

## Wembdon Neighbourhood Plan Steering Group Meeting 9 Tues Sept 11th 2018

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

1- PR welcomed all to the meeting

2- Minutes of previous meeting were adopted as accurate

3- Matters arising-

- a) MS has given recent Speed Indicator data to RR
- b) AR reported her attendance at an 'Affordable Housing' workshop. She mentioned that Mark community land trust project had been difficult and this not likely to be a route we can pursue without a dedicated team.  
RR explained that in the Local Plan affordable housing covers Bridgwater and our NHP draft wants 'some' for Wembdon residents. Cavanna not keen to follow Community Land trust route but if Sedgemoor can fulfil their legal obligations an allocation to Wembdon residents will be supported. RR outlined the gold/silver/bronze allocation criteria for affordable housing that planning/legal teams need to consider. Sedgemoor are actively pursuing an answer to allow us to have an agreed plan for the final inspection of the draft NHP.  
MS noted that the affordable housing has not drawn any significant comment in consultation.
- c) Landscape assessment-RR has received the draft today from Ian Clark. **ACTION- RR send to NHPSG by end of week.** RR noted that Ian had commented on 'views east and west' - info should bolster the case.  
AR mentioned that comment had been made to the 'historical building of Cokerhurst farm to be included.
- d) PR/MP/MS/AR/SB attended a consortium developer meeting 7<sup>th</sup> Sept and reported that Cavanna appeared to be treating the Neighbourhood plan as though it had be 'made' and incorporated into the Local Plan - which is a positive. Cavanna and Ensign will be holding a public meeting advertised via leaflet drop to each house in Wembdon in early October. They appeared very confident this application would be successful this time despite Parish Council best efforts to fight this.  
PR noted the need for Wembdon residents to understand that the parish council and the Steering Group are not supporting the Cokerhurst development but a 'yes' in the neighbourhood plan referendum is essential so that any developments in Wembdon, including any at Cokerhurst, can be influenced by the wishes of the Wembdon community.

### 4-REVIEW OF POLICIES

See RR previous email/docs.

Discussion took place to agree policies and any alterations required. Aim to adjust with particular note of any comments made in consultation.

RR noted that with the updated National Planning Policy Framework/ Sedgemoor Local Plan she would need to make a few administrative adjustments to align the NHP to new frameworks.

RR noted that Emma Chorley's (SDC) response had been very positive and would include her points.

- Renewable energy. PM noted that the wording in Cheddar's plan BE1 seemed to be very appropriate. This was agreed and may encourage support of the NHP locally. **ACTION- RR to add.**

-Objectives/vision- 'further integrate Cokerhurst?'- reword- 'integrating new communities and developments' **ACTION- RR**

-Transport and Parking-PM noted that BE4 (Cheddar NHP) includes parking in line with Somerset County Council policy *as a minimum*. RR - we are working towards having Wembdon designated as 'Zone C' for parking (rural rather than urban) which would allow 0.5 extra parking space per bedroom. Persimmon and Barton Willmore raised an objection to this in their consultation responses.

RR introduced that one way forward was to produce a strong evidence base by commissioning a parking strategy to be drawn up by WYG. Cost for the full package £4690.

Discussion took place and group agreed elements of the extra transport/planning/parking work by WYG (desk based assessment/census data) would be pulled together by RR as a support paper. (cost approx£2000)

**RR to action**

**Photos to support are available -PM/SB**

Discussion took place re electric car charging points- in home/standalone locally.

School design to include 'kiss and drop' zone to improve parking around new schools?

-Community Strategy RR to reword to clarify overarching strategy **ACTION- RR**

-Local Green spaces **ACTION-SB to mark Inwood green spaces on map and forward to RR**

RR to investigate 'insufficient evidence' comment re Wembdon parkland

-Affordable housing - comment re downsizing (Ed Moll's point) may need addressing in Design - mix of housing styles.

-Rural diversification- RR to re explain -also to clarify Wembdon village v Wembdon parish. RR to add 'retain/protect existing trees'. Several trees already have TPO (tree protection orders) RR to add info. **ACTION- RR**

-Drainage board comments -RR to meet Drainage Board (Ian Sturdy), include description of flood plan and rhynes and flood prevention schemes (add appropriate attenuation devices?) P3.1.6 **ACTION- RR**

-Light/air pollution RR to check SDC's existing policies

-Medical facilities- PR informed the group that at least one Bridgwater practice may be interested in setting up a branch surgery in the Cokerhurst neighbourhood centre.

Discussion re process following Examination of the Plan took place-inspectors may ask for a few amendments before referendum/ ask for alterations which might need further short consultation period/ immediately approve for referendum! SDC will appoint the inspectors

### **Timescales/Next steps**

See RR email- Still target of 5<sup>th</sup> Oct for final draft ◀◀ on target  
Then 1 week for us to review and comments back to RR by 12<sup>th</sup> Oct  
Then a 3 week online consultation-Facebook/website/noticeboards etc  
*RR will write specifically to those who have made comments for their final review.*  
Then submit to Sedgemoor who will identify examiner and consult (probably an 8 week consultation because of the Christmas period)

AOB

**1-Parish paper article-** discussion took place re style of article  
-add paragraph re 'following 15 years of opposition ....therefore the PC and NHP group...

RR noted need to grab attention- accentuate the positives that the NHP will bring eg

'Do you want off road parking?

Do you want new medical services?

Do you want to influence development at Cokerhurst farm? ....

**ACTION- RR/PR**

Next Meeting-

9<sup>th</sup> Oct - Vicars lane 730pm - review the final draft for feedback to RR by 12<sup>th</sup>, Parish paper delivery etc.