

Minutes of the Neighbourhood Plan Working Party Meeting
Held at the Church Rooms at 2.00pm

Present:

Working party members

Mark Sennitt (Chair) (MAS)
Mark Sands (MRS)
Peter Quarendon
Maggie Batchelor
Brian Luff
Mike Allen

Apologies

Julie Garrett

1. Agreed that MAS would chair the WP. MAS is a professional Town Planner and has previously worked on the Braishfield Village Design Statement
2. MAS tabled an agenda for discussion at the meeting (attached), which formed the basis of the discussion.
3. It was agreed to hold regular WP meetings with the aim of ensuring meetings are focussed and to last between 1-2 hours in length
4. NP overview included the following
 - NP to cover all of the parish of Braishfield.
 - The NP is a planning document and should contain planning policies. As a document it sits below the Local Plan and should be in compliance the policies contained within the LP.
5. Local plan timetable – the Reg 18 Stage 2 is due to be published in Q3 in 2022. This is understood to comprise detailed site-specific policies and as such should set out changes in the village boundary and any new allocations. LP's typically take 3-4 years or more to reach adoption and there is an opportunity here to produce a NP that is consistent with the forthcoming LP.

MAS referred to the TVBC Housing Topic Paper (Feb 2022), which confirms that Braishfield is now within TVBC South in terms of housing allocation and housing land supply. This could result in greater pressure for more housing given that PUSH housing numbers may increase. However, reference was also drawn to policy COM2 of the adopted LP that identifies Braishfield as a (Tier 4) rural village that identifies it as suitable for windfall sites. As such, there

may be an expectation that Braishfield is only suitable for limited additional housing – not least due to the presence of limited local amenities.

6. NP objectives – the point was made that in order for the NP to add value to the community that it needs to not simply replicate LP policies, but to build on them and add value that the community can rely on in forthcoming planning applications.

This could, for example, involve additional housing to meet local needs or identifying key assets such as open spaces that should have additional protection.

In any event the NP is a community led plan and should reflect the wishes and requirement of the local residents.

7. Community consultation – will be a key part of the NP and discussion was held re how this could take place. It was noted that the recent community vote on whether to have a NP was relatively low and that we need to make sure that local residents are aware of the NP.

It was agreed that a questionnaire would reach every household and represent a minimum of what is required. It was suggested that we could access the Braishfield news and various existing social media and PQ is in the process of setting up a dedicated web-page. It was also suggested that we could contact local community groups as a means of publicising the NP. Also suggested was the possibility of attending local community events to raise the profile of the NP.

8. Terms of reference – being worked up by the PC.
9. S016/CIL – discussion over whether the NP can be used as a mechanism to secure funds through the planning process to facilitate community facilities.
10. Funding – what are likely costs and what funding is available.
11. Timescales – could take a while.
12. Action points:
 - Each member to review a NP prior to the next meeting and report back on structure and strengths of documents and completion timescales.
 - To invite Sarah Hughes (TVBC) to a subsequent meeting
13. Next meeting – 6th December at 2:00pm at the Church Rooms.