

<p align="center">EXBOURNE NEIGHBOURHOOD PLAN</p> <p align="center">Minutes of monthly meeting held in the Village Hall on 27th April 2017</p>

Present:

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

Action

1	<p>Apologies: Nick Kenealy, Sally Hordern</p>	
2	<p>Building the Evidence Base</p> <p><u>Emerging JLP</u></p> <p>AH and MB briefly reported back on the consultation event on the emerging Plymouth and South West Devon Joint Local Plan ('JLP') held on 10 April 2017 in Tavistock. AH considered it more of a briefing than consultation. AH also mentioned his concern that the Local Planning Authorities' ('LPA's') strategic planners did not think phasing of development in neighbourhood plans was very realistic. This appeared contrary to advice received from the Group's planning consultant, Stuart Todd.</p> <p><u>Housing</u></p> <p>The Group discussed housing in the context of the emerging JLP and, in particular, the questions that were to be addressed to the community on housing numbers in the final newsletter and at the consultation day.</p> <p>There had been some considerable debate between members of the Group in the preceding weeks about the number of houses that the Neighbourhood Plan would need to provide for in the event it makes site allocations. Stuart Todd had advised 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.</p> <p>GL and DG considered that there was some flexibility in this number and evidence concerning housing need and sustainability could be used to support a lower figure. They also believed that, although there is a presumption in favour of "sustainable development" in the National Planning Policy Framework ('NPPF'), this is by no means the whole picture. They considered that evidence, the NPPF and the JLP should be read as a whole and there is scope to take into account many factors which could mitigate that presumption.</p> <p>AH acknowledged GL and DG's position - in particular, the apparent flexible wording of the JLP. However, AH considered that, as the Group had received expert advice on the matter, this advice should be followed when seeking the community's views on development site preferences. In the event that appropriate evidence could be generated to support GL and DG's position, then there would be scope for seeking further clarification when drafting the Neighbourhood Plan itself. In the meantime, AH considered it was better to exceed the expectations of those not wanting development, rather than give them potentially false hope.</p> <p><u>Site Assessment</u></p> <p>AH had asked West Devon Borough Council ('WDBC') to produce their granular analysis and scoring of the various assessment criteria for the sites included in their Strategic Housing and Employment Land Availability Assessment ('SHELAA'). It had been hoped that this would help the Group in understand the LPA's</p>	

<p align="center">EXBOURNE NEIGHBOURHOOD PLAN</p> <p align="center">Minutes of monthly meeting held in the Village Hall on 27th April 2017</p>

	<p>conclusions. Unfortunately, WDBC had not prepared any such analysis – it appears conclusions about sites were made as a result of discussions between planning officers rather than through any scientific or objective process.</p> <p>Given the number of sites in the SHELAA, it had been previously agreed that it would be helpful for the consultation day if they could be “scored” against the various site assessment criteria. This would summarise the assessment findings and sites could be ranked according to how well they score. Therefore, AH and MB had used the site assessment tool provided on WDBC’s neighbourhood plan website to assess sites included in the SHELAA. MB assessed Town Living, Holebrook Lane, and the Land to the South East and AH assessed the remaining sites.</p> <p>The draft findings of the site assessments undertaken by MB and AH had been circulated to the Group for comment. They had also been sent with the Group annotated versions of the SHELAA assessments (both of which would be presented to the community on the consultation day) to WDBC for their review. WDBC considered these adequate for this stage of the neighbourhood plan process.</p> <p><u>Local Green Spaces</u></p> <p>Following the “Local Green Space” consultation held throughout March, GL had produced a table of nominations, showing which of the National Planning Policy Framework eligibility criteria each nomination met.</p> <p>AH thought the community should be given the opportunity at the consultation day to show support for those sites it felt should be designated as Local Green Spaces from a list of nominations. This could be used as additional evidence to support the position that sites were “of particular importance” to the community.</p> <p>GL and DG were concerned that those that had nominated sites would not go through the action of supporting them. AH did not believe this would have a material impact on the results but, given the nominees had provided names, the position could be monitored and a nomination would count as a “vote” of support.</p>	
3	<p>Community Consultation Day</p> <p>AH had circulated drafts of the majority of the display board material that had been prepared for the consultation day earlier in the week. He explained that it would be sent for printing after the bank holiday weekend, so any comments should be provided before then.</p> <p>AH asked for those that had helped prepare the display boards to provide options for the answer sheets that would be used by the community to answer the various questions asked. These should be sent to AH by Sunday 30 April.</p> <p>A possible room layout suggested by AH was discussed. Various adjustments were made. AH to circulate updated version.</p> <p>Various roles and logistics for the day and setting up the day before were also discussed.</p> <p>It was also agreed that all the display board material would be put on the Neighbourhood Plan website after the consultation day until 31 May to allow those unable to attend to comment.</p>	<p>All</p> <p>All</p> <p>AH</p> <p>AH</p>

EXBOURNE NEIGHBOURHOOD PLAN
Minutes of monthly meeting held in the Village Hall on 27th April 2017

4	Publicity AH had prepared a poster advertising the consultation day. Various amendments were suggested, which AH agreed to make.	AH
5	AOB None	
6	Next meeting Thursday 25 th May 2017, 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