

Council Offices, Commercial Road, Weymouth, Dorset, DT4 8NG 01305 239839 – office@weymouthtowncouncil.gov.uk

NOTES OF MEETING

Meeting: Neighbourhood Plan Steering Group Meeting

Date & Time: Tuesday 31st August at 7.00pm

Place: Council Chamber, The New Town Hall, Commercial Road

PRESENT:

Chair: Cllr David Northam

Steering Group Members: Cllr Colin Huckle, Colin Marsh, Lara Wood, Michael Bevan, Phil Watts, Rob

Cheeseman.

Project Support: Michele Williams

Special Attendance:

ITEM	DISCUSSION	ACTION	BY WHOM
1.	Welcome and Apologies: David welcomed everyone. Apologies were received from Cllr Ann Weaving, Penny Quilter.		
2.	Minutes & Matters Arising:		
	Minutes of last meeting held 31st July were approved once minor changes done.	Upload Notes to Website	Michele
3.	Approve Way Forward regarding Preferred Sites:		
	David presented his 'Briefing Note'. David reiterated that the Steering Group were to decide with advice would decide which sites are to go forward to the Reg 14 Consultation as outlined in the paper. What was needed at this SG was to agree Way Forward.		
	He reported advice from Nick Cardnell ref the benefits of Allocation.		
	Discussion around putting in more than less – can always remove later but cannot add later without going back to Reg 14. Agreed every site to be considered differently and therefore treated differently.		
	David suggested we include a factor which is the being an acceptable SEA analysis on each site. The full Interim SEA has yet to arrive.	Chase Ryan Putt	David
	Question about whether we have had any luck of obtaining the SFRA from Dorset – request if Jane Biscombe can chase again. The group endorsed the way forward.	Ask Jane to chase again.	Michele
	David suggested that there would be a sub-group to review the preferred sites to enable the SEA Level 2.	Call sub- group	David

ITEM	DISCUSSION	ACTION	BY WHOM
4.	Update on Viability Assessment:		
	There was a meeting held with George Venning which was very positive — David felt very reassured from what George was saying. (Recording to be sent to Group — not for circulation as confidential). Others also felt confident after the kick-off mtg.		
	David explained that George spoke about "Flipping" a site – where a commercial site if unsuitable for development can be flipped to other parties for housing development – this is usually where Local Authority are the landowners.		
	However we are still waiting George Venning to confirm timescales and approach.	Chase George	David
	Need to get clarification on when we say Viability Assessment what does it actually mean.	Obtain clarification	Michele
	UPDATE: This is what I received from George as explanation of what a Viability Assessment is:		
	"A viability assessment is an exploration of whether any particular development (or group thereof) could be undertaken on commercial terms.		
	In essence, what we want to investigate is whether the value arising from the completion of a development is sufficient to cover the cost of undertaking it.		
	The way we do this is by means of an assessment of Residual Land Value (RLV).		
	We start by assessing the value arising from the development and then we deduct an allowance for all of the legitimate development costs (construction, professional fees, planning obligations, finance and a minimum level of profit for the developer themselves). What is left at the bottom line is the <i>Residual Land Value</i> (or RLV).		
	In order to determine whether the scheme is viable or not, we then ask whether the RLV is likely to be sufficient to motivate the present landowner to release the site for that purpose. For that to occur, we assume that the RLV would need to exceed the site's Benchmark Land Value (BLV).		
	The BLV is determined by reference to the value of the land in its existing use (EUV) or any alternative use (AUV) to which the land might lawfully be put."		
5	Endorse Strategic Environment Targets:		

