



Minutes of the Neighbourhood Plan Committee Meeting of Alderholt Parish Council held remotely at 7.00pm on 27 August 2020

PRESENT:

Cllr D Tooke, Chairman, Cllr S Butler, Cllr S Greenland, Cllr A Hibberd, Cllr G Logan and Cllr M Smethers, Sheenagh Bradford, Stan Broomfield, Charlie Ann Cairns, Colin English, Ed Gerry (Dorset Council), Anne Goldsmith (Dorset Council), Charlie McEwan, Robin Neave, Mike Roberts, Ros Sinkinson, Chris Walker, Andrew White and Tanya Wynyard.

Ms L Ellis, Parish Clerk & Mrs K Brooker, Assistant Clerk

Due to the Covid-19 restrictions the meeting was held remotely via conference link. The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020, which came into force on 4th April 2020, gives Parish & Town Councils the power to do this until May 2021.

Min No	Title	Owner
09/20	<p>WELCOME FROM THE CHAIRMAN & APOLOGIES</p> <p><i>The Chairman, Cllr Tooke welcomed all in attendance to the (remote) meeting of the Neighbourhood Plan Committee. He explained members of the public were welcome to attend meetings and would be able to speak at the meeting at the discretion of the Chairman. Instructions were provided on how the Committee should use the conversation and mute facilities.</i></p> <p>There were apologies from Cllr A Butler, Angela Connal, & Rev. Simon Woodley.</p>	
10/20	<p>TO RECEIVE DECLARATIONS OF INTEREST AND/OR CONSIDER THE GRANTING OF DISPENSATIONS</p> <p>There were no declarations of interest.</p>	
11/20	<p>NAME CHECK FROM EACH OF THE PARTICIPANTS</p> <p>As this was a remote meeting, each participant provided a name check</p>	
12/20	<p>TO CONFIRM THE MINUTES OF THE NEIGHBOURHOOD PLAN COMMITTEE</p> <p>It was agreed that the Minutes of the meeting held on 22nd July 2020, were a correct record.</p>	
13/20	<p>INTRODUCTION OF DORSET COUNCIL REPRESENTATIVES TO INCLUDE: -</p> <ul style="list-style-type: none"> • WHAT THEIR ROLES WERE • HOW DORSET COUNCIL COULD ASSIST THE NEIGHBOURHOOD PLAN COMMITTEE • THE PROCESS THAT DORSET COUNCIL WAS FOLLOWING WITH ITS LOCAL PLAN <p>Ed Gerry (Community Planning Manager) introduced himself and confirmed that his role focused on both neighbourhood planning and</p>	

Chairman Initials:
Date:



Minutes of the Neighbourhood Plan Committee Meeting of Alderholt Parish Council held remotely at 7.00pm on 27 August 2020

	<p>assets of community value, along with contributing to the work of the Strategic Planning Team and the Dorset Council Local Plan. Anne Goldsmith (Senior Planning Policy Officer) then introduced herself and confirmed that she was also involved with the neighbourhood plans and assets of community value.</p> <p>It was explained that the Dorset Council Officers would assist Alderholt Parish Council as much as possible, within the constraints of the legal process and Officer workload. There were several Councils working on Neighbourhood Plans in Dorset, as well as Officer involvement in the Local Plan, resulting in two major pieces of work competing for time and resources.</p> <p>It was confirmed that the Dorset Council Local Plan was at an early stage of production and was scheduled to be adopted in 2023. However, consideration would also need to be given to the Planning White Paper and this may affect timelines.</p> <p>An overview was provided of the Local Plan and that it would set out strategic policies to meet development needs, special settlements, built and natural environment, provision of affordable housing, protecting community facilities, design, etc.</p> <p>The first milestone would be consultation on an options document. The options would be published in September 2020. The document would then be agreed by Dorset Council Cabinet in December 2020.</p> <p>Cllr Steve Butler stated that Dorset was constrained, environmentally, and the deliverability of sites needed to be considered, along with the willingness of a landowner to see their land developed.</p> <p>Colin English asked when the sustainability appraisal would be available for comment. Would it be before the options for the Local Plan? It was confirmed that there was already a consultation on the scoping document and a specific appraisal of options would be published alongside. Concerns could be raised as part of the consultation process. However, the exact timescale was not yet known, Dorset Council Cabinet would receive the confirmed timetable soon.</p>	
<p>14/20</p>	<p>MEMORANDUM OF UNDERSTANDING WITH DORSET COUNCIL</p> <p>An overview was provided by Anne Goldsmith on the Memorandum of Understanding with Dorset Council, a copy of which is attached at Appendix '1' to these Minutes.</p> <p>Anne Goldsmith confirmed that she would be the Lead Officer for the Neighbourhood Plan from Dorset Council. It was stated that although Dorset Council aimed to support Alderholt Parish Council with the</p>	



