

Coombe Bissett and Homington Neighbourhood Plan Steering Group Meeting

10th December 2020

By Zoom

Present: Steering group - Christine Cooper (CC), Steven Gledhill (SteG), Tim Mynott (TM), David Parson (DP), Alastair Lack (AL), Amy Burnett (AB, DinT).

Apologies: Pauline Cullis (PauC).

Actions highlighted in **bold**.

WC comments on the Draft Plan

Mark Henderson (WC) has commented on the Draft Plan for review. CC, SG and AB met to review his comments. There are some additional actions to follow up on. Not all suggestions were felt to be appropriate, and checks were made against the Draft policies and the Core Strategy and the National Planning Policy Framework (NPPF) and the sub-group have decided to retain some original policy wording whilst amending some text in line with Mr. Henderson's comments. The Steering Group were particularly concerned around the comment that flooding should be directed only towards the development in question rather than a wider area. This was cross-checked and found to be a legitimate approach within the NPPF.

Through various development decisions, the planning process has allowed land to be increased in height which has affected how the river floods, and is now flooding in the East of Coombe Bissett, which is not within the historic and natural flow of the water. This is to be avoided in the future and the Plan policies will seek to try and ensure this is the case. AB has amended the draft Flooding Topic Paper and SG will kindly review this in the next couple of weeks, which can be shared with WC Flood experts when the plan is submitted to WC for environmental screening. CC will circulate the draft Plan to the PC at the same time as it is sent to WC for environmental screening (and WC has suggested it may need a Habitats Regulation Assessment prior to Reg 14).

CC, SG and AB will continue to work on the remaining edits by email and have a further meeting if required.

Communications for the July 2020 survey results

The group will put forward the July 2020 survey results, which have experienced a delay in their release to the wider community due to awaiting comments from WC on which sites should be allocated in the Draft Plan. Communications will be via the website, Facebook, a notice/poster and some paper copies in the shop. CC has about 80 email addresses of local residents who are interested in the NP process. Steering Group should seek to advertise within their networks. The next version of The Express (due in the Spring) will also include a more substantial NP update. For those known to be relatively isolated and non-internet users, DP can help to distribute directly to their addresses. CC would like to send the communication out before Christmas.

AB has made some amendments to the draft sent to the Parish Council (PC) for their consideration. Additional text needs to emphasise that Kenora Paddock is outside of the Area of Outstanding Natural Beauty (AONB) and the Rear of Avalon is inside the AONB. The finalisation of the document requires input from the PC regarding the allocation of Local Green Spaces where

the landowners do not support designation, and if the PC still wishes to support the allocation of them. Note: Re the Parish Council meeting minutes of 10 November, listing correspondence received, indicate Mr. Bundy has written to the Parish Council expressing concerns that appear not to accurately reflect the Housing Needs findings as detailed in the NP Topic Paper.

In addition, when sending out the community survey findings, people should be directed to the Site Assessment Topic Paper. **CC to read the topic paper to respond to a challenge that the Plan is not responding to local needs.** All landowners will have an opportunity to comment on the Plan during Reg 14.

Landowners should be sent the results a few days before so they are advised as a courtesy to them if their land is not supported by the wider community.

AOB

As a matter of due process, CC asked whether people's conflict of interests need to be reconsidered. The group reaffirmed that should there be anyone with a conflict of interest, e.g. living adjacent/in close proximity to potential site, that they should not vote on any decision but can make comments. **CC/AB to review the constitution and conflict of interest policy and ensure it is up to date.**

Next meeting

DP kindly offered the use of his subscription Zoom account for the next meeting, tbc.