

Wembdon Neighbourhood Plan Steering Group Meeting 11 Tues Dec 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. All gave Rebecca a resounding 'Well done' for her fantastic work to produce such a high quality the plan for submission in the tight time restraints we had aimed for.

2- Minutes of previous meeting were adopted as accurate. Meeting number corrected.

3- Matters arising- a) RR noted that all funds for creation of the NHP to get to the submission stage had been used and now funds for the stages following submission would need to be agreed. RR suggested setting a ceiling of funds. Rebecca noted only the hours used would be charged for. She does not anticipate a huge amount of subsequent questions. MS agreed that such a contingency was available. **ACTION-MS to notify Parish council.**

b) RR asked whether the NHPSG could support a NHP A4 flyer that WYG were creating regarding their services as NHP consultants. This was agreed.

Action- MS/PR

c) RR also informed the group that WYG are advertising a free workshop at their Wellington headquarters in January for Parish councils/neighbourhood planning steering groups and asked whether the Wembdon group/representatives could attend to give a 'steering group' perspective of the process and support received from WYG. **Action-MS/PR agreed**

Other matters arising to be addressed within main agenda

4-Affordable Housing-RR reported that SDC are supportive of our policy to reserve 10% of the affordable housing on new developments for people with a connection to Wembdon. They may possibly wish to amend the wording slightly and we expect that they will respond during the forthcoming 6 week consultation period. **RR to contact Duncan Harvey**

-Feasibility of Medical centre -PR reported that nothing further had been heard regarding the financing and processes to open tenders for a medical centre in the proposed Cokerhurst Farm development. **ACTION- PR to contact**

-Drainage board discussions. RR has contacted Ian Sturdy but has been unable to arrange a meeting and will follow up to confirm we have submitted NHP. **Action RR**

- Light and Air pollution policies-RR noted that these issues are covered appropriately by the Sedgemoor local plan

-Review on parking strategy - There have been positive responses to the Parking Technical Note from Wembdon residents and from Barton Willmore who represent the consortium of developers of the Cokerhurst Farm site. Persimmon Homes disagree with the policy but they are not proposing to build any houses in the Wembdon NHP area. There have been mixed messages, but no objections, from Somerset County Council

- Habitat regulation assessment-RR reported that this process is under review by government. At present Natural England requires a HRA 2nd stage assessment if a NHP proposes anything, such as extra or improved footpath

systems, which might create a risk of impact on areas of special interest such as Bridgwater bay/Severn Estuary. The need for an assessment would mean that the NHP could not be adopted so we have removed proposals to improve footpaths from Wembdon village to the River Parrett from the NHP.

PR what would happen if the Parish Council wanted to improve the footpaths in the future. RR said that any changes to present regulations would be reflected in next Local plan and could be taken into account in any updates to the NHP in the future.

RR explained that the timing of this Plan in relation to Sedgemoor local plan was very favourable and suggested that future reviews of the NHP should follow revisions of the Sedgemoor Local Plan.

5- Review of the submission NHP.

Plan submitted 11th Dec ◀◀

Many Thanks to Rebecca for her work ◀◀

RR noted costs from printers re hard copies. And noted we could have info from WYG on CD/memory stick.

Discussion took place to decide requirements. Agreed- 3x printed/bound copies to include 1 for clerk of Parish council/1 for councillors

ACTION- RR to email final submission plan to PR/PM and MP and we will make our own arrangement to print and bind copies.

PM will upload the plan to Parish website also to direct interested parties to the Sedgemoor website via link.

PM was thanked for his fantastic attention to detail in proof reading.

PM noted that website regulations will change to require all documents on websites to be fully accessible ie for sight impaired people by 2022. **ACTION- Parish council to be aware. RR to contact WYG IT depts. to discuss.**

6-Timescales/Next steps

Discussion took place to identify the anticipated timeline following submission of NHP.

11th Dec-submission

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4th Jan 2019- Sedgemoor agreed 6 week consultation period starts

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15th Feb -consultation period complete

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18th Feb NHP examination starts.*

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Mid March – Examiner’s report published. (Sedgemoor have a 5 week period to accept NHP examiner report)

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End April- Sedgemoor accept examiner’s report and set referendum process in motion. (56 day max allowed time).

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(8th May-local elections take place)

Mid June- Referendum complete.

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Mid July – Official adoption of NHP

*discussion took place regarding Examiner appointment. RR noted we can express a preference and suggested Janet Cheesley a local planner who specialises in NHPs. She is recommended for her thorough and speedy

attention to the examination. RR noted that this stage could take as little as 2 weeks but as long as 9 months depending on queries/ recommendations during the examination process. All subsequent dates are 'best guesses'

Discussion took place with regard to effects of Purdah (*pre-election period which prevents local government and elected candidates from making announcements about any new government initiatives which could be seen to be advantageous to any candidates or parties in the forthcoming election.*) to the decision making around the NHP. Particular note was made in relation to the setting of the CIL rate following any approval of planning permission at Cokerhurst farm. It was felt that with Cavanna's hybrid planning submission due in Dec/early Jan the process-registration, 3 week consultation, committee approval/section 106 (1month)//decision notice-determination- would take 6 months. Thus would not fall foul of purdah regulations. **Action- MS to discuss with Steve Hellard re purdah**

PM had queried the effect of the planning approval before complete adoption of the NHP. RR noted that regardless of this the NHP would still hold 'significant' weight in decisions.

RR Agreed to speak to Emma C at Sedgemoor and to keep an eye on these issues. It was noted that Mike Caswell would have responsibility.

Publicity-

The NHP steering group will make efforts to encourage a YES response in the referendum and, if the above timescales are correct, will use the Parish Paper at the end of May.

PM suggested that we prepare a summary using the vision and objectives along with the policies and notes. This was agreed- a 4/5 page spread in the Parish paper will be prepared.

7-AOB

Again sincere thanks to Rebecca and WYG were noted for their fantastic work in this process.

8 - Next meeting dates- Tues 12th Feb 7.30 pm at The Cottage- a social and opportunity to discuss consultation responses.

Tues 12th March 7.30pm Vicars lane- next steps!