Minutes of the Neighbourhood Plan Committee Meeting of Alderholt Parish Council held remotely at 7.00pm on 27 August 2020

Neighbourhood Plan concern was raised, regarding three-week timescales, as the statutory requirements were not three weeks but in legislation would be as soon as possible. Although it was difficult to meet milestones in a set period of time, Dorset Council would endeavour to do this, with all Neighbourhood Plan groups being treated the same. This would apply to Paragraph 6 (Q) and a track changes on the Memorandum of Understanding would be undertaken and returned for the next meeting of the Committee. It was also requested that Paragraph 9 (CIL Levy) be amended to '*subject to the current statutory provisions in place*'.

Cllr David Tooke stated that the three weeks were to make sure there were no unnecessary delays and requested that if there were to be delays then this be communicated, so that both timescales and the project plan could be amended accordingly.

Councillor Steve Butler raised whether there was any reason to move forward with the Neighbourhood Plan? In response, it was confirmed that Alderholt would be covered by the new Local Plan but whether sites would be allocated was an unknown. The Neighbourhood Plan should be used to consider what the main driver would be, what policies should it contain, etc and to consider those aspects. The Parish Council would also need to consider whether any kind of housing requirement should be set in the emerging Local Plan.

Cllr David Tooke confirmed that Alderholt Parish Council was looking to start to determine some of its own future and that it was known it had to be in line with the Local Plan although no more housing was wanted. However, if housing was wanted then Alderholt should be able to say where it should be located, type, style, affordable, etc. It was stated that some in the village were happy to take some housing, eg affordable housing and what sort of evidence for housing or development needs would be required? In response, it was confirmed that technical assistance around housing was required, usually by Consultants and some technical packages were dependent on Neighbourhood Plans allocating sites. Most neighbourhood plan groups who had progressed had used a Consultant to support the process. The Consultant would advise and support an evidence-based Neighbourhood Plan.

Mike Roberts queried whether the Dorset Local Plan would be finished before an Alderholt Neighbourhood Plan? In response, it was stated that



Minutes of the Neighbourhood Plan Committee Meeting of Alderholt Parish Council held remotely at 7.00pm on 27 August 2020

	<p>the Committee wanted to understand the Dorset Local Plan as it was evolving, to provide the best mix of development Alderholt could take.</p> <p>Cllr Steve Butler felt that a Neighbourhood Plan was lot of work for no reason at all and the Parish Council would not need to do anything until the options report was published.</p> <p>Chris Walker stated that other infrastructure was required and everything that went along with infrastructure. In response, it was confirmed that infrastructure requirements would be a key element. Also raised concern that landowners may sell plots, with no protection, whilst Alderholt undertook its Neighbourhood Plan, as it would not provide any additional protection.</p> <p>There then followed a general discussion on the village envelope and it was confirmed that if it could provide a five-year availability it would be easier to protect the village envelope. If not, it would be more difficult to protect the village envelope.</p> <p>Councillor Adrian Hibberd asked if East Dorset had a five-year land supply and it was confirmed that there was not one for East Dorset or the majority of Dorset. Alderholt would be based on the former East Dorset District Council area. This decision was taken based on the previous administration areas as those development plans were still in force, this would be until a new Dorset Council Local Plan was adopted.</p> <p>Councillor Steve Butler stated that the East Dorset land supply had been based on Christchurch not having a five-year land supply. As Christchurch was now part of Bournemouth, Christchurch and Poole Council could this be revoked? In response, it was confirmed that it had already been separated from Christchurch and there still wasn't a five-year land supply. It was confirmed that East Dorset was not far off five years, it was around four years.</p> <p>It was agreed that the revised Memorandum of Understanding be included on the agenda for the meeting to be held in September 2020.</p>	AG
15/20	<p>EVIDENCE THE NEIGHBOURHOOD PLAN COMMITTEE SHOULD BE LOOKING FOR</p> <p>A general discussion was undertaken and covered: -</p> <ul style="list-style-type: none"> • What the Committee felt the main driver would be, eg designation of important green spaces 	



