

MINUTES OF NEIGHBOURHOOD PLAN  
STEERING GROUP MEETING  
Held by Zoom  
On Thursday 11 June 2020.



Attending: Cllrs D Thomas (Chairman), W Mack, G Vernon, Mrs D Dolley, Mrs Y Scriven

1. **Background**

The Chairman gave an update on the stage reached so far with our Neighbourhood Plan. WFDC Local Plan had now been submitted for External Examination and we had registered a request to speak at the Inquiry regarding the inclusion of the Fold Lane site in the District Local Plan. It is likely that the WFDC Local Plan would be adopted in September 2020. Due to Covid 19 Regulations no Neighbourhood Plan Referendums could take place until May 2021, but this did not affect our timetable which is scheduled for a Referendum in June/July 2021.

A draft report had been issued but there was still a lot of work to do when information was available from consultants AECOM who had been appointed by Locality to provide technical support. A further review would be required to ensure that our policies do not duplicate those in the District Local Plan. DD said she still had to finalise work on Protected Views and Open Spaces.

2. **AECOM Report on Call for Sites**

A draft schedule of sites for consideration had been prepared and circulated to members. It should be noted that sites had been included on the schedule which had been considered by the District Council during their HELAA Call for Sites in 2019. Sites had been coded Red as Unsuitable for inclusion in the Neighbourhood Plan, Amber for a possible site and Green for a suitable site. This report was in draft and had been done without a site visit. The findings were subject to review and comments from the Steering Group on local knowledge of the sites had been requested. GV felt that the number of sites for consideration should be greatly reduced to focus on those which were more acceptable to the Parish Council. However, it was necessary to be open and transparent and to be able to demonstrate that all possible sites had been considered in order to satisfy the Inspector that the report could not be challenged.

It was confirmed that the Neighbourhood Plan was seeking to find a site or sites for approximately 10 affordable houses, but that it was recognised that some market housing might be required to make the project viable to the developer.

Each site was considered and any local knowledge added to the schedule.

3. **INTERNAL CONSULTATION**

It was agreed that the schedule prepared by AECOM, with Parish Council comments, would be sent to the District Council. Highways would also be consulted on those sites which appeared to have access problems.

It was agreed that as soon as we had comments from Highways and the District Council, the schedule of sites, with all comments, would be considered by the Working Group. The working group consisted of:

Cllrs W Mack (Chairman), D Thomas, Mrs P Pardoe, S Williams, G Vernon, M Page, G Hogan, District Councillor I Hardiman Clerk Mrs Y Scriven

Mr Bob Morgan from Blakedown had agreed to help and his knowledge of developments in a rural village would be very useful.

#### 4. **LANDOWNERS**

When we had comments from the District and County Council it would be necessary to approach some landowners, i.e.

- Landowners whose land had been marked amber or green, but had not been submitted the site direct to the Parish Council during their Call for Sites;
- Landowners whose proposed site were too large for the anticipated development of affordable housing, with a view to asking if a reduction in the area of land on offer would be acceptable.

#### 5. **PUBLIC CONSULTATION**

It was agreed that a separate consultation would take place on the Call for Sites. This would be a live exhibition probably in the Village Hall or School, probably July/August 2020. Social distancing measures would need to be observed. Details of sites and related descriptions would also be available electronically on the website, with an opportunity for comments to be submitted.

AECOM had developed a virtual exhibition and would provide detail of costs etc.