

**Notes of PPC Neighbourhood Plan Steering Group meeting held in Village Hall  
4 September 2017, 7.30pm**

**Present:** Nick Beaumont (Joint Acting Chair and Chair for the meeting), Catherine Jackson (Joint Acting Chair), Simon Farmer, Denise Miller, Dominic Williams, Gail Murphy (taking notes).

Member of Public: 1

Site representatives: 0

1. Apologies for absence: Estelle Maisonelle (LDC), Paul Stevens (Secretary), Simon Ward, Steve Long
2. Declarations of interest: no new declarations
3. Notes of 6<sup>th</sup> June: agreed
4. Report on responses to Regulation 14 consultation
  - a. There were 48 responses from residents (approx. 127 responses to previous plan); of these 24 were supportive, 18 not supportive and 6 somewhere in between. A summary of common themes raised by residents has been published in the September parish magazine.
  - b. It was agreed to put anonymised responses from residents on the website. **Action NB**
  - c. Responses from developers and statutory consultees received. Thanks to CJ for amending the draft plan which was circulated on 29/8/17.
    - i. The following points were discussed/agreed:
      1. Policy 1 amended to include a Green Gap policy
      2. Policy 2 wording around avoiding light pollution strengthened
      3. Policy 7.1 Riddens Lane – housing should be outside of flood zone 2 *and* 3
      4. Policy 7.2 Wells Close – add a requirement to maintain a green corridor
      5. Policy 7.4 Oaklands - southerly edge of site to be reinforced with tree planting
      6. Racecourse removed as a reserve site.
      7. SG disagreed with comment from SDNP that NP area falls largely within the SDNP
      8. Novington quarry to be added as a potential CIL project
    - ii. The following points need clarification:
      1. Policy 1: consult EM regarding meaning of ‘development plan’ **(Action NB)**
      2. Para 4.26 Proposals are expected to adhere to Para 45 of National Planning Policy Guidance: EM questioned where this had come from; to be clarified **(Action NB)**
      3. Policy 7.3 Glebe: discussed shared access road with Oakfield; Glebe are not in favour, Cala have no preference. SG have mixed views.

Need to clarify how much influence the NP can have on this issue.

Clarify with EM. **(Action CJ/NB)**

Post meeting note: EM confirmed this requirement can be made in the plan. Proposal made to add requirement for single access, to preserve the historic cluster of buildings around the church. Full SG consulted via email.

4. Policy 7.3/7.4 Need to ascertain the location of the former Private Chapel. **(Action CJ)** On balance felt that archaeological heritage investigation best be conducted by the developer.
5. Changes to the draft NP were approved, subject to clarification of the points above. The main change in the plan is the removal of the Racecourse as a reserve site. The plan will be presented to the Parish Council for its opinion on Tuesday 12<sup>th</sup> September.
6. Progress report on Consultation Statement (DM) and Basic Conditions Statement (PS): this work is ongoing.
7. Response to Nolands Development Proposal:
  - i. petition is live and collecting signatures
  - ii. important to progress the NP as quickly as possible so that it carries weight
  - iii. Maria Caulfield keen to support the village
8. Questions from member of the public:

Q: if Nolands is given planning approval, why can't the NP be amended to include it, thereby reducing the total number of houses to be built?

A: if Nolands were included in the NP, other site/s which had consequently been excluded would likely put in planning applications anyway. This would not protect the village from further development. Such a change would also involve an additional Reg 14 consultation, thereby delaying the process and leaving the village vulnerable. The SG maintain this site is not suitable for inclusion in the plan.

Q: the NP process appears to be driven by LDC. Why does the NP have such little power?

A: The NP process has been able to guide density, layout, access etc. but overall the NP process has much less power than when it was first envisaged.
9. Next meeting Monday 9<sup>th</sup> October 2017 7.30pm, Village Hall.