

EXBOURNE NEIGHBOURHOOD PLAN
Minutes of monthly meeting held in the Village Hall on 30th March 2017

Present:

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

Action

1	Apologies: Nick Kenealy, Sally Hordern, Shaugna Robertson	
	<p>Building the Evidence Base</p> <p><u>Publication of draft JLP</u></p> <p>The Group discussed some of the key points in the recently published “Pre-submission Regulation 19” draft of the Joint Local Plan (‘JLP’):</p> <ul style="list-style-type: none"> • Exbourne has been defined as a “Sustainable Village”. The JLP has made an indicative assessment that around 30 new homes are capable of coming forward in Exbourne in the period from 2014 to 2034. • The JLP allows neighbourhood plans to determine which sites to bring forward for development in “Sustainable Villages”. However, the Local Planning Authorities (‘LPA’s’) will keep this under review and, if sufficient housing numbers are not coming forward through neighbourhood plans, then they may make their own allocations in the next review of the JLP. • The Regulation 19 consultation runs from 15 March to 26 April 2017 and the LPA’s are asking everyone who is interested whether they agree that the Plan is “sound” and complies with legal requirements. • The Group agreed it should ask for a number of matters in relation to the sustainable village policy to be clarified in the LPA’s neighbourhood plan consultation event to be held on 10 April 2017 (AH, MB, & GL to attend). <p><u>Housing</u></p> <p>The Group discussed some advice sought from Stuart Todd in relation to various matters including a methodology for determining scale for potential housing site allocations in the Neighbourhood Plan.</p> <p>The site assessments for the Community Consultation Day were discussed at length. Given the number of sites, it was agreed that it would be helpful if they could be “scored” against the various assessment criteria. This would summarise the assessment findings and sites could be ranked according to how well they score. AH explained that he had already asked West Devon Borough Council 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 was hoped this would guide the Group in the process and help its understanding of the LPA’s conclusions. In the meantime, AH would update the site assessments to show the results of a scoring exercise undertaken by DG using the site assessment tool provided on WDBC’s neighbourhood plan website. DG agreed to send AH a copy of her scoring sheets.</p> <p><u>Affordable Housing</u></p> <p>AH informed the Group that he, MB and Steve Blakeman met with a representative of the Wessex CLT project at the beginning of March. It appears CLT’s are most effective where communities want to deliver 100% affordable housing on plots that wouldn’t normally be given permission for housing known as “exception sites”. The minimum number of homes needed for a project to be</p>	<p>AH</p> <p>AH DG</p>

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GL

ALL

AH

SK

AH

GL/MB

AH

AH

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5	<p>Finance</p> <p>AH reported that the Group had secured the second round of Locality grant funding to cover the Community Consultation Day and various follow up work.</p>	
6	<p>AOB</p> <p>MB reiterated a point he had made in a previous meeting that the NP should deal with rural matters, including examining whether the change of use of farm buildings should be limited in the case of certain potentially disruptive business uses. AH said this question had been addressed in the Evidence Base Report and would feature at the Consultation Day on the Employment and Business display board. DG reminded the Group that the JLP provides a policy for guiding development within the countryside (policy TTV32), which needs to be read alongside other more generic policies of the plan concerning rural sustainability, development and the natural environment.</p>	
7	<p>Next meeting</p> <p>Thursday 27th April 2017, 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