



Wellow Neighbourhood Plan



Notes recording the main points agreed at the Neighbourhood Planning Team 'Zoom' meeting on Monday 21st September 2020

Attendees: Charles, Gaye, Christopher, Les, John S, Ivor, Dick, Sharon (Bluestone), Thelma, Mike.

Apologies: Kathy

Key points are as follows

Introduction & General Update: Mike updated the meeting on the following points. • The agreed letter to Caroline Noakes from the NHP team about the proposed new National Planning Regulations is now finalised and will be sent this week. • Gaye is also sending one from the Parish Council. • Nick Adams-King (TVBC Planning) updated the Parish Council on his views of this planning consultation document. He has been in discussion with Caroline Nokes and expressed his concerns. TVBC have exceeded their housing Quotas but some other Councils in the UK have not met theirs. The government seems to be addressing the wrong problem as the major concern is that developers are not developing the land after planning permission has been given thus delaying the roll-out of new developments. • Mike has now sent our agreed team response to the TVBC consultation Paper on the Emerging Local Plan.	Action Mike By 25-Sep-2020 Action Gaye
Housing Need Assessment: Les updated the team on this document. • The draft has been sent to Sharon for her thoughts on how we should progress this: The research derives market signals which should help in the final decision on numbers for the Parish. Sharon will now review the document and respond. • Since the last report, we have been in contact with various groups to establish the existing split of various types of housing stock including social housing in the Parish. • We have also talked with a local estate agent about their perceived "holes" in the market in Wellow and their observations match our findings that low cost 2-3 bed properties are badly needed rather than 4 bed. However, they did point out that there is also a demand for higher end housing in the £800-950K bracket which may be partly driven by families who have pupils in the local private schools	Action Sharon By 2-Oct-2020
SHELAA assessment report: • The draft Aecom report on the SHELAA sites has been circulated amongst the team and this report indicates most sites are red, none are green and only 4 are amber. These all have some issues not least of which is access onto the A36.	



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- As there are limitations to the coverage of the Aecom report, on advice from Sharon, Les has obtained the latest TVBC assessment matrix and is working through each of the sites using this matrix also taking into account the original draft document done by the development team. - When the draft is complete, this will be sent out for review by Sharon and the team	Action Les
Affordable Housing: - Our Policies require minor developments of small numbers of houses which is unlikely to be able to deliver affordable housing and particularly Social Housing. We have concluded that we need to research the possibility of a Rural Exception Site or equivalent as a means to be able to deliver this. - It was felt that it was unlikely that any of the SHELAA sites would be possible for a Rural Exception site as they had all been put forward for open market development so the idea of a call for sites specifically for this type of development was discussed. Mike has also discussed this with Nick Hughes at English Rural Housing. In addition, a couple of possible sites were identified as possible sites which we could follow up. Action - Charles to identify the owner of one of these sites Action - Mike to discuss the other with Mike Simpson. - It was noted that the Aecom report was still draft and that we have advised them that we need more time before we comment on the report. - It was agreed that we would wait for the HNA and the full assessment of the SHELAA sites to be completed before we decided on whether to go ahead with a call for sites for Rural Exception.	Action Charles Action Mike
Policies: - Sharon has commented on the latest draft of the Policies which now contains the additional text provided from the team. (All added under change control) - The next step is to produce a clean document with only the comments which still remain outstanding. - Mike and John to update the text for the Transport Policy	Action Mike Action John & Mike
Heritage Assets: Ivor updated the team: There are now about 30 pictures on the list most of which commentary has been added. Kathy has put the list on the Google drive. Kathy to be asked to advise the whole team where it is located	Action Ivor
Business Survey: Charles has taken this over from Peter and produced an updated copy which Mike has set up on Survey Monkey. Some tweaks are still needed then we will send out to the team and go through a testing cycle	Action Charles and Mike
Communications and Web site:	



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• The updates for the web site which had been circulated to the team for comment will now be passed to the PC for posting. • Sharon is making final amendments to the Character Assessment Document and will pass to Mike for Publishing on the Web site	Action Mike By 26-Sep-2020 Action Sharon
Footpaths: • Mike has tried the phone number for Mr Goodbody with no reply. Mike and Charles to try knocking on his door but we may need to start investigating other options for the East West Footpath.	Action Charles
Next Meeting Monday 19th October; at 7:30pm. Via Zoom	