

EXBOURNE NEIGHBOURHOOD PLAN Minutes of monthly meeting held in the Village Hall on 26th March 2018
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Present:

Adam Hedley (AH)	Sally Kenealy (SK)	Gaye Langham (GL)	Dorothy Gennard (DG)
Sally Hordern (SH)	Michael Brady (MB)	Kirk England (KE)	

Action

1	<p>Apologies: None</p>	
2	<p>Evidence Base</p> <p><u>Site Allocation</u></p> <p>Prior to the meeting, AH had sent the Group the draft results of the assessment of the various sites that landowners had asked to be considered for development using West Devon Borough Council's ('WDBC's) new site assessment matrix. The consolidated matrix had been updated to include MB's assessments of Site C (Town Living), Site D (Holebrook Lane) and Site E (Land to the South East) [See Appendix for map].</p> <p>AH explained that the sites had now been scored with a simple tally of the number of criteria assessed green. Those sites with any criteria assessed red had also been highlighted as not likely to be favoured for development. AH considered this was more in line with the WDBC guidance provided with the assessment that says <i>"in some instances the Red assessment identifies a fundamental problem with the site, but the system is otherwise a means of facilitating a transparent and systematic comparison of sites, the more green the better"</i></p> <p>AH felt that one criterion that the Group should look at closely was "Walking, cycling and wheelchair routes to local facilities". AH considered that all the sites should at least be assessed as <i>"There are safe and convenient walking routes between the site and some local facilities"</i>, which is amber, on the basis that none of the sites could have safe walking routes to <u>all</u> of the facilities due to the location of the playing field. MB had assessed sites C, D, and E as <i>"There are no safe and convenient walking routes between the site and some local facilities"</i>, which is red. The Group agreed with Site D's assessment, which is supported by WDBC's appraisal of the site in its Strategic Housing and Employment Land Assessment, which noted <i>"Whilst a sustainable location there is no obvious safe pedestrian access to services"</i>. The Group also agreed that Site E should be given the same assessment in this criterion on the basis that its access is further along Holebrook Lane. Some debate and a vote were held in relation to site C, without AH's involvement, who declared an interest. The Group voted to assess the site red (5 in favour, 1 against) with various reasons given, principally around the pedestrian use of the top half of Blenheim Lane, which is steep and narrow with few areas to avoid vehicles. Some members of the Steering Group cited personal negative experiences and the potential impact additional traffic would place on those members of the community with mobility needs who currently use the lane was also noted.</p> <p>The Group was otherwise in agreement with the draft consolidated assessment matrix and had no further questions or comments.</p>	

