

## **Minutes of the meeting held on 17 April 2015 of the Neighbourhood Plan Steering Group held with Ollie Boulter of the IW Council at 11am at 27 Parklands Avenue.**

Attended by Bede Townsend (Chair), Councillors Fuller and Nolan, Jon Pearson and Ollie Boulter.

Ollie was asked to attend to provide his views on the version 2 of the draft plan. Although the LPA will have a view of the plan, it must be remembered that it is the Gurnard Steering Group Plan and not the IW Council's. It needs to meet the policies within the Island Plan and the NPPF.

He likes the structure and introduction, but feels that each policy should have its own box for ease of reference, and that some of the wording needs to be in the supporting text. Overall the plan cannot stop development but should provide a framework for managing it to a locally acceptable level. It needs showing more clearly that the plan covers the whole of the parish. He would prefer site allocations, but, would support that development should be restricted in certain areas – eg. The Jordan Valley but should indicate preferred broad development locations, this would strengthen the argument.

Looking at individual policies:-

H1 Rural exceptions - the 11 dwelling threshold dwelling needs to be increased to 20 to allow for the section 106 or percentage of affordable housing to be viable. There could then be a requirement to keep them within character and context. There is a statement about the ministerial statement which is now policy and not guidance from February 2015.

When referring to "Key Views" there should be evidence to support them. – on paragraph 2, justify a threshold – maybe an age profile – 25% of any major development would support this need, or ensure that there are no steep steps to the doors, or maybe increasing door width's to allow for wheelchair access.

The agricultural exception does not need to be stated.

H2 Separate the policy and supporting text.

H3 NPPF definition - take out as duplicated or reference. Link to evidence – local vernacular and character. Look at DM2 of the Island Plan and then make Gurnard Specific.

Due to shortness of time, we then moved onto

E1 Examiner does not like the word strategic, maybe use "local" as per version 3. Ollie feels that the "local gap" is too extensive and needs to be evidenced. Look at NPPF paragraphs 76 – 79 regarding settlement coalescence – evidence sensitivity of certain areas, and the harm that would happen if development was allowed. Possibly use a 30 second drive time to identify the actual space. Look at English Landscape Guide (Character Assessment). Look at wording for the Place Road appeal paperwork where the developer is justifying building there.

Overall, all maps needs to include the copyright and scale.

Agreed next steps:

- As the Parish Council has agreed the budget, Chris can be commissioned to take the plan to the next stage, although any savings that can be made would be appreciated.
- The Steering Group will provide posters and personnel for the May Queen event (May 4<sup>th</sup> 2015). Sue offered to help set up in the morning.
- Ollie will provide a scanned copy of his notes for circulation, Paul will then type up the main points.
- Jon will add his notes to the minutes.
- Posters for the May Queen event will be commissioned from Chris.
- Rewording will take place then presented to Alyson/Chris for their comments.

- In view of the election, public consultation will not start until late May or early June.