

Neighbourhood Plan Task and Finish Group

Notes of meeting of Tuesday 5th February 2019 at 5pm

Present: Cllrs Bradbury, Jeans, Palmer, Rowan-Robinson and Windell.

Also present Graham Denny, Katie Flodin, and Wendy Green.

1. *Update on schedule for NP* – The Town Clerk advised that WDC are still completing the Strategic Environmental Assessment. They have received responses from Historic England and the Environment Agency but await a response from Natural England. They have chased Natural England a number of times and advise that their input is important for a matter such as the Strategic Environmental Assessment and they will continue chasing. Historic England and the Environment Agency have both agreed with the WDC opinion that there will be no significant environmental effects arising from the Neighbourhood Plan – this is positive.

Once the Strategic Environmental Assessment has been completed the Regulation 14 consultation needs to be undertaken. The consultant has provided a list of some of those who are statutory consultees and advise that WDC should be able to provide a full list including the utility companies and other relevant stakeholders. This consultation needs to be a minimum of 6 weeks. The consultant advises that it is at this stage that some councils then run into difficulties at examination, due to the Consultation Regulation 14 not being completed in the appropriate manner.

2. *Permanent residency requirement* – from the initial consultation, and from the visit to WDC comments have been raised with regards to “exceptional circumstances” in the draft Neighbourhood Plan. After full discussion it was suggested that section 4.16 on page 20 be deleted altogether and that the sentence “new unrestricted non-principal residences will only be supported in exceptional circumstances” be deleted from Policy SWD1 on page 21.
3. *Minimum number of affordable homes for larger developments* – the Inspector has made a comment with regards to the draft Local Plan and has removed the requirement for Southwold and Reydon to have a minimum of 40% affordable housing within new schemes and has amended this to read “sites in Southwold and Reydon area shall provide 40% affordable dwellings” The working group considered that this would not impact on sites within Southwold and no further amendment needs to be made to the draft Neighbourhood Plan.
4. *Comments from NP drop-in* – thanks were extended to Coral for typing all of the comments. Cllr Palmer offered to summarise the comments into categories and to arrange for a summary of the comments to be added as an Appendix to the main N Plan documentation.
5. *Other comments received* – Policy SWD5 page 31 the title of the Policy is requested to be amended to “solo workers/micro business and small businesses”.

Policy SWD4 a definition of convenience retailing to be provided as a bullet point 7.5a. Cllrs Palmer, Bradbury and Jeans to draft this definition.

Non-Policy actions page 46 – it was agreed that this section would need to be refined and condensed. Cllr Palmer and Cllr Windell offered to carry out this work.

The next meeting of the Neighbourhood Plan Working Group will be set prior to the Regulation 14 consultation commencing.