

DENMEAD NEIGHBOURHOOD PLAN

Meeting Notes – Meeting of the Steering Group

Date of meeting Monday 18th November 2013 at 7.00pm in The Old School

| | |
|---------------------------------|-------------------------|
| Cll Neil Lander-Brinkley (NL-B) | Peter Ambrose (PA) |
| Cllr Kevin Andreoli (KA) | Cllr Felicity Hull (FH) |
| D Cllr Patricia Stallard (PS) | John Payne (JP) |
| John Knight (JK) | Neil Rusbridger (NR) |
| Neil Homer (<i>rCOH</i>) (NH) | |

Notes taken by

Neil Lander-Brinkley

Next meeting

Steering Group (SG) on Tuesday 3rd December at 2.00 pm in the Old School
and on Wednesday 18th December at 9.30 am in the Old School

050/13NPSG Welcome & Apologies

NLB welcomed everyone to the meeting and gave a warm welcome to Neil Homer of rCOH who we had engaged to help us prepare the Denmead Neighbourhood Plan. Apologies were received from Tony Daniells (the Clerk to the NPSG) who was on leave.

051/13NPSG Notes of the last meeting of the Steering Group

The notes for the meeting held on 5th November 2013 were reviewed. NL-B provided a slightly amended version, adding an omission noticed by JK (an new 048/13NPSG ii) and this was agreed as an accurate record of proceedings. These minutes had been restricted to attendees only.

052/13NPSG Support from rCOH

(i) NL-B explained that the only planned business of this meeting was to receive a paper prepared by Neil Homer which set out his understanding of the NP process and an assessment of Denmead's progress and current position to date, and an estimate of the timetable to the completion of the work. NL-B then invited NH to introduce his paper.

(ii) Neil Homer explained that his career background is that of a Planner, both with Planning Authorities and in the development industry. He is now a partner in rCOH, which is a small firm of architects and planners who specialise in providing expert assistance to those groups preparing Neighbourhood Plans. Currently rCOH are working with 30 Neighbourhood Plan teams in East Sussex, West Sussex, Gloucestershire and Buckinghamshire. Slaugham NP is the furthest advanced having reached Examination stage.

(iii) As an aside NH recommended that Steering Group members read the Examiner's Report on Tattenhall (in Cheshire) which was the fifth NP to be voted through by referendum.

(iv) NH reported that earlier that day he had met with Steve Opacic and Gareth Williams (WCC Officers) and found that their response to the challenge of having a NP in their area was not as bad as some other authorities. They were clearly pleased that Denmead now has professional advice.

(v) Neil then made some comments on the NP process. There are FOUR basic conditions that the Plan must meet and it is against these that the Examiner tests a Plan. They are:

1. Is it following the National Planning Policy Framework (NPPF)?
2. Is it in general conformity with the strategic policies of the Local Development Plan? i.e. demonstrating some degree of alignment with housing numbers, and such areas as the local environment; shopping; local economy? (This means the Local Plan Part 1, adopted by WCC earlier this year, which will include saved policies from the 2006 Local Plan.)

NH made the following points: The Local Plan Part 2 does not exist for the DNP team. Our Plan is the equivalent, but the methodology used to achieve the DNP is similar. In our NP we can establish key design principles such as phasing and where the emphasis on 2 or 3 bedrooms dwellings and the type

of dwellings (e.g. bungalows) should be. With the rationale established, this in turn leads to planning densities for each site being arrived at separately.

The term 'deliverable' means available for use in the first five years of the Plan, whilst 'developable' means sites that are not yet available due to such reasons as legal or access issues which need to be resolved.

DNP has more control than we have hitherto imagined, but the SG must remember that numbers only go one way, i.e. we can have more than 250 dwellings but not less!

3. Does the NP contribute to the achievement of sustainable development?

NH made the following points: Neighbourhood Plans do not need a Sustainability Appraisal and whilst it is good practise it is not mandatory. Often the data to create one is simply not available at the level of a NP. Preparing or providing a Strategic Environmental Assessment in the NP is a good idea.

4. Does the Plan comply with EU directives and planning law?

NH told the meeting that the Portsmouth Harbour 5 km buffer zone includes land in the southern part of the Denmead NP area. This means that a Habitat Regulations Assessment will be required.

(vi) NH explained that the NP has primacy in planning determination, after which comes the NPPF and then comes the Local Plan Part 1.

(vii) NH told the Group that elements of the Plan could reference Shopping, Employment, Infrastructure, Environment, areas for conservation (including Listed Buildings and a 'local list'). In general, NH supports the use of the Village Design Statement within NPs. The SG has already agreed this, providing a design guide and PA is checking the detail of the content. All this together with a Denmead Sites Assessment paper should be included within the next consultation. The papers for WCC (and out work) will provide the background and circumstances

(viii) NH then asked if the SG had ideas of how things might work? It is useful to consider this and how this fits the evidence. He invited the SG to have a further discussion after reflecting on his paper and this meeting, to consider 'key' sites in the village (i.e. pieces in 'the jigsaw').

(ix) The meeting then reviewed the key steps up to presenting a pre-submission version of the DNP to the parish Council. The meeting agreed that the **SG would meet on 3rd December (at 2.00 pm) with a further meeting on 16th December (at 9.30 am) at which NH will be present** and at which we will consider (say) three versions of 'the jigsaw'. We will have a meeting with WCC Officers in January as it is important to take them with us and not present them with surprises. There will be a **meeting on March 6th with the Parish Council** and from mid-March onwards arrange public sessions and consultation.

(X) NH made it clear that rCOH will provide the words, concentrating on getting them right, but the presentation (text and graphics) will be us to the SG. He suggested that we consider how we present the draft NP to the residents. For instance, a public meeting to present the information and the 'why' might be difficult but it might be felt necessary. He suggested that in response to the development industry making enquiries, we should be clear that we are in step with WCC Local Plan Part 2 and that our policies and sites will be made public in March, but that we may want to speak to them to obtain clarification before then.

049/13NPSG Next meeting: **The SG will meet on 3rd December (at 2.00 pm) with a further meeting on 16th December (at 9.30 am) at which NH will be present.** Both of these will be at the Community Centre.

The meeting closed at 9.10 pm

(Copies to attendees)