



Minutes of the Neighbourhood Plan Group ('NPG') remote meeting held on Wednesday 9th December 2020 at 7:30 pm via Zoom

Members present: Adam Hedley (AH) – Project Leader, Barry Ratcliffe (BR) – Meeting Chair, Sally Hordern (SH), Nicholas Kenealy (NK), Sally Kenealy (SK), Gaye Langham (GL), David Stuart (DSt), Tim Hawkins (TH), David Holwill ('DH').

In attendance: No members of the public were present.

1. Welcome

BR welcomed everyone to the meeting.

2. Apologies for absence

Kirk England.

3. Minutes of the last meeting

Minutes of the meeting on 25th November agreed subject to the second sentence of item 5 reading 'BR indicated that decisions regarding the AECOM report had been handled democratically by the Group' (GL proposed, SH seconded, all in favour).

4. Declarations of interest

Members were asked to declare an interest if relevant to the discussions.

5. Public speaking time

No members of the public were present. BR suggested that, in future, any member of the public wishing to raise a topic not on the agenda should give 7 days notice to the Chair.

6. Matters arising

6.1 Housing – to discuss any update from WDBC regarding the viability study

AH has spoken to Rob Ellis (RE), who explained that WDBC focus is on deliverability of 'Affordable Housing' – to provide sustainable housing for the young and those with links to the community, who wish to stay in the houses for some time. WDBC's preference is for affordable rentals and shared ownership but they cannot fund this themselves. They look to developers to deliver through S106 agreements, though recognise that the economics of any development have to be considered. RE hasn't started work on the viability study yet and suggested a 'walk by' tour of sites before Christmas. AH, DSt and SK will accompany him. NK thought that Alex Rehaag was WDBC's lead on 'affordable housing' - AH will check her involvement.

6.2 Housing – to discuss quantum of development for allocation

Wood Close – Policy TTV 25 of the Joint Local Plan ('JLP') suggests that a figure of 'about 30' new dwellings is expected from Exbourne over the plan period. That figure had not taken into account 9 new dwellings at

Wood Close which had already been committed before end March 2017. WDBC have now confirmed that 'the 9 dwellings approved at Wood Close can count towards the JLP 30. That reduces the JLP Indicative Figure to 21' [email from Duncan Smith to Stuart Todd 3 December 2020].

Allocation - The question of when an 'allocation' could be made by the NPG was raised. AH said that sites are allocated in the Neighbourhood Plan and so an allocation will not occur until the Plan is 'made', although he understood some weight can be given to the Plan once it is published for consultation. The consequence is that the 'building work on-site' test might operate so as to exclude a site from the Indicative Figure ('IF') when no Plan had been finalised. AH thought there may be an argument that sites of greater than 4 dwellings might be included. NK was not so sure. GL suggested that AH seek confirmation from WDBC.

6.3 Housing - to further discuss the community consultation process – survey queries, format, funding etc.

GL reported that the Consultation sub-group had met via Zoom. She also reported on advice from DCT on process and logistics. Phase 1 was to provide DCT with details of sites. GL wished to replicate the AECOM summary and finesse where appropriate - some people may not have access or read the complete report. AH cautioned against expanding on the summary and introducing nuances additional to AECOM's conclusions. TH considered that DCT would cut out any extra information they thought unnecessary on unbalanced. GL and SH will circulate proposed site summaries for Group comments.

Funding – AH reported that he had obtained approval from Locality to reallocate grant funds already received for the services of the planning consultant Stuart Todd to DCT for the consultation project. This would cover the majority of their costs.

6.4 Plan writing – update on progress

Deferred.

7. New items

7.1 Project Plan - to discuss the latest position

DSt was thanked for the revised timeline. AH was the only person to have commented. The current timeline indicated the Neighbourhood Plan going to referendum by March 2023. Community consultation on the Plan was estimated at about January 2022. Various members of the Group thought this was too long. NK said that a great deal of work had already been done and the NPG should try and get a final draft ready for consultation by end September 2021. BR agreed and pointed out that such a document would be regarded by WDBC as 'legitimate' once it had gone to consultation. DSt agreed to re-work the timeline by reference to the end September date. He would circulate it to the Group by 16 December 2020 with feedback to reach him by 18 December.

8. Any other business and future agenda items

None.

9. Date of next meeting

Wednesday 6 January 2021, 7:30pm via Zoom.

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