had thrown up a number of questions which he had referred back to Mandy Goddard. AH had circulated this correspondence.</p> <p>One matter on which Mandy had advised was that, where there was no distinction between sites, the matrix could be amended to reflect local circumstances if appropriate. AH was concerned that many of the potential development sites in Exbourne might score similarly using the new matrix. Therefore, to differentiate by amending the matrix to reflect local circumstances would simply lead to reverting to the questions in the Group's original assessment tool. AH agreed to subject one or two more sites to the new assessment procedure to test this theory.</p> <p><u>Local Green Spaces</u></p> <p>GL advised that she was making good progress preparing a report to assess the suitability of each of the sites that were nominated to be a Local Green Space ('LGS') for designation as such in the Neighbourhood Plan. She hoped to have an early draft ready for review in January.</p>	

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	<p>GL also mentioned that speakers at the heritage workshop she had recently attended (see below) had supported the view that, in the right circumstances, a good case could be made for making a grass verge a LGS.</p> <p>An informal discussion was held concerning KE's proposal that Downes Orchard be assessed as a potential LGS and it was generally agreed that it would not be appropriate given that it did not feature in the public consultation.</p> <p><u>Heritage Workshop</u></p> <p>GL, DG, and MB had attended a heritage workshop titled "Significance of Place" on 20 November in Modbury. GL reported that it had been a very interesting event and noted a number of take-away points, including:</p> <ul style="list-style-type: none"> • European Landscape Convention – this states that a landscape is 'an area, as perceived by people, whose character is the result of the action and interaction of human factors... it includes natural, rural, urban and peri-urban areas'. 'It includes land, inland water and marine areas. It concerns landscapes that might be considered outstanding as well as every day or degraded landscapes.' • A landscape can be special to a community due to memories, colour texture, pattern, form, touch, feel and smells. • Para's 58 and 109 of the NPPF concern the quality of development in the context of its environment and protection of the natural environment respectively – these policies are a balancing act... "How do YOU value" the place and environment. • Use the descriptions in the Devon Landscape Policy Group's advice note 4 to identify locally distinct features and characteristics. • Can undertake own landscape assessment with Historic Landscape Characterisation ('HLC') guidelines. This would generally involve setting the scene by using photos, maps and historical evidence e.g. Tithe map, Trade Directories, Census Returns, Farming Statistics. For Exbourne, the sort of areas that might also be assessed include: <ul style="list-style-type: none"> ○ the 'pattern of roads'; ○ vulnerable topography, geology, drainage, Medieval field patterns; ○ the surrounding area; ○ views (panoramic and glimpses of views important too) • Well-being should not be forgotten. • Heritage England should be consulted on any Neighbourhood Plan before submitting it to the local authority when its interests could be affected. This should be as early as possible but not later than the regulation 14/15 stage of the Neighbourhood Planning process. 	
3	<p>Plan and policy</p> <p><u>Policy drafting</u></p> <p>Following the previous Group meeting, AH had updated the Neighbourhood Plan's aims and objectives and forwarded them to Stuart Todd so that he could draft some proposed "policy intents". AH advised that Stuart had recently sent through his first draft of this piece of work. AH said he would like the Group's comments on this in advance of the next meeting and would forward it to the Group shortly when he had considered the best means for collating them.</p>	<p>ALL</p> <p>AH</p>

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4	AOB None	
5	Next meeting Thursday 25 th January 2018, 7:30pm in the Burrow.	ALL

**IF YOU ARE READING THESE MINUTES AND INTERESTED IN JOINING THE NEIGHBOURHOOD PLAN GROUP,
OR MAKING A CONTRIBUTION TO THE GROUP'S WORK, THEN PLEASE CONTACT ADAM HEDLEY ON 851648**