

SOUTH MILTON PARISH COUNCIL
NEIGHBOURHOOD PLAN
Internal Meeting No 41
6 March 2017
RECORD OF DISCUSSION

Present

Tim Lewis (TL) – Chairman

Marion Brice (MB)

Graham Collyer (GC)

Paul Davies (PD)

Nick Townsend (NT)

Paula Booker (PB) – Apologies

Nick Bailey (NB) – Apologies

1. Notes of Last meeting

The notes of meeting No 40 were approved and had been posted on the website

2. Matters Arising

Actions arising from the last meeting on 27 February 2017 had been completed except those repeated below.

3. Liaison Officer

Mandy Goddard is now our Neighbourhood Planning Officer and is liaising with TL on the possible need to complete a SEA/HRA for our NP as our parish lies within an AONB. She had advised that the likely cost would be around £5000 but that this will not have to be funded by us.

4. Administrative matters

The schedule appended to these notes has been updated to include a SEA and/or HRA, assuming the SEA/HRA is instructed shortly and can be completed by the end of April. If there is a delay in this activity, the whole process will be delayed. The exhibition can however go ahead as scheduled.

TL and NT will apply for further funding from Groundworks UK for the next stage of the NP now that we have received confirmation that we are eligible. **TL/NT action**

5. Draft Neighbourhood Plan

The interim response to all those that had submitted comments in writing on the draft NP had been sent out by the Parish Clerk.

TL will contact SHDC and Thurlestone PC for loan of display boards for the exhibition as TL had not been able to find out anything from the Marlborough PC. **TL action**

In view of the latest pronouncements from SHDC through the Joint Local Plan (JLP), the number of new houses to be provide under the NP was reviewed. All were reminded that at the outset of the process, SHDC were insistent that our NP should provide around 40 new dwellings in the parish. This was strongly resisted by the Steering Group as research by GC had shown that over the last 35 years an average of one new dwelling had been provided each year. A figure of 15 to 20 new dwellings was agreed with SHDC as an appropriate number for the planning period and this figure was used to prepare the draft NP.

Following a thorough review, it was agreed that although the preferred site would provide more than the number set out in the JLP for South Milton (around 10) we should proceed with the preferred development site for the following reasons:

- Although the site could provide up to 20 homes, the land owner has indicated the development will be undertaken in phases – discussions on phasing and the number of new dwellings continue with the land owner
- To make the requirement for affordable housing economic for the land owner, the number has to be of reasonable size (30% of the development agreed with the land owner which is in accordance with the JLP policy)
- There will be substantial community benefits in the form of a village hall car park and land for a playground as well as a green buffer between the development site and the main village
- The site is brownfield and has a low impact on the AONB
- The delivery risks are low
- The development will be important in maintaining a vibrant village – Backshay Close was completed some 40 years ago and is an integral part of the community with its diverse mix of housing. Development of the Dairy Site would be similarly beneficial
- Development of this site would block applications for non-infill developments elsewhere in the parish as housing needs for the parish would be met for the planning period and probably beyond
- This site is generally viewed favourably based on the large number of comments on the draft NP

The purpose of the exhibition and information to be presented was reviewed and agreed with MB. The purpose of the exhibition is to make sure all parishioners are aware of the background to the selection of the preferred development site so they can make an informed decision at the referendum.

It was noted that ownership of sites 5 and 7 had changed no further interest had been shown in the process.

Actions on preparing for the information boards for the exhibition were agreed as follows:

- The vision statement – PD presented a draft which will require slight adjustment. **PD action**
- PD had prepared a first draft of the background information answering the following questions: why we have a plan; how we quantified the number of houses to be provided; why the site has to be a minimum size; why we are providing for development within an AONB. PD to update and circulate for comment. **PD/all action**
- PD presented drafts of the parish map showing all the offered sites which looked excellent as well as A3 copies of the already published assessment of each site. PD will check offered site boundaries with TL and revise map. **PD action**

- Site map for selected sites and commentary. **TL action**
- Policies on housing and other policies set out in the draft NP – **PD action**
- The way forward. **PD action**

PD is working with Nick Walker on the maps and posters needed for the exhibition.

6. Next meeting

The next meeting will be held at 10am on 13 March 2017 at Collacott Barn.

**SOUTH MILTON
NEIGHBOURHOOD PLAN
PROJECT PLAN
CONSULTATION TO PUBLICATION**

Item	Who	When	Status 07/03/17
Consultation Document			
Draft plan published	PD/GC	23 Nov 2016	Completed
Neighbourhood consultation completed	TL	16 January 2017	Completed
Revisions to draft NP			
Exhibition of housing proposals	All	7/8 April 2017	In progress
Complete SEA/HRA (if required)	SHDC/Consultant	28 April 2017	
Respond to comments on draft NP and exhibition	All	5 May 2017	In progress
Revise draft NP	All	12 May 2017	
Submission of NP to SHDC	TL	19 May 2017	
Neighbourhood Plan			
Publication of NP (six weeks)	SHDC	26 May 2017	
Appointment of examiner	SHDC & TL	7 July 2017	
Review by Examiner (six weeks)	Examiner	14 July 2017	
SHDC review of examiner recommendations (six weeks)	SHDC	1 Sept 2017	
Examiner report and decision statement	Examiner	20 Oct 2017	
Publication of pre-referendum information	Electoral Services	27 Oct 2017	
Referendum (4 weeks)	Electoral Services	3 Nov 2107	
Publication of referendum decision and making of Neighbourhood Plan	SHDC	10 Nov 2017	