Minutes of the Neighbourhood Plan Committee Meeting of Alderholt Parish Council held remotely at 7.00pm on 27 August 2020

	<ul style="list-style-type: none"> • Need for an audit of open spaces to see which met the local green space criteria. If the Neighbourhood Plan wanted to look at green infrastructure and links with Rights of Way evidence would be needed to support this. • Discussion took place on whether to set up sub-groups of the Neighbourhood Plan Committee. There would be a need to look at areas to form future designs and to pick out characteristics. It was confirmed that the Locality website had guidance on how to undertake the process. If affordable housing was involved in a Neighbourhood Plan, there would be additional funding. It was confirmed that funding technical packages was committed to and there was funding available at present, although this may change in the future. As a result of Covid the sum had been increased from £9,000 to £10,000 due to the circumstances. <p>The Chairman of the Neighbourhood Plan Committee thanked the two Officers from Dorset Council for helping the Committee to move forward.</p>	
16/20	<p>ESTABLISHMENT OF WORKING PARTIES</p> <p>The Chairman made a request to establish two subgroups. One would look at funding/locality and the other at housing need.</p> <p>The Funding Subgroup would include looking at funding and grants for the use of a Consultant. It was agreed that Cllr Gina Logan, Cllr David Tooke and Stan Broomfield undertake this</p> <p>Discussion then moved onto the Housing Need Subgroup. Chris Walker stated that other infrastructure was required and everything that went along with infrastructure. In response, it was confirmed that infrastructure requirements would be a key element. When the Planning Consultant was used by Alderholt Parish Council there were objections to 1,000 plus properties but questioned whether it reflected on future housing need. Had housing need moved on since then? Cllr Steve Butler asked whether a basic housing needs survey could be posted around the village to gauge the needs of villagers. It was suggested that other Neighbourhood Plans had been published on the Dorset Council website, that they could be viewed and would provide an indication of how research was approached</p> <p>Councillor Steve Butler stated that until the options document had been published then the Neighbourhood Plan should be on hold.</p>	



Minutes of the Neighbourhood Plan Committee Meeting of Alderholt Parish Council held remotely at 7.00pm on 27 August 2020

	<p>Chris Walker and Councillor Steve Butler agreed to look at the current evidence.</p> <p>It was agreed to establish two subgroups to look at funding and housing need and would report to the September meeting of the Neighbourhood Plan Committee.</p>	<p>GL, DT, SB / CW, SB</p>
17/20	<p>FORWARD PLAN FOR FUTURE MEETINGS.</p> <p>A general discussion took place and it was suggested that the Forward Plan also contain topics such as social issues, transport, etc as so far it was focused only on housing.</p> <p>Ros Sinkinson stated that the Alderholt Neighbourhood Plan could cover certain transport related matters eg highway improvements but not speed limits or falling outside of the land use. It was confirmed that some Neighbourhood Plans had supporting text and if a project fell outside the land use plan, they could be called projects.</p> <p>Robin Neave raised the issue of the upgrading of Camel Green Road (Unadopted Road) and it being adopted. Concern was raised that monies taken from the developers of the houses on Camel Green Road had not been used to adopt the road and it needed to be investigated. Councillor David Tooke, as the Dorset Council representative for Alderholt, agreed to look into the matter and feedback.</p>	<p>DT</p>
18/20	<p>DATE OF NEXT MEETING</p> <p>The next meeting would be held on Thursday 24th September 2020 at 7.00pm.</p>	

Meeting ended 8:39 pm

Minutes Approved:

Chairman's Signature:

Date:

Chairman Initials:
Date: