

Wembdon Neighbourhood Plan Steering Group Meeting 5

Tues 27th March 2018

Present:-P.Reed M.Solomon P.Major B.Hedaux S.Burge R.Hayden-Briffett
A.Reed M.Phillips R.Randall
Apologies- /B.Bowering

1- PR welcomed all to the meeting and introduced and welcomed Rebecca Randall WYG (appointed consultant with WYG for Neighbourhood Plan creation).

Rebecca outlined her previous experience and contacts to support the creation of a Neighbourhood Plan noting that she was in favour of a short plan with 6/7 significant policies rather than a long plan. Rebecca outlined that the district council have collected much data for their recent Local Plan which can be supporting evidence. Rebecca noted that she is keen to have first-hand knowledge of Wembdon village.

ACTION- P Reed to contact RR and arrange suitable date for Wembdon Walkabout asap.

RR noted that the 434 /1500(28%) responses to the recent survey was good and will provide valuable supporting evidence. CCS will analyse data and provide draft info for week of 23rd to 27th April. The steering group response would be available after next meeting 30th April.

RR took note of likely key issues as outlined by committee- Traffic- Volume & speed through village, the design and character of new developments including developments at Cokerhurst, green spaces and rural farming community.

Discussion took place re the difference in CIL (community Infrastructure Levy) for Durleigh side of A39 compared with Wembdon side. MS suggested that an appeal re this should take place. £40 v £80 per m² seems unfairly assigned and could leave Wembdon with a much reduced CIL for developments, especially as Wembdon has many more indicators for the 'rural' criteria than places such as Puriton, etc.

ACTION- MS/RR to discuss with Nick Tait. MS to investigate if there was Parish Council consultation re the setting of this in 2013.

RR outlined the **timeline of events** and said that a realistic expectation of a document containing the vision and bullet points and outline policies would be end of May. This could be taken to any meeting with Cavanagh re Cokerhurst. The draft plan could be ready by end of June - followed by a 6 week consultation after which any changes and supporting documents could lead to submission to Sedgemoor District Council by end of Aug. The District Council then has to do its own 6 week consultation and the plan goes to an External Examiner. Then there will be a referendum and, if successful, adoption could at the earliest be end of Dec 2018.

Following successful referendum the NHP would carry significant weight with planning.

MS- noted that the Sedgemoor DC document-West Bridgwater Strategic Development Allocation Development and Design Principles (8th Feb) which has been adopted by the District Council as a material planning consideration. The document quoted consultation with and approval by local stakeholders. This had NOT happened with the parish council!

RR- also explained that the CIL monies and section 106 monies cannot be used for the same village development. The Parish would need to check the criteria and create a priority list for spending. CIL monies for new/improved/maintenance of infrastructure - 5 yr spending plan. MS also highlighted a strong need for any future developments to be sustainable - an exemplar development!
RR- explained that the evidence for 'carbon neutral' development 'above and beyond' national expectations would need a solid evidence base. Discussion re 'opportunity sites' for development outlined in Wembdon took place.

RR- explained she would notify the committee of weekly tasks she would undertake.

**ACTION- MS to email RR responses to Local Plan examination
PR to email RR any community engagement info including photos (PM)**

RR to a) support application for funding re the bid for a Locality grant, b) suggest timeline -aware of Parish meetings 9/4 and 14/5, c) contact Hannah Burbedge 9/4 when she returns from holiday and d) contact PR/MS re contract for billing for work completed.

RR left the meeting-

2- Minutes of previous meeting were adopted as accurate

3- Matters arising

- i) Traffic and transport assessments -

ACTION-MS has chased Somerset County Council - A.Coupe - 'in preparation'

ii) Improvement to Wembdon .org re access to NHP - PM reported improvements made to website. Many thanks :-)

ACTION- PM to update dates and add meeting minutes and note that protocols for public attending meetings would be the same as per Parish Council meetings .

iii) updating re WCA meeting- PR/MS reported a positive meeting where WCA are keen to support creation of NHP

iv)-Bridgwater Mercury item and radio contact had been made

ACTION- Announcement of Survey Prize draw and meeting announcement could be included in Radio Somerset. BH to investigate contact method etc.

PR to contact Jane at CCS for prize draw ASAP. MP to deliver hamper/ MS to sort £75 cheque

4 Surveys-

- schools survey discussed.

Schools have been contacted-CSC survey work expected during wb 9/4

5--Grants

MS and PR updated the group re the current position re grants.

PR disappointed with 'Awards for all' initial response and would be following up with Awards for All asap.

.MS-Sedgemoor community Fund grant

ACTION -MS to continue to chase Esther Carter who had suggested that this fund could pay for schools surveys/housing surveys.

6- Drafting the neighbourhood plan. Rebecca Randall WYG appointed. PR/MS reported that either consultant would have been excellent to work with but were very happy that Rebecca and WYG were 'on board'.

Next Meeting-
30th April at Village Hall

ACTION-BH to confirm use of Kidsbury Room book hall via Lyn Tyrrell