

Wembdon Neighbourhood Plan Steering Group Meeting 8 Tues July 10th 2018

Present:- P.Reed / M.Solomon / B.Hedaux / S.Burge / R.Thompson/ A.Reed / M.Phillips / R.Randall

Apologies- R.Hayden-Briffett / B.Bowering / P.Major

1- PR welcomed all to the meeting

2- Minutes of previous meeting were adopted as accurate

3- Matters arising- all to be covered in Agenda items

4-

- i) Traffic and transport assessments -

MS reported a useful meeting with Highways however Wembdon is a low priority within County. If any further action is to be taken Parish council will need to raise funding for it and hire an agent to plan and then implement any scheme. This could be costly (£30000+)

Traffic etc is however a high priority for residents as indicated in surveys. At consultation opinions re actions will be sought.

RR noted that Policy 3 includes transport statements and data.

ACTION- Ask PM if he will collate the data from the Wembdon Speed Indicator Device

-ii) School surveys

Action- PR to chase Hannah re presentation of school survey info. Hannah sent draft document to PReed following meeting. PR circulated and Hannah used suggested alterations to complete survey report.

-iii) Draft Neighbourhood plan

RR will have completed suggested alterations submitted by NHP group and the draft document will be ready for Consultation event 23rd July.

She will have included Sedgemoor District requirements and submitted to Sedgemoor by October. Any complications thrown up by consultations may cause delays in the process.

Following the comments published by the Planning Inspector on 6th July it seems that there is unlikely to be any delay in the planning process for local developments including Cokerhurst Farm.

PR noted that there is a need to future proof Wembdon with the completion of the Neighbourhood Plan. Cokerhurst development will happen we just don't know when. Better to be ready than not. The wording in the Plan confirms that we are planning for, not supporting, any development.

All present recognised the need to maintain momentum to complete the plan.

-iv) Affordable housing

At the recent consultation none of the stakeholders present were keen to implement a Community Land Trust and Sedgemoor District Council appeared happy to allow people with a connection to Wembdon to have priority for affordable housing. The draft plan says that a minimum of 10% of affordable housing in any housing development should be allocated to Wembdon people.

-v) Workshop - 15th June

MS/PR reported that this was a successful event with many interested parties attending with the exception of Somerset County Highways.

MS on behalf of group thanked RR for her presentation work and noted that Sedgemoor District Council is likely to use the workshop as a model for other neighbourhood planning groups.

RR has had contact from the developer consortium who are keen to have a public consultation re Cokerhurst development in Mid -September. They would like to meet the Neighbourhood Plan group prior to that. This will tie in with the 6 week NP consultation period.

-vi) Neighbourhood Plan Policies

RR noted that the landscaping policy in the draft plan may need to be better defined for use by any developers. RR suggested that a landscaping consultant (Ian Clark) would be better placed to do this than herself, although any evidence that has been collected by the Cokerhurst development consortium (Tim Reid) could help. A landscaping statement (what needs to be protected and why) needs to be included in the Plan.

ACTION-RR- Quote for landscape assessment

ACTION RR-Suggestions to add a map and photos of the views.

Amendments re checking direction of views as noted in the plan-eg. Green wedge area= views NORTH of the A39. And Views WEST to the Quantock hills.

RR suggested that £1500 is likely quote for landscaping consultant.

MS – group in favour –

RR explained that she is still working within the original budget but work for the stakeholder consultation/consultation was extra to original work itemised.

RR not proposing that extra fees are required yet but noted a further cost of £500-£1000 may be needed for extras.

-vii) Neighbourhood Plan

The group noted their thanks for RR work on the plan document that has been circulated. A few 'fine tuning' comments were suggested for alterations-

ACTION-RR

- **Add preserve red stone walls in the village (add to design statement/policy)**
- **Add PM notes**
- **Add photos - still need Manor Farm and Grange Farm**
- **Need to emphasise eco-friendly wish- follow national/local requirements re electric vehicle charging points**
- **Check paragraph numbering p27**

RR- arrange developer consortium meeting date - possibly Mon 3rd September

8- Preparation for public consultation workshop 23rd July- 3-7pm at Village Hall

ACTION-

a)- advertise flyer MS / website PM / posters SB / Facebook BH

b) RR to suggest position statement wording for flyer - send to MS asap

c) RR- 20 spiral bound copies of draft plan- condensed black and white version

A3 copies of condensed version for notice boards / Add policies to A3 or A2 for rear of noticeboards

Check we can use WYG notice boards

Produce evaluation/feedback sheets

d) Collect evidence of consultation eg. Photograph the workshop event PR

e) MS to organise flyer distribution

f) Present 3-7pm at workshop-MP/BH/MS/RT/AR/PR/PM

Village Day-A repeat of the 23rd July consultation suggest creating presentation on terrace of Village Hall

ACTION-MS to contact Lyn T, Mark to contact G.Grief for approval.

ACTION All- encourage responses to plan via website/ feedback sheets/ Facebook comment

Next Meeting-

23rd July Public consultation at Village Hall 3-7pm

27th August at Village Day (details to be confirmed via email/at 23rd July)

11th Sept 7.30pm at Village Hall- BH to confirm availability of room.