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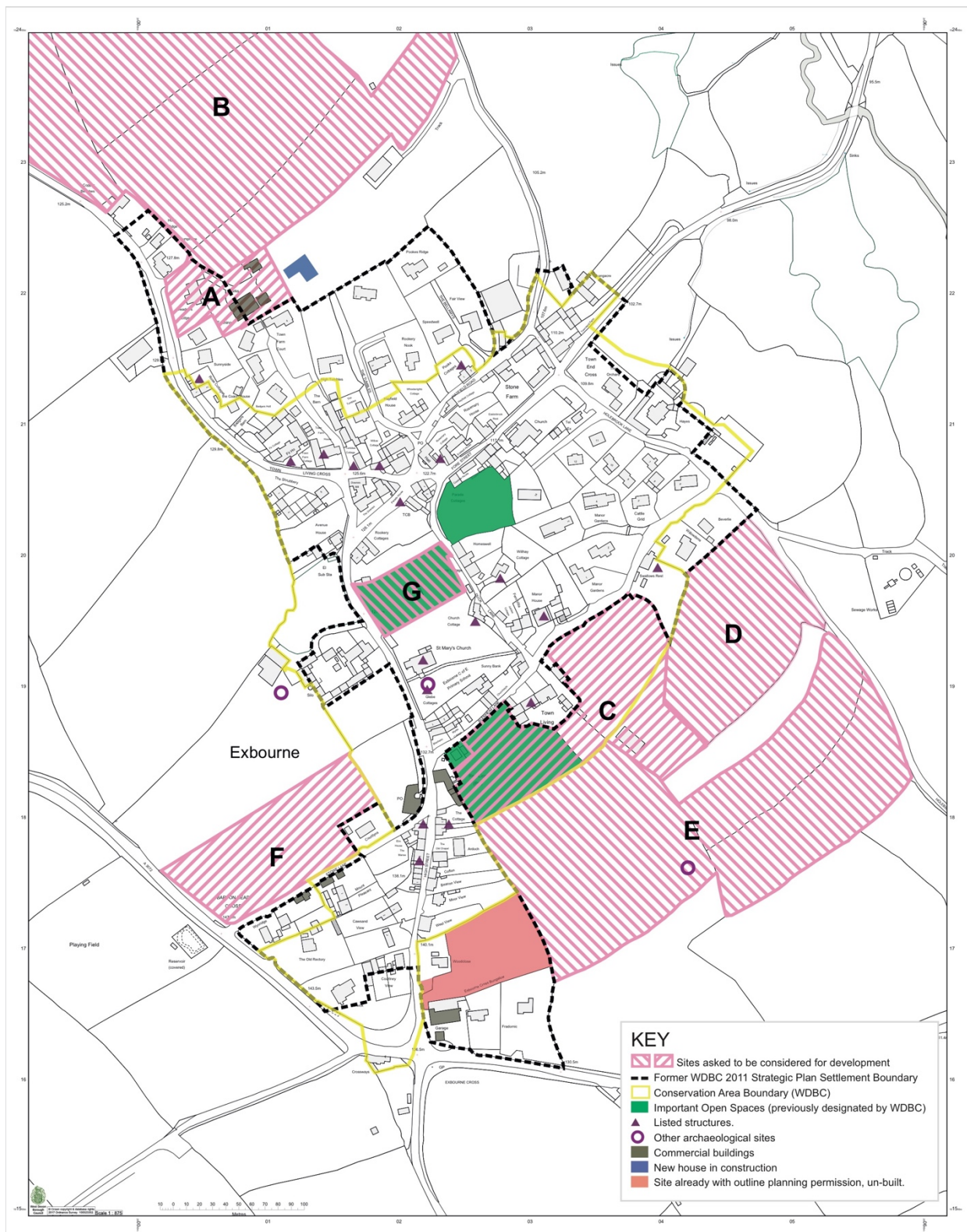
	<p><u>Local Green Spaces</u></p> <p>GL advised that she was continuing to make progress on her report to assess the suitability of each of the sites that were nominated to be a Local Green Space ('LGS') for designation as such in the Neighbourhood Plan ('NP').</p> <p>GL explained she had structured the report around 4 sections (in no particular order):</p> <ul style="list-style-type: none"> • Government policy and guidance; • The consultation process; • Local character and context ("sense of place"); and • the evidence base. <p>The Group agreed it was difficult to have an objective measure how "special" the various nominated sites were to the community and their assessment should therefore focus on whether or not they met the relevant National Planning Policy Framework ('NPPF') criteria. Evidence that the criteria were met would need to be strong in cases where landowner objections were likely.</p> <p>KE considered that landowners should be consulted at an early stage regarding the assessment process. AH agreed that landowner consultation was important but felt the Group would be in a better position to discuss any proposed designations with landowners if it first completed its evidence gathering exercise and formed its own initial judgement on the sites.</p> <p><u>Local Visual Landscape Study</u></p> <p>DG had begun work on updating the Landscape Character Assessment she had prepared for the Evidence Base Report to include the new characterisations WDBC had noted for Exbourne in connection with the emerging Plymouth and South West Devon Joint Local Plan ('JLP'). She had also evidenced and documented many of the significant views around the parish and was working on consolidating this into a standalone report.</p> <p><u>Housing needs - characteristics</u></p> <p>SH explained that she intended to determine before the next meeting whether the Locality Toolkit 'Housing Needs Assessment at Neighbourhood Plan Level' could help produce objective evidence to support the characteristics of housing required in Exbourne. AH agreed to ask WDBC whether their recent Borough-wide housing needs assessment would produce this type of information at a parish level.</p>	<p style="text-align: right;">SH</p> <p style="text-align: right;">AH</p>
3	<p>Plan and policy</p> <p>The Group continued their discussion of the draft "policy intents" Stuart Todd had prepared for the NP:</p> <p><u>Roads and parking</u></p> <p><i>Safe vehicular and pedestrian access</i></p> <p>The Group agreed that the NP should have a policy which introduces specific requirements and signposts existing standards and design guidance. However, AH agreed to ask Stuart Todd whether exceptions to the standards could be sought in cases of community support e.g. where Highways access standards may require removal of important hedgerows, trees etc. It was also agreed that the</p>	<p style="text-align: right;">AH</p>

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	<p>NP policy should not specifically require “two-way” vehicular access to new developments.</p> <p><i>Adequate car parking</i></p> <p>The Group recognised that Government policy does not encourage new locally derived standards. If a figure is greater than Devon County Council (‘DCC’) standards, good argument and evidence is needed to override them. Instead, it was agreed that the NP should set out encouraging policy to exceed standards and discourage pavement parking which reduces the safety and accessibility.</p> <p><i>Parking pressures on High Street</i></p> <p>It was agreed that the Group should aim to have a policy which protects against loss of parking capacity on High Street and recognised this would require a study/count to demonstrate demand for use. AH noted a lot of this work had already been done in connection with the Evidence Base report.</p> <p>In terms of setting aside an area of land for a village car park, the Group recognised that discussions would need to take place with relevant landowners as the policy needs to be deliverable. This would likely form part of any negotiation concerning development site allocation. DG noted that the ability to access any area allocated for a car park should be considered carefully, especially if there is the possibility that roads in a development are not adopted by DCC.</p> <p><i>Managing traffic through the village</i></p> <p>It was agreed that the NP should contain a policy which supports development which:</p> <ul style="list-style-type: none"> i. does not contribute to or exacerbate existing traffic problems in the village; or, ii. will result in improved traffic management, for example, by reducing through traffic volume, non-essential access by HGVs, reducing speed, or maintaining and improving tranquillity <p>SK suggested, and the Group agreed, that particular traffic problems should be identified in the supporting text.</p>	
4	<p>AOB</p> <p>KE suggested that agendas for Group meetings should be publicised weekly in advance. AH agreed to post the agendas on the NP website but was concerned he would not reliably have the time to post agendas on village noticeboards.</p>	AH
5	<p>Next meeting</p> <p>Thursday 26th April 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

MAP OF SITES LANDOWNERS HAVE ASKED TO BE CONSIDERED FOR DEVELOPMENT



Site A – Meadows Edge

Site B – North Road

Site C – Town Living

Site D – Holebrook Lane

Site E – Land to South East

Site F – Land north of Stowe Lane

Site G – Great Rookery Orchard