ITEM	DISCUSSION	ACTION	BY WHOM
	Rob presented the results from the scoring of the How Green is your Plan that Penny, Colin M and he undertook, Paul Weston had also undertaken but scored higher. Once initial scoring undertaken, they went back and noted where more work needed.		
	There is another meeting to be held on Tuesday 5 th September at 3pm if anyone is interested – Rob will send out invite to whole Steering Group.	Invite to SG	Rob
	There were some options discussed; - Site access for onshore wind farms - Include competency on each - SEA - Strategic Risk - Environment Strategic Targets - Policy Changes		
	The Audit Tool is to help us determine where we need to focus on.		
	Colin updated the group on the Strategic Environmental Targets. He has drafted Strategic Environment Targets. These are aspirations not law; this will help to put substance to objectives.		
	Further discussion took place on wind farms Colin advised that "Regen" recommendation is not to have specific site allocations but rather a policy that covers them.		
	Aim to have Strategic Env Targets paper ready for pre-submission draft and discuss inclusion with Paul Weston.	Update SET	Rob/Colin
6.	Policy Changes:	David to	David
	It was noted that David and Colin had provided a review of the list of changes from Paul. This to be circulated to the group.	email to group.	David
	The group are asked to make any suggested changes or additions as soon as possible.	Respond with any suggested changes by Wed 6th	Steering Group members
7.	Update from Colin Marsh on Aspiration:		
	Colin presented the document which is essentially a capture of all the data. At this stage just needs everyone to have a look at the document and comment back if anything missed, needs changing or rewording.		
	David keen to have the results of the survey within the document.		
	Following the 4 th Engagement Public Meeting, Phil and David to look at some policies and determine if we can do more for employment.		

ITEM	DISCUSSION	ACTION	BY WHOM
	Keen to get the Civic Society and BID onboard and engage with us during Reg 14.	Set up meet with Civic Soc and BID	David
	Aspirations are what is the need for the public and why we are writing the plan. Although good to have makes no difference in the plan as the adjudicator do not look at the Aspirations.		
8.	Update from David Northam on DC Planning & Assets Meeting:		
	Meeting with DC Assets was not as positive as we would have hoped, DC could not give us any specifics on why they do not agree to sites being allocated only that they have plans. Additionally, WTC were briefed on the forward plan to complete the Dorset LP – this again was disappointing in that no new information was presented. Michele to circulate minutes once completed.	Circulate notes of meeting	Michele
	Agreed that we need to engage with Cllr Andrew Parry who is the Portfolio Holder for Assets and Property.	Set up follow up mtg	David
9.	Update from David Northam on Reg 14 Timescales and Promotional Material:		
	Discussion about the slippage of dates, and how are we going to ensure better promotion of the Reg 14 Public Consultation. Noting that that there were several external dependencies which could go wrong. The group agreed to target 27 th Sept as Special FC mtg to endorse the NP. This requires a SG Mtg on 19 th to approve the NP. This gives time to start Reg 14 16 th Oct. If the 27 th Sept is not met then the next FC is 18 th Oct this would delay the Reg 14 to Nov.		
	 Michele advised the group that the comms plan was as follows; Poster to go out beginning of September saying 'Coming Soon' so that will be in the public domain for almost 2 months – circulate to GP's, Community Centres, Shops etc Radio advert for the 2 weeks before and during the consultation; Mail drop to every household – needs to be very minimalist to engage those who would usually not engage; Social media, The Echo. 	Draft of poster to be sent out for feedback / Draft Mail drop to be sent to group for feedback	Michele
10.	Any Other Business:		
	No pressing matters were raised.		
11.	Dates of Future Meetings:		
	Date: Monday 18 th September 2023 Time: 7pm Venue: Council Chamber		

ITEM	DISCUSSION	ACTION	BY WHOM
	SPECIAL FULL COUNCIL MEETING		
	Date: Monday 27 th September 2023		
	Time: 7pm		
	Venue: Council Chamber		
	Date: Monday 9 th October 2023		
	Time: 7pm		
	Venue: Council Chamber		
	Date: Monday 13 th December 2023		
	Time: 7pm		
	Venue: Council Chamber		

Meeting ended at 9:10pm