

<p align="center">EXBOURNE NEIGHBOURHOOD PLAN</p> <p align="center">Minutes of monthly meeting held in the Village Hall on 25th January 2018</p>

Present:

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

Action

1	Apologies: None	
2	<p>Evidence Base</p> <p><u>Site Allocation</u></p> <p>AH reported that he had completed the assessment of Site F (Land to the North of Stowe Lane) using WDBC’s new site assessment matrix and was working on subjecting a number of other sites to the new assessment procedure. He hoped to have completed this before the next meeting.</p> <p><u>Local Green Spaces</u></p> <p>GL advised that she was still building the evidence to support her 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 mentioned that a nature walk planned with Ian Brooker in April may help contribute to the wildlife evidence.</p>	AH
3	<p>Plan and policy</p> <p>The Group began discussing the draft “policy intents” Stuart Todd had prepared for the Neighbourhood Plan.</p> <p><u>Housing and built environment</u></p> <p><i>Housing type and size</i></p> <p>It was agreed that, ideally, an Objective Assessment of Need (‘OAN’) should be produced for Exbourne to sit alongside the most recent housing needs survey to guide policy in this area and help ensure a locally appropriate supply of housing types and tenures. SH agreed to review the Locality toolkit on this subject with a view to preparing a report.</p> <p><i>Affordable housing</i></p> <p>It was felt that the costs of preparing a housing needs survey every 3-5 years to inform affordable housing requirements may be excessive for a parish as small as Exbourne. Instead, policies DEV8 and DEV9 of the Joint Local Plan (‘JLP’) should be sufficient to meet the Neighbourhood Plan’s objective in this area – these ask for 30% dwellings to be affordable on sites of 11 dwellings or more and an off-site contribution on sites of 6-10 (no contribution is required for sites of less than 6 due to Government national policies).</p> <p>It was agreed that AH would ask Stuart Todd to confirm whether he was suggesting in his report that a developer could argue for offsite contributions in a development of 11 or more dwellings when there was no up-to-date evidence of a local housing need.</p> <p>It was also agreed that a local connection requirement should be part of the Neighbourhood Plan’s affordable housing policy.</p>	SH AH

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	<p><i>Scale of development</i></p> <p>It was agreed that, in the event a site was allocated for housing in the Neighbourhood Plan, then it would help educate the reader to first “set the scene” by having a policy which sets out how the allocation fulfils the residual amount in the JLP before moving on to the site-specific policy(ies).</p> <p><i>Allocation Policies</i></p> <p>It was agreed that the exact criteria for requirements on a site within an allocation policy (e.g. treatment of boundaries, location of dwellings, access points, green buffers and so on) will be site-specific and depend on a detailed site assessment and responses from Service Infrastructure Providers, so will need to be developed in due course.</p> <p><i>Limiting the size of individual developments (sustainable growth)</i></p> <p>It was agreed that policies TTV2 and TTV31 of the JLP already provide a degree of limitation in terms of the size of developments, with the settlement boundary enveloping the existing built extent of the village, leaving few, if any, development opportunities on sites which are not small.</p> <p>However, it was also agreed that, given the community had indicated a strong desire for the Neighbourhood Plan to limit the size of developments, the Group should explore the possibility of having a policy which sets out a preferred site size (although Stuart Todd indicated that this can only be indicative and not a requirement). This would need evidence of size and scale which will “fit” in with the existing settlement, i.e. a character study. AH also agreed to ask Stuart Todd whether evidence on the rate of historic development in Exbourne could be used to help support a position.</p> <p>It was felt that, from an initial reading, Sport England’s Active Design principles did not seem relevant in the context of a village as small as Exbourne and so referencing them in relation to development here was probably not appropriate.</p>	AH
4	<p>AOB</p> <p>The Group agreed it would make sense to try and have fortnightly meetings for a period in order to complete the review of Stuart Todd’s policy intents in a timely manner.</p>	
5	<p>Next meeting</p> <p>Thursday 8th February 2018, 7:30pm in the Burrow.</p>	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