EXBOURNE NEIGHBOURHOOD PLAN Minutes of monthly meeting held in the Village Hall on 31st August 2017

Present:

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

Sally Kenealy (SK) Kirk England (KE)

Action

		Action
1	Apologies: Nick Kenealy, Sally Hordern	
	Evidence Base	
	Consultation Day Report	
	AH explained that Devon Community Together's report on the Community Consultation Day was now available for the public to review on the Neighbourhood Plan's website at np.exbournewithjacobstowe.org.uk .	
	Various Group members thought that hard copies should be made available in the Burrow and the Village Hall. AH agreed to ask Devon Communities Together to provide a couple of bound copies of the report for this purpose.	АН
	Landscaping	
	MB had met with Chris Hariades to show him the sites that had been put forward for development and obtain some landscaping advice. Chris has kindly agreed to begin working on some advice that would consider the visual impact of development of the various sites from inside and outside the village and how it might be mitigated. However, due to other commitments, Chris does not expect to be in a position to provide his report until the end of the year.	
	Local Green Spaces	
2	GL confirmed that she was willing to prepare a report assessing 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.	
	GL had already begun work on this project and, with the assistance of DG, was collating similar reports prepared by other groups and examples of Local Green Spaces that had been successfully designated by other Neighbourhood Plans. This would assist with the assessment of the potential sites in Exbourne. GL agreed to update the Group on progress at the next meeting. AH thanked GL and DG for the very valuable contribution they were making.	GL
	In advance of the meeting MB had circulated some thoughts on potential Local Green Space designations. In particular, he had found a Local Green Space "toolkit" produced by Cotswold District Council that indicated 'a site of over 20ha (50 acres) would be considered "an extensive tract of land" and therefore not suitable for designation as a Local Green Space', implying a site of less than 50 acres could be. If this was possible, then MB felt that all of the "southern fields" between Blenheim Lane and the main road should be considered for designation, for their historical importance and to protect an important view into the village.	
	AH's view was that it would be extremely difficult to designate such a large area on the edge of a village but was happy for it to be considered if it could be demonstrated that similar precedents existed. AH did caution that, given the sensitivity of designation, especially with respect to private land, it would be extremely important for the Group's assessment process to be thorough and	

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	objective and for any arguments supporting any potential designation to be well evidenced and corroborated with precedent.	
	Draft Plan	
	Site Allocation	
	Prior to the meeting AH had circulated a briefing document he had prepared outlining the pros and cons of making site allocations in the Neighbourhood Plan, using material Stuart Todd had already provided as a basis. This was discussed by the Group and, given the improved level of control site allocation could potentially achieve over development, and the strong site preference indicated by the community at the Consultation Day, it was agreed that the possibility of site allocation should be investigated further.	
	AH agreed to ask WDBC to clarify the procedural requirements for the Neighbourhood Plan to include site allocations and any assistance they could provide. AH would also ask Stuart Todd for similar guidance and examples of policies that he had prepared for neighbourhood plans without allocations that "steered" development away from inappropriate locations.	АН
3	KE agreed to try and speak to the project leaders of other neighbourhood plans that had experience of allocating sites and understand the work involved and what could potentially be achieved, especially the extent to which development could be planned in detail e.g. the provision of parking facilities and their location. He would also seek guidance on how we can ensure the ambitions of the community (and NP policies) in relation to a particular site are actually realised. In particular, whether NP policies can be supported through strict planning obligations or have developers avoided complying on viability grounds?	KE
	Outline Plan	
	AH had begun work on the structure and layout of the Neighbourhood Plan and had circulated an initial draft for comment. AH recognised that, at this stage, the content was a little dry but particularly wanted feedback on the proposal for dealing with policies in line with aims and objectives and including justification and supporting references for each policy. There was general agreement that this was the right approach and consistent with other plans but, as the plan develops, efforts should also be made to try and maintain interest throughout the document.	
	MB also mentioned that he had already emailed AH some "track changes" comments and DG said she would do the same shortly.	DG
	Policy drafting	
	It was agreed that those responsible for policy areas would try to draft at least one policy, with justification, evidence references, etc. in time for the next meeting. KE kindly agreed to take responsibility for "Community, Facilities and Wellbeing".	DG/SK/NK MB/AH/KE
	AH said he would circulate some guidance on policy drafting to assist.	АН
	AOB	
4	AH reminded the Group that its Locality grant funding period comes to an end on 30 September. Some of the grant would need to be repaid as the Group had	

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	been somewhat optimistic in terms of what it could achieve (and spend) in the period.	
5	Next meeting	ALL
	Thursday 26 th October 2017, 7:30pm in the Burrow.	

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

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