

## THE IVERS PARISH COUNCIL

### MINUTES OF A MEETING OF THE NEIGHBOURHOOD PLANNING SUB COMMITTEE HELD ON 27<sup>th</sup> OCTOBER 2020 at 6.00PM VIA ZOOM CALL

**Present:** Councillors Carol Gibson (Chairman), Ann Mayling, Wendy Matthews, Chris Jordan, and Peter Stanhope, Graham Young, Alan Wilson, Janet Rayner, Ciarán Beary, Jim Skinner and Jane Griffin.

In attendance: 2 Members of the Public, Cllr Kevin Brown and Stephanie Bennett (Clerk). Neil Homer, Leani Haim.

**NP.039/20 APOLOGIES FOR ABSENCE**  
Cllrs Chris Woolley and Geoff Bennett

**NP.040/20 DECLARATIONS OF INTEREST**  
None were received.

**NP.041/20 PUBLIC PARTICIPATION**  
There was no representation made.

**NP.042/20 MINUTES**

RESOLVED that

the minutes of the meeting held on the 19<sup>h</sup> October, 2020 be agreed and signed by the Chairman  
1806 Janet Rayner joins the meeting

**NP.043/20 PROJECT NOTE**  
Neil introduced the Project Note that has been prepared for the Neighbourhood Planning sub committee. He explained that it had been put together to detail how the Neighbourhood Plan could influence what was happening in the area and drew attention to the scope of the potential development proposals as mapped on page 2 that will have a very significant effect on what the villages feel like. He encouraged the group to think about putting down markers for these developments but to also consider additional policy where it is considered of benefit. Page 8 of the note lists suggested new and amended policies.

Neil talked to the group about the 12 sites currently considered and requested that any omissions/deletions be notified to him urgently so that these can also be considered. He set out the need for the light touch plan that has previously been agreed and stressed that time is of the essence as it will be important to submit the plan as soon as possible so that it can then be taken into consideration in respect of forthcoming

developments.

Neil felt that the policy range suggested may allow the sub committee to address a number of issues that have been identified by the community however there isn't likely to be anything to include in the plan that will change the current proposals at Pinewood.

With the withdrawal of the Local Plan the Green Belt that was proposed to be developed still has the protection of Green Belt and that will remain until any future plan allocates the space for development. This protection precludes us from adding any further policy for green belt development on these sites. On these sites it is very rare that a gap policy is implemented in an area which is already Green Belt however we must be ready. In a couple of years time the land could be released from the Green Belt by an emerging Local Plan; we need to have the NP in place as a legal document that will influence the Local Plan.

Any development of green belt must prove very special circumstances and it is very rare for developments of housing to be permitted under these terms – developments such as Pinewood can cite special circumstances.

Neil outlined the processes being undertaken by other Neighbourhood Plans that had taken on responsibility for planning in their area; this includes allocating land for the required housing, getting agreement from land owners, carrying out environmental impact assessments, habitat assessments etc however The Ivers will be challenged to find sites for housing not in the green belt.

Neil recognised the drive to get a Plan 'over the line' and felt that the best option was to continue with the revised policies as his note suggests.

Considerable discussion took place regarding the potential impact of those policies on the developments that are either coming forward or are expected. Neil didn't consider the White Paper proposals to be a risk to the current process and intended policy outcomes.

The gap analysis is key to this approach and Neil and Leani highlighted the evidence base that was already available from previously studies and papers however it will be important to build up a credible evidence base to back up our case. Additional issues with the maintaining of gaps were highlighted and Neil recommended focusing on what we can deliver in the timeframe. It was agreed to include a Local Gap Policy.

The cumulative impact of a number of developments is a key concern of the community and a relief road is a key element of the traffic policy along with air quality

It was agreed that group members will split into Development and Environmental Task Teams and divvy up the considerations highlighted by Neil. Meetings will be convened

to start this work which needs to be completed within 2-3 months.

Neil will collate the new policies and the questions to be answered into one document and the Clerk will arrange meetings for the Task Teams

**Action** Sub committee members were asked to volunteer to join either the Environment or Development team and let the Clerk know.

**NP.044/20 PROJECT PLAN**

The project plan was considered and the sub committee understood the need to getting the tasks done. A revised project plan will be provided to all

The meeting closed at 7.46pm

Signed ..... Chairman

Date .....