

DRAFT Minutes of Neighbourhood Planning Group meeting 21 August 2019.

Present: Gill Williams (Chairman), George Scott, Sara Osborne, Naomi Bibi, Marian Barber, Graham Quick

Apologies: Anne Selway, Mary Sheppard, Penny Robinson, Andy Scarisbrick

The meeting opened at 7pm and closed at 8.50pm.

The Minutes of the last meeting were agreed as accurate apart from the correction to note that Andy Scarisbrick had sent apologies before the meeting.

Survey Results: Booklet had been delivered – thanks to the volunteers for their help. It is available on the website. No further comments had been received via the tear-out page.

Locality Grant: We have been awarded £4,130 to continue work on the NP, to be spent by 31 March 2020 on the items below. Locality considered the printing costs to be high but confirmed in the contract documentation that we can ask for variations if necessary.

£	£	No.	8 months (7 August 2019 to 31 March 2020)
1200	240	5	Consultant to research and collate plans/policies
160	10	16	Room Hire - 8 x 2 hour NP Group meetings at £10 per hour
200	20	10	Room Hire - 4 x 2.5 hour public meetings at £20 per hour
160	20	8	Website - 8 months support £20 per month
100	100	1	Website - design and adminstrate second survey online
500	500	1	print 50 copies of collated plans/policies (estimate)
750	750	1	print 600 copies of second survey (listing plans/policies existing/required; maps of existing permissions; call for sites)
500	500	1	print 50 copies of design codes (estimate)
100	10	10	A2 Maps of parish for public meetings
300	300	1	Banners, posters and leaflets for meetings and survey
120	30	4	Refreshments for 4 public meetings
40	40	1	Stationery (post-its, flipchart paper, pens) for public meetings
£4130			TOTAL

Bleadon Parish Council resolved to sign the contract and the grant will be in the bank account shortly. The NP Group is responsible for spending the grant in accordance with the schedule.

Researching and collating information: Graham Quick explained his background of over 30 years in planning policy in North Somerset. At this early stage he summarised what a Plan can and cannot do, the importance of a strong evidence base, and what Bleadon can do within current policies. Apart from the tight settlement boundary, key constraints are the AONB, the SSSI and the flood plain. A recent Landscape Sensitivity Assessment (commissioned by NSC) looked at land across the district from a housing perspective. Two areas within the parish were identified as 'low sensitivity' but both were within the AONB and therefore subject to greater constraint. Another area was identified

as 'medium sensitivity' but was outside the settlement boundary. The Strategic housing land availability study also assesses the suitability of sites.

Having looked at the Survey Results Graham suggested that our plan should make comment on:

Local Green Space – there is a lack of recreation facilities (croquet lawn; play area) and we can state our aspirations (such as using the field abutting Bridge Road for cricket/ football pitches and similar). Bleadon is keen to retain separation from neighbouring settlements, particularly Weston-super-Mare, but 'strategic gap policy' is the responsibility of NSC and relates more to the larger gaps between towns. However, the aspiration should be stated.

Transport and traffic – the roads through the parish are narrow so there should be no increased pressure. The two junctions with the A370 are dangerous and should be made safer now for existing use, not to allow an increase.

Footpaths and pavements – the public rights of way (including the West Mendip Way) are important to residents and visitors and should be signposted well. Most of the roads through the parish have no pavements and this could be addressed.

Community Assets – pub, shop, café, post office, Halls, etc – all these are important to the vitality and sustainability of the village especially as well as the parish as a whole.

Settlement Boundary – we could specify support for housing outside the settlement boundary in certain places / circumstances, eg for affordable housing. However, the Core Strategy does not support change to the boundary at the moment.

The draft Joint Spatial Plan sets out the policies and principles for determining the most appropriate and sustainable locations for future development to meet housing, employment and transport needs to 2036 and is prepared by B&NES, Bristol, NSC and South Glos councils. The JSP would sit above and guide each council's own Local Plan.

It was 'inspected' in July and the inspectors have said it needs to be revised because it does not show sufficient policy consistency across the four unitary authorities. NSC is considering whether to abandon the joint plan and prepare its own Local Plan 2036.

Graham suggested that our Neighbourhood Plan should cover the period to 2026 as that is covered by the Core Strategy.

A Neighbourhood Plan written by the Group and not by a consultant was a much stronger document in the eyes of an Inspector. Graham's role is to provide a multi-page document that lists all the plans and policies that apply to Bleadon (whether local or in general) along with hyperlinks to web pages. Many of the policy documents are long and complex so the Bleadon-specific text from these will be 'cut and pasted' to our document to make it accessible to those who do not use the internet. He will also provide a commentary on what policies or guidance are lacking at present. The draft will be available at the next meeting (25th September).

The existing permissions for housing development within the settlement boundary total around 50. Outside the boundary there are 16 proposed off Purn Way and 200 off Bleadon Road under Inquiry.

Regarding a 'call for sites' Graham explained that NSC does this on a regular basis district-wide and he will contact NSC for information. He felt that it was unnecessary at this stage of the plan to ask for Bleadon-specific suggestions due to the planning constraints.

Design Codes: We have applied separately to Locality for this, which is in the form of support from AECOM, Locality's consultant team. Marian had an 'assessment' phone call from Ishaq Khan of AECOM. He has recommended us for support and we should hear in early September whether it is approved. The design code will explain the character of Bleadon and provide guidelines for any and all development in the parish. It explains how a new building or group of buildings should fit into the setting of the various parts of the parish. It shows what is and is not appropriate and, when adopted by the local planning authority, ensures that the character of the village is maintained as and when new building takes place. For example, not detracting from views of the Church; retaining historic stone walls; specifying particular materials to be used.

Ishaq also suggested that a Strategic Environmental Assessment (SEA) may be necessary because we have AONB and SSSI designated areas. He suggested we ask NSC for a screen assessment now, and again as the Plan progresses. Marian has checked with NSC and been told that it is a bit early – Graham will advise on timing.

We can apply for further Technical Support as we go along, including a final 'Plan Health-check' before it is submitted.

Project timeline and budget/spend: The timeline was reviewed and updated. £397 remains in the Parish Council budget. £60 (excl VAT) has been spent from the £4,130 grant on maps.

Next Steps: Gill to ask John H and Penny R if they are able to begin to draft some text and photos regarding the history of the village to the present day.

Graham = draft Policies and Plans document.

Gill / Sara = detail the settlement boundary on the large maps. Mark the current planning permissions on the 'master copy'.

George = research opinions of /opportunities for public transport links for non-drivers (of any age).

Date of next meeting – Wednesday 25th September 2019 in the Church Rooms.

Contacts: Gill Williams, NPG Chairman, gwilliams28@btinternet.com 01934 813255
Marian Barber, Parish Clerk, parishclerk@bleadonparishcouncil.co.uk 07453 358318
<https://www.bleadonneighbourhoodplan.co.uk/>