

## Parish Meeting held at the Palairret Hall on 6 December 2017

Welcome and introductory remarks by the Chairman, Clive Abbott ( CA)

Comments by George Hitchins (GH)

Jo Milling( JM) explained what a Neighbourhood Plan is, stressing that the whole community has to be behind the process; can take a couple of years and may generate conflict within the community.

It is a planning document. JM gave examples of what a Plan can/ not do; it's an opportunity to look at planning issues which we consider to be important eg. can suggest new LGS but not undesignate those agreed.

particular types of housing such as for elderly or starter homes  
protect heritage features

JM advised we use the parish boundaries otherwise need to justify why not.  
The PC is the qualifying body.

JM outlined key steps

- 1 Consult with community; MDC will also consult with parish
- 2 Informal public consultation via open days, questionnaires to gather ideas
- 3 Draft to MDC who will carry out formal consultation; an Examiner will check it meets criteria for a N.Plan
- 4 Referendum will be held, paid for by MDC

Up to us what goes in Plan. JM recommended a housing policy and its advantages should the local plan be unable to demonstrate supply. N.Plan rolling supply reduces to 3 years and gives some additional control over where development goes and what community gains from it.

JM outlined the terms green space and open space in context of NSP.

Questions to JM

CA Does the referendum need a threshold?

JM No, a straightforward majority of those who turn out to vote

Andy ( Norton Grange). Is the Green Belt covered in the Plan?

JM. Important to show and acknowledge it in the document.

Linda Oliver. Thanked PC for picking up the mantle. Rode PC glad they have a NP.

There is a character assessment and conservation assessment in existence and she can provide this.

There are sites in the village which have planning permission. Can we put these forward in the Plan and can we change the design. What are benefits of a Plan.

JM Should housing policies change, a NP has greater weight in the event that MDC loses control of its housing supply.

Developers look at unconstrained sites so if we have a NP we need only demonstrate a 3 year supply. We can't prevent development but it helps us to keep control of the process.

Chris Parsons ( The Barton) If there are no development sites, does it mean you can't have housing policies?

JM gave example of development in Rode of a house converted to accommodate elderly people.

Vivienne Bolton (Bath Road) will we have to do the LGS applications again or do they remain in place with MDC?

JM No need to repeat it. You can't in fact re- designate and inspector would not look again at any which had been refused.

You can look to see if you want to identify new ones.

Liz Mills ( Bath Road ) asked if economic development and renewable energy can be included.

JM You can say things about eg. traffic to inform development decisions but the Plan can't force SCC to change its stance.

Economic issues, employment, renewables current and future can be considered.

Barbara Day ( North St.) could we incorporate something along lines of Frome's Clean and Healthy Audit!

JM Yes. 2 stage process; background assessment as supporting document and then translate it into land use terms eg. solar panels on certain houses in certain areas, wind turbine, BUT you CAN'T say applicants for planning MUST have solar panels. Use words to encourage high standards of sustainable building.

Brenda Graham ( Longmead Close) Can we suggest use for a piece of land without the owner's permission? Is the NP a one stop shop or do we do housing first and then the rest as an addendum? Is the wording ambiguous - is the onus on the developer or the objector in the Rode Plan?

JM Wording has to be clear. Good idea to use a consultant to help produce planning style policies.

Geoff Roe ( The Barton) What is the timescale? Is it too late as by time completed, LP 2 will be cast in stone. Could it turn out to be a huge exercise of limited power?

JM it will have benefits. For NSP to have its own take on the planning situation will be helpful even if the LP rolls forward ( which it does all the time).

Neil Pollard ( Lyde Green) Is it a good idea to identify a network of local footpaths?

JM A good idea if you have in mind ways to enhance them.

Paul Shepherd What controls does a N Plan have over numbers and mix of housing.

JM It has to fit in with Local Plan. National formula etc. currently LP suggests no more housing needed in NSP but any changes to national policy could affect MDC.

PS what about mix eg. social and young people.

JM You could designate a few extra houses for specific needs

PS What about infrastructure? JM Only in context of a site, not in general.

PS What is the role of MDC as it seems to duplicate our exercise?

JM it's about the formality of consultation; section 14 (ours); section 16 (MDC's). Their responsibility to check and to look at formal objections. The Examiner is independent of MDC.

Robin Campbell ( Monmouth Paddock) Should there be an uplift in housing numbers from the government, is MDC working on a process to maintain control? Last time it was a developers' charter.

JM MDC is aware.

Chris Parsons Is there a potential risk that by identifying need we start a process we don't want

CA we need to be careful and be very thoughtful about the balance of risk.

CA Thanked JM.

On the basis of this evening's discussion do people feel we should explore further the possibility of a NP?

GH suggested a show of hands.

CA agreed, though it's clear that the attendees were only a fraction of the residents in the parish, there was very positive support for exploring a NP.

The show of hands indicated unanimous support for the suggestion that the PC should embark on a NP.