



# Stoke Fleming

## Neighbourhood Plan Steering Group

### Draft Minutes

#### Meeting of the Steering Group held on Monday 3<sup>rd</sup> November 2015 in the Village Hall

Present: Bob Benns, Barry Clark, Struan Coupar, Katie Franks (chair), Martin Judd, Mary Newman, Nick Teage.

Apologies: Gail Dorrington, David Harris

#### Minutes of the last meeting

While happy with the style of the minutes BC wished for more detail of the matters discussed to be included, and referred to his e-mail which mentioned:

- Incorporation of suggestions for the text of the Draft NP such as undeveloped coast, key influence of the SW Coastal Path and other suggestions from round the table.
- The issue of how to position the Action Plan in the Draft NP.
- Suggestion/concern that we need deeper joint review and understanding of the various issues, and validation of the policies and proposals, especially in relation to site assessments. Such work and evidence would support the simple write-ups we are putting to the community. The concern was around appearing superficial, uninformed and opinion-based. (This was my comment to the Steering Group, I know, but the meeting with SHDC on 22/10/15, whilst productive, did not involve, for example, anyone from Highways)
- It was agreed that stakeholder engagement meetings would be conducted by two persons from the NP team to illustrate suitable probity in this sensitive aspect. They are not empowered to encourage or negotiate any changes to the proposals.
- Suitable map(s) will be produced via Bob Benns
- The PC will write to SHDC requesting early consultation regarding any development proposals for a specific site (*Deer Park*)
- Feedback from the public consultation on 23rd Nov will be verbal (we will need to take notes!), post-it-style on the night, and forms on the night/afterwards.
- Bob Benns would talk to Peter Sandford about contributing to/reviewing our preparation for the public consultation.

BC said that the reference to Deer Park should have been to Premier Garage.

#### Matters Arising

KF said that she had written to SHDC but has not yet had a reply.

#### Meeting with Graham Swiss SHDC

BC had circulated extensive notes on the meeting. There were no questions. One issue that had been raised was that of “deliverability” i.e. our Neighbourhood Plan will have to show that is able to deliver the level of housing that will be required under SHDC’s Area Plan, which in turn must meet government targets. The draft NP includes potential for housing far in excess of any possible requirement. Some of that is on greenfield sites that have been offered by landowners, but the Steering Group, in accordance with its policy of preferring new housing to be on previously

developed sites, includes sites that have not actually been offered, but might become. The intention is not to exclude the possibility of utilising them.

### Stakeholder consultation

The process of consulting stakeholders has begun. One meeting has taken place and others are planned. It was agreed that all potential stakeholders should be contacted, not just those who were the owners of land earmarked as possible sites in the draft Plan.

### Government Policy

Members discussed recent press coverage of a proposed change in Government policy. Allowing “automatic” planning approval in principle for developments on greenfield sites that are included in local plans. If Stoke Fleming wants how and where development should take place it is essential that is included in the Plan.

### Additional text

Some promised contributions have been received; others are still outstanding. In respect of Business and employment the requirement is for a short passage to be included in the section on the parish, and brief wording for any proposed policy. Any detailed study should be included as an appendix. All drafts should in narrative form.

### Draft Policies

Drafts have been circulated in respect of Housing and Development, Roads and Transport, Open Spaces, Environment and Community. Some comments have already been made, any additional ones will be considered.

After discussion it was agreed that the upper limit for new housing should be set at 60.

### Public Consultation 23.11.15

Arrangements were discussed. SC will develop displays and arrange for banners etc. Posters have been put up around the parish and a notice carried in the Magazine and on the website. Steering Group members will be in attendance on the day. The format of a planned response form was agreed in principle.

### Next Meeting

A further meeting will be held on 19<sup>th</sup> November to finalise arrangements for the consultation.