

## Wembdon Neighbourhood Plan Steering Group Meeting 6 Mon 30<sup>th</sup> April 2018

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

1- Minutes of previous meeting were adopted as accurate

2- Matters arising- covered by agenda items

3-- i) Traffic and transport assessments -

MS is still on contact with Somerset County Council - A.Coupe -no response yet. We have robust data from Wembdon SID (speed indicator device)

**ACTION - MS to chase info from SCC or instruct Wembdon SID to be mounted on A39-**

**MS to ask D.Gliddon for summary of raw data collected from SID.**

**RR to ask S.Harper re EDF traffic /transport data for A39**

ii) Wembdon .org - PM updating website pages as necessary. Many thanks :-)

iii) Engagement - with Village Hall user groups- ongoing

- with Farming Community- AR has had responses following letters written - Model Farm and Greenway Farm

### 4 -Grants

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

a) PR had followed up 'Awards for all' initial response and confirmed that due to criteria changes we are now not eligible for funds. PR will be completing evaluation of Awards for All service. Hannah B noted she is meeting with Awards for All at regional level and would discuss the accessibility of funds for NHB from Awards for All.

b) MS confirmed that we have secured support in Sedgemoor Community Fund grant of £7500 which will support costs of surveys. MS also noted that SDC (Esther/Duncan) are supportive and will use housing needs survey information to support Wembdon NHP. It was noted that affordable housing is earmarked as part of any Cokerhurst development plans. SDC are keen to support an allocation for parish residents – possibly by the Parish Council setting up a Community Land Trust. SDC has stated that ongoing legal costs would be funded by them.

**ACTION - RR to discuss with Esther/Duncan in order to decide how this could be included in the NHP** (Without delays to the NHP completion).

HB noted that a Community Land Trust contact (Steve) would be a great resource.

**ACTION - HB to send contact details to MS**

c) Locality grant funds have been transferred to the Parish Council accounts £8990 for WYG costs.

## 6- Analysis of Survey HB

Draft copy has been circulated and info re alterations/typing errors etc have been forwarded to HB

Confirmation of minor alterations took place:

- a) remove 'Big Lottery/Awards for All funding comment
- b) remove names of prize winners (at request of winner)

**ACTION - PR to remind Ed Moll of this privacy requirement when quoting from survey**

c) PM -query re 'negative weighting scores' **Action- HB to clarify**

d) comment re 'Bus service to Minehead less frequent' to be clarified

HB noted that the public raw data/comment pages of the report are not likely to be released.

RR confirmed that she would produce a 2 page summary for the NHP.

Discussion re key issues ensued.

-MS note concern re the management of 'Off road and communal parking areas (in any new developments)' **ACTION - HB would send photo of sensitive parking such as those in developments in Street**

-RR has considered a parking policy for the NHP which could focus on layout rather than numbers of spaces.

Wembdon is identified as a Zone A in the Parking Zonal System. Most villages in a rural setting are zone C.

Reallocation of zone using the NHP and survey evidence may be a possibility.

MS/RR noted that conversations with potential developers would be important.

All happy with survey analysis, draft report and changes suggested. **Final report to be completed ASAP.**

7- Schools survey completed at CTS not yet had responses from Haygrove or Wembdon, St George's. **ACTION- HB to follow up ASAP and PR to ask Ben Bowering to contact Emma Webb (deputy head of St Georges)**

## 8- Housing Needs Survey-

MS reported that data in standalone report is useful. Pleased with level of response. Esther/Duncan to attend next steering group meeting.

**ACTION - RR will liaise with Esther/Duncan before 12 June meeting so that NHP can reflect housing needs**

**ACTION - HB will email info re Cornwall affordable housing to MS**

HB left the meeting

## 9- Neighbourhood plan policies RR

RR circulated a copy of her timeline of programmed work

**ACTION - RR to email copy for reference.**

Discussion took place to agree key policy themes and key wording and agreed that draft of NHP would be with the steering group by end of June.

Key policies agreed

- 1- Design policy- that would focus on key design principles demonstrating local distinctiveness (eg red sandstone) and inclusion of green soft landscaping in any new developments.

- 2- Trees- replace and enhance / preserve views in village today

**ACTION - List of key views to PR - include photos**

3- Parking strategy-

4- Infrastructure policy-

**ACTION - list of priorities for improvements** (indicated from survey data) to RR via PR asap eg- play equipment, cycle ways, lighting etc

5- Community strategy-priorities for development local centre not detracting from present facilities - eg.-medical centre, pharmacy, farm shop, woodland play area,

**ACTION - ideas to PR asap-**

6- Locally important facilities/assets- a policy to protect and seek support for development of these. Eg. -Village Hall, Church, Pub, Parish Centre, local green spaces, meadow.

7- Policy to cover cycling and walking routes throughout the NHP area.

8- Rural diversification policy - protecting the 'rural character' and encouraging/discouraging types of diversification considering traffic etc.

No specific ecology /flood risk policy as these are covered by the Sedgemoor Local Plan criteria,

Discussion re Green Wedges of land to keep the nature / identify Wembdon Village (not a ribbon development into Cannington/Bridgwater) took place. Mention was also made re the survey results where 51% were positive re solar panels to be included in any new build.

Summary- RR needs List of local important views,  
infrastructure priority spend list,  
locally important facilities,  
local green spaces,  
possible inclusion in Local centre (Cokerhurst)  
Diversification likes/dislikes list.

**ACTION - PR to coordinate steering group responses via email asap.**

Discussion took place re the dates of meetings/ public workshop events

**ACTION - BH to confirm venues/date**

**ACTION - RR to provide list of names/invite list re workshops**

**(ACTION MS - ??to meet with developers prior to workshops at current project or headquarters before end of May?)**

**ACTION PR- confirm Parish Paper publication date for inclusion of Survey feedback and workshop dates.**

**Next meetings Confirmed dates/venues**

***Mon 4<sup>th</sup> June- steering group meeting 7.30pm- Kidsbury room (discuss workshop delivery)***

***Tues 12<sup>th</sup> June- SDC Duncan Harvey/Esther Carter-7.0pm- 5 Vicars Lane***

***Tues 19<sup>th</sup> June-Cavanna/agencies steering group meeting-2-4pm Crowpill room***

***- Cavanna/agencies workshop with public 4-6pm Crowpill room***

***Mon 23<sup>rd</sup> July - public consultation re NHP 3-7pm Crowpill room.***