

Notes of PPC Neighbourhood Plan Steering Group held in the Village Hall

<sup>th</sup>  
26 September 2016 at 7.30pm

**Present:** Reg Stone (Chairman), Simon Ward, Simon Farmer, Tony Hutson, Denise Miller, Catherine Dampney, Chris Burgon, Mike Wood, Rob Banks, Faustina Bayo, Allison Keech (Keech Planning), Estelle Maisonnial (LDC)

**Apologies:** None

**1. Race Course.** In view of the response from ESCC to the Draft Plan the Race Course's Planning Advisors need to convince the steering group that they have a solution acceptable to the County Council about safe access. A statement of the benefits which will accrue to the race course from building the houses could usefully be included as part of supporting evidence. The size of the site needs to be confirmed as 0.7 hectares to meet LDC's density standards for 19 properties.

**2. South of the Railway.** As a result of the responses from ESCC, LDC and SDNP to the Draft Plan the owner's agent need to convince the steering group that solutions can be provided which will meet their concerns particularly about access and viability and ensuring/guaranteeing the proposed ratio of 8 to 12 affordable to market housing. if this site is to remain in the plan. **Action: AK will provide a list of objections to which the owners of the race course and this site must provide answers. RS to then write to the agents/owners.**

**3. Statutory Consultees.** The Steering Group must now agree its formal response to the statutory consultees. **Action AK will produce a summary of the comments and any suggested responses she thinks we can make. We can then set up a meeting to agree them. AK will give us a timescale for this in the next day or so.**

**4. Developers Comments.** AK will produce a list of developer's comments and circulate it to the steering group for our views.

**5. Other changes which could be made.**

- The plan should include a statement that all new housing in the village that has taken place behind the houses on station road has been on brownfield sites as this supports the case for linear development
- Page 53. CIL is 25% not a minimum of 25%
- Reword the policy for North of the Police House so it is clearer which area is green space which will be for development. **Action DM/TH**
- The policies for Green Spaces 6,7, and 8 would benefit from more text on the benefits to the community.

**Date of next meeting: TBA**