



# Stoke Fleming

## Neighbourhood Plan Steering Group

### Minutes

#### Meeting of the Steering Group held on Monday 5<sup>th</sup> October 2015 in the Village Hall

**Present:** Bob Bennis, Barry Clark, Struan Coupar, Martin Judd, Nick Teage.

**Apologies:** Gail Dorrington, Katie Franks, David Harris, Mary Newman

**Absent:** Paul Bond, Simon Dowden

#### Minutes

The minutes of the meeting held on Monday 7<sup>th</sup> September were approved, as were the notes of the site selection meeting held on 21<sup>st</sup> September. There were no matters arising.

#### Development Site Assessment

Eight potential development sites had previously been identified, and it had been agreed that these would be assessed using the criteria used by South Hams District Council for Sustainability Threshold Assessment. These utilise a colour-coded system under which sites are assessed under 11 headings,

<b>Dark Green:</b>	Development would improve sustainability
<b>Light Green:</b>	No effect on sustainability
<b>Yellow:</b>	Possible sustainability issues
<b>Orange:</b>	Problematic sustainability Issues
<b>Red:</b>	Absolute sustainability constraints

The assessment headings are: agricultural land quality, flood risk, contamination, biodiversity, effect on AONB, visual impact, effect on historic and cultural environment, air quality, access (walking, cycling, public transport and private car) quality of built environment, energy use. Each site is then given an overall rating.

Four of the sites under review are areas where development has already taken place and the sites are currently in use for other purposes. The other four would involve development on greenfield agricultural land.

Members considered each site in turn and completed an initial assessment. The justification for each assessment is an important part of the process and the Steering Group will prepare notes on the issues that were discussed, as the basis for future development and review.

BB undertook to prepare an outline plan for the development of one particular site, in order to establish what area would be required in order to satisfy the proposal that had been suggested.

Seven of the sites are being considered for residential development; the eighth for car parking. The Steering Group reaffirmed its policy of allowing only limited development over the 20 year period of

the Neighbourhood Plan, and of adopting an upper limit on new housing numbers. The next meeting will address the question of how that upper limit should be established. It should be evidence-based.

SHDC have offered to meet Steering Group representatives to review the outcomes of the initial site selection assessments, if possible with representatives from landscape, highways and the AONB.

### Stakeholder Consultation

The Steering Group will now embark on consultation with the owners of land and property which is the subject of the site selection process. It reaffirmed its general policy in respect of selected sites, namely that owners will not have to accept development on their land, but will know that the site is considered potentially suitable for development if a planning application is made.

The group favours personal contact with stakeholders, supported by a written explanation of the draft Neighbourhood Plan policies and the site selection process. It will now consider how this can best be done. It was agreed that it would be important to have begun the process before the next public meeting, planned for November 23<sup>rd</sup>.

### Next Meetings

The group is due to meet again on 3<sup>rd</sup> November, and at that time must be in a position to decide what progress it will be able to report to the community. In order to ensure that can be done, an additional meeting will be held during the week commencing 19<sup>th</sup> October. Following the meeting on 3<sup>rd</sup> November there will be three weeks in which to prepare material for the public meeting

### Draft Neighbourhood Plan text

Draft wording for core sections of the Plan have been circulated following consideration by the Review Group. Some comments and suggestions have been made. These, and any others, will be considered at the next meeting.