

# SHERBORNE ST JOHN NEIGHBOURHOOD PLAN

## STEERING COMMITTEE MEETING

Minutes of the Steering Committee Meeting held on Thursday 27<sup>th</sup> November 2014 at 6.30p.m at The Old Post Office Kiln Road.

Present:

Julian Crawley

Chairman

Mike Harrison

Richard Morgan

Linda Agnew

Penny Mayo Administrator

### **100.14. Apologies for absence**

Apologies were received from John W Edwards, Syd Abraham and Harold Hatt.

### **101.14. Minutes of the meeting 30<sup>th</sup> October 2014**

Minutes were agreed as correct and signed by the Chairman Julian Crawley

### **102.14. Matters arising from the Minutes**

95.14/84.14. There is still a problem with getting the website updated. The Administrator is investigating the cost of employing a website provider to take over the site for Sherborne St John. She was also given another person, Andy Pearce, to contact.

**PM**

### **103.14. Housing Needs update**

The report has been delayed while Mags Wylie reviews comments made by BDBC. Initial comments appear to support the need for 10-12 affordable houses to rent/buy.

### **104.14. Questionnaire/ Survey Monkey Analysis**

234 completed questionnaires were received. The Questionnaires have all been entered into Survey Monkey and Linda Agnew is in the process of extracting the data ready for use in the Draft Plan and gave a brief review of the key points so far:

Housing development in the Parish is a major area of concern. Results backed a need for more affordable housing: Initial results show

- 80% supported up to 10 or 10-20 new homes
- 50% indicated they wanted a smaller home
- 80% supported housing needed for young people
- 64% supported affordable/shared ownership housing
- 76% supported the need for housing suitable for older people downsizing.
- As far as type of houses, 109 supported bungalows, 119 1-2 bedded houses, 136 2-3 bedded houses, 112 sheltered housing and only 50 supported larger houses.

As expected the impact on the local environment of development was also a major concern with 223 seeing it as important or very important, 189 concerned by increased traffic, 210 concerned with the effect of development on the character of the village and parking and the effect on sewage provision and water quality.

Of any new houses 96 supported affordable rented (via Housing Association), 175 sale on the open market, 221 via Housing Association or to rent & 139 that people with no connection to the village could rent/shared buy option (*it was noted however that the local letting policy would mean it was very unlikely that any outsider would be considered*).

When asked about sites for new houses 199 said next to existing housing or brownfield sites, 161 no building on green fields, 157 conversion of derelict sites, 47 for infill and 187 that development per site should be 3 houses or less.

*\*\* English Rural Housing Trust does small rural developments so may be appropriate for SSJ\*\**

226 replies saw the Strategic Gap as extremely important, with 194 seeing barrier planting as very important, no more wind farms and 197 supporting more solar panels on existing properties.

General environment - 132 residents wanted more tree planting and 134 saw wildlife as important with many asking for a designated picnic area at the Chute.

It was noted that returns were mainly from the older age groups and that the younger age group, still living at the parental home, was not well represented. The Administrator will contact the people who recorded children living at home who added their address to see if their children could also complete the questionnaire as it was felt important to get feedback from this age group.

**PM**

Linda Agnew will compile a report by 15<sup>th</sup> December (to include information on the age distribution of completed questionnaires to allow JDC to compare with age distribution data for SSJ).

**LA**

#### **105.14. Development Assessment Group– sub group confirmation**

The composition of the Group was confirmed as Richard Morgan, Natasha Rougier, Linda Agnew, Syd Abraham, John Edwards and Julian Crawley.

When the HNS and Questionnaire data are available (say 15<sup>th</sup>–20<sup>th</sup>December) The Group will write to all interested developers (including Rydon) to advise what the N Plan is looking for. **RM/JDC**

Some developers may lose interest. Meetings can then be arranged for January (Rydon has already requested a meeting for w/c 5<sup>th</sup> January - JDC to respond and agree a date/time). **JDC**

The Group will review potential sites identified (using the pro-forma exercises supplied by Emma Clarke/BDBC) using a scoring matrix based on questionnaire results.

The Administrator will contact Emma Clarke to ask for advice on the best way to conduct the exercise. **PM**

The Administrator will contact the Sherfield on Loddon Clerk to ask what contact they had with developers while developing their Plan.

The Administrator will contact BDBC Friday 28.11.14 re the SSJPC / N Plan objection to the minimum number of houses qualifying towards N Plan development numbers. Is this objection registered in the Local Plan Inquiry process; if so what is the Comment ID number? **PM**

*Post Meeting note – JDC to contact BDBC re their current position re the above draft policy)*

#### **106.14 Programme**

The Chairman issued an updated timeline:

- HNS presented - mid December,
- Analysis of the Questionnaire - by end December
- Consultation with landowners/developers - January
- Develop Vision & Objectives - by end January.
- Workshop to Develop Options, finalise SA Matrix and formulate submission to BDBC (SEA / HRA) – late January. SJ or AM to facilitate. **JDC**
- Consultation Feedback & Consult on Draft Plan Exhibition – March. Administrator to advise availability of Village Hall (preferably Saturday morning). See below

JDC contacted the consultants for advice (ref: Alex Munro e mail reply 25.11.14) on how to proceed. Alex Munro advised a 'white paper' be produced *'to offset the empirical output from the HNS with the additional evidence around physical constraints and community preferences. A combination of several factors should lead you to the final housing target your plan is working towards. This should best be justified in a consolidated background report entitled along the lines of a 'Housing target for SSJ'.* **JDC**

#### **107.14. Consultation Feedback Exhibition.**

It was agreed to combine the consultation and feedback exhibition on questionnaire results with the Draft options for the Neighbourhood Plan in March 2015 in the Village Hall running 10.00-2.00p.m. **PM**

#### **108.14. Evidence Base/Toolkit**

Mike Harrison has sent an updated baseline document for filing.

Employment – Syd Abraham needs to submit his report to the Chairman for review. **SA**

The reports on Social Services (Linda), Other Infrastructure (Julian), Transport (Richard) and Environment (Mike) are still being produced. **LA/RM/JDC/MH**

The Administrator will review the organisation questionnaire and update the schedule with appropriate information on contacts/telephone calls and e mails supplied by the investigator. **PM**

The Wildlife mapping which will be undertaken by several volunteers will take a year to complete.

#### **109.14 . Production of Draft Plan Options**

See above: to be produced by end February 2015, ready for Village Hall meeting

#### **110.14 . Date of next Meeting**

The date of the next meeting has yet to be arranged.