

## **Neighbourhood Plan meeting on 23rd Oct 2014**

Bettiscombe Village Hall - 7.30 pm.

### **Agenda**

#### **1. Introductions and welcome - Chairman (MDR)**

Go round the group and ask them to introduce themselves and their interest area and to fill in contact details if they have not already done so

#### **2. Current situation report - MDR/John Vanderwolfe (JV)**

Agreement has been reached in principle with the Parish Councils of UMV, Thorncombe, Netherbury and Hawkchurch, to consider working together to prepare a Neighbourhood plan. We have representatives of each of the PCs here tonight

At our last meeting we agreed the subject areas which we might consider as being part of the plan (refer to schematic). We do not have to cover all these areas, we can limit the scope to a single issue if we wish, but as the schematic shows a number of the areas are interconnected.

The deadline for applying to Locality and WDDC for approval and funding has now gone back to the Spring of 2015 so we do not have quite the pressure to make decisions. Nevertheless it would be good if we can agree the main subject areas for our plan and organise ourselves to address the planning issues..

For those that have not been at previous meetings and heard the presentation given by Jan Farnam of WDDC, I will summarise the benefits to the communities within the defined area for producing a NP. I will use the CPRE's guidance paper for this -

- The development of housing, including affordable dwellings, and bringing vacant or derelict buildings back into use
- Provision for businesses to set up or expand their premises.
- Transport and access (including issues around roads, cycling, walking and access for disabled people).
- The development of schools, places of worship, health facilities, leisure and entertainment, community and youth centres and village halls.
- Restriction on the creation of types of development and change of use, for example to avoid too much of one type of use.
- Design of buildings
- Protection and creation of open spaces, nature reserves, allotments, sports pitches, play areas and the planting of trees.
- Protection of important buildings and historic assets.
- Promotion of renewable energy and sewage projects.

The first stage of the process is to agree the defined boundary for the plan. We have to submit the application through WDDC to LOCALITY who provides funding to assist us with the preparation of the plan. WDDC planning have to agree the boundary for the project.

The preparation of the plan and the contents have to be done in a specific way. Precedent exists as to how to do this, both from early adopters like Cerne Abbas and guidelines from LOCALITY the CPRE and from consultants who have experience of the process. We will discuss this later under item 8 on the agenda. I have a copy of the LOCALITY guidelines for each of the parish representatives.

### **The key points about the plan are -**

- The NP is a planning policy document and works alongside the Local Plan it has statutory weight. It defines what is permitted development. It can not contradict the Local Plan or the National Planning Guidelines.
- Can be site or topic specific and can allocate land for development or extend a development boundary. It can also identify protected green space.
- The project group develops the NP in conjunction with the local community, and then carries out a formal 6 week consultation period with the statutory consultees (AONB, CPRE, Natural England etc) and people who live and work in the area.
- Draft NP must be submitted to WDDC, together with a a consultation summary, a basic conditions summary and any other evidence the plan relies upon. WDDC then carry out an 8 week public consultation and responses are sent along with the plan to an independent examiner.
- This would be subject to a local referendum administered by WDDC. If 51% of those who vote agree the plan it will be accepted.
- On being passed the NP becomes part of the statutory development plan for the defined area.

### **Note**

Section 106 agreements paid by developers are being replaced by a new system that would provide 25% of the contribution to the parish concerned, rather than the current 15% - **for those parishes which have a NP.**

### **3. Discussion on scope of Neighbourhood Plan - MDR**

Please refer to the schematic which was agreed at our last meeting to represent the key areas for discussion. As we have new people this evening, I would like to open this up for further consultation as this is only a straw man and a starting point. May I remind you that we should concentrate on those areas where we can practically hope to achieve a result.

#### **4. Assignment of resource and work packages to Working Groups**

I have already had offers from David Hitchcock and Ali Cameron to take over the work-package management of Housing and Business respectively. Clearly we need other people to take an interest in the other areas and to support David and Ali. If anyone here would like to offer their services to assist them or take over responsibility for any of the other areas I would be very grateful of your assistance. If after the meeting you could make yourself known to David and Ali or to John Vanderwolfe for any of the other work packages I would be most grateful.

I have agreed with Ali Cameron to write an article for the next edition of Beneath the Vale asking for assistance.

#### **5. Parish contacts and engagement programme**

We need a Parish Contact from each parish so that they can report back to their Committees and assist with local consultation events to brief the communities. I hope that we have those representatives here this evening and John Vanderwolfe and we have your contact details. It is expected that each Parish would have an engagement programme for the local community to discuss the local views/needs and explain the purpose of the NP.

#### **6. Project organisation and working arrangement.**

Until we have agreed the roles and responsibilities for each of the project areas, it will not be possible to formalise the project organisation. It is, however, seen that each working group would work independently and the working group manager would represent the views of the group at the overall project steering group level.

#### **7. Funding arrangements**

Once we have agreed the defined area for the NP and had it approved by WDDC and LOCALITY, we would receive a £7k grant. Clearly this would be insufficient and it is expected that each PC would provide some funding from their precept. WDDC would provide practical support and advice and fund the referendum and inspectors review.

#### **8. Consultancy and WDDC assistance - Ali Cameron/J Vanderwolfe/MDR**

#### **9. AOB**

#### **10. Thank everyone for coming**

#### **11. Date and location of next meeting**

