

## EXBOURNE NEIGHBOURHOOD PLAN

## Minutes of monthly meeting held in the Village Hall on 25<sup>th</sup> May 2017

Present:

Adam Hedley (AH) Michael Brady (MB) Gaye Langham (GL) Dorothy Gennard (DG)

## Action

1	<b>Apologies:</b> Sally Kenealy, Nick Kenealy, Sally Hordern	
2	<p><b>Building the Evidence Base</b></p> <p><u>Consultation Day</u></p> <p>All members of the Group agreed that feedback on the consultation day had generally been positive. The event was considered professional and the amount of work involved widely recognised, with many expressing their gratitude.</p> <p>Some concerns over the site assessment and Local Green Space display boards had been raised by two landowners affected. When approached by the landowners, AH and GL had tried to address these concerns by explaining the various processes involved and the steps taken to insure fairness and objectivity. As a result of discussing these matters, the Group felt there was a risk of misrepresentation when complaints were dealt with verbally. Therefore, it was agreed that, in future, complainants should be politely asked to write to the Group.</p> <p>AH also reported that, following the consultation day, a member of the parish had written expressing concerns about drone use over the village, in particular safety and privacy issues. AH said that he had written a reply to try and address these concerns. The parishioner had subsequently indicated he did not want to hinder the work of the Group but wanted to make sure we were aware of the laws and regulations and that the pictures had sparked an angry response from some in the village.</p> <p>AH explained that he was receiving a trickle of responses from those who were not able to attend the consultation day via the website. The deadline for comments is 31 May, after which Devon Communities Together will be asked to begin work on preparing a report on the event.</p> <p>There was some discussion concerning the format that reporting on the community's development site priorities should take. It was agreed that the most transparent analysis would be to have a bar chart for each site, indicating the frequency that the site had been given a preference of 1, 2, or 3 by members of the public.</p> <p><u>Evidence Base Report</u></p> <p>AH agreed to update the evidence base report with appropriate references and policies from the draft Plymouth and South West Devon Joint Local Plan ('JLP').</p> <p><u>Local Green Spaces</u></p> <p>AH explained that he thought a report should be prepared that assesses the suitability of each of the sites that has been nominated for designation as a Local Green Space against the criteria in the National Planning Policy Framework and National Planning Practice Guidance. The report could then be used as a basis for proposed designations. AH had previously circulated examples of similar reports prepared by another neighbourhood plan group and local authority. AH asked whether any of the Group members were prepared to volunteer for this task.</p>	<p>ALL</p> <p>AH</p> <p>AH</p>

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<p>This question was left open until the next Group meeting.</p> <p><u>Housing</u></p> <p>As reported in the minutes of the Group's April meeting, there had been some previous debate about the number of houses that the Neighbourhood Plan would need to provide for in the event it makes site allocations. The Group had received expert advice that it must be able to demonstrate that those allocated sites, together with houses already built or with planning permission, can deliver at least the 30 new dwellings required by the JLP in the plan period. AH felt that, if the Group wished to pursue a lower figure, then it would need to prepare a paper or study setting out a well referenced and evidenced argument to support its case, which could then be given to Stuart Todd and WDRC for comment. AH asked GL and DG whether they would like the opportunity to prepare this paper, given their views on this matter. Again, this question was left open until the next Group meeting.</p> <p>DG mentioned she thought she had seen some commentary that suggested on-site affordable housing might not be required on housing developments of between 11 and 14 houses, with an off-site contribution permissible instead. AH indicated he was fairly sure that the JLP policy was clear that an on-site contribution was required on developments of 11 dwellings or more. DG said she would try and find the reference before the next meeting.</p> <p><u>Village Design Statement</u></p> <p>Initial indications from the consultation day were that the community generally supported a village design statement. AH asked whether anyone was prepared to look at this further. MB tentatively agreed to take on the role but would not be able to start work on it for some time due to other commitments.</p>		
<p><b>Plan and policy</b></p> <p>AH reminded the Group that it would shortly need to begin considering policies to include in the Neighbourhood Plan. AH thought the policies would fall under the same headings as the Neighbourhood Plan's aims and objectives and each policy would need to be justified with appropriate links to the evidence base.</p> <p>AH asked the Group to begin preparing for this by reviewing:</p> <ul style="list-style-type: none"> <li>• policy writing guidance; and</li> <li>• policies in other neighbourhood plans.</li> </ul>		<b>DG</b>
<p><b>AOB</b></p> <p>None</p>		<b>MB</b>
<p><b>Next meeting</b></p> <p>Thursday 29<sup>th</sup> June 2017, 7:30pm in the Burrow.</p>		<b>ALL</b>

**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**