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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 |
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| 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 31 st 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. 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. David suggested that there would be a sub-group to review the preferred sites to enable the SEA Level 2. | Chase Ryan Putt Ask Jane to chase again. Call sub-group | David Michele David |

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| 4. | <p>Update on Viability Assessment:</p> <p>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.</p> <p>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.</p> <p>However we are still waiting George Venning to confirm timescales and approach.</p> <p>Need to get clarification on when we say Viability Assessment what does it actually mean.</p> <p>UPDATE: This is what I received from George as explanation of what a Viability Assessment is:</p> <p>“A viability assessment is an exploration of whether any particular development (or group thereof) could be undertaken on commercial terms.</p> <p>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.</p> <p>The way we do this is by means of an assessment of Residual Land Value (RLV).</p> <p>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).</p> <p>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).</p> <p>The BLV is determined by reference to the value of the land in its <i>existing use</i> (EUV) or any <i>alternative use</i> (AUV) to which the land might lawfully be put.”</p> | <p>Chase George</p> <p>Obtain clarification</p> | <p>David</p> <p>Michele</p> |
| 5 | <p>Endorse Strategic Environment Targets:</p> | | |

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| | <p>Keen to get the Civic Society and BID onboard and engage with us during Reg 14.</p> <p>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.</p> | Set up meet with Civic Soc and BID | David |
| 8. | <p>Update from David Northam on DC Planning & Assets Meeting:</p> <p>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.</p> <p>Agreed that we need to engage with Cllr Andrew Parry who is the Portfolio Holder for Assets and Property.</p> | <p>Circulate notes of meeting</p> <p>Set up follow up mtg</p> | <p>Michele</p> <p>David</p> |
| 9. | <p>Update from David Northam on Reg 14 Timescales and Promotional Material:</p> <p>Discussion about the slippage of dates, and how are we going to ensure better promotion of the Reg 14 Public Consultation.</p> <p>Noting that that there were several external dependencies which could go wrong. The group agreed to target 27th Sept as Special FC mtg to endorse the NP. This requires a SG Mtg on 19th to approve the NP. This gives time to start Reg 14 16th Oct. If the 27th Sept is not met then the next FC is 18th Oct this would delay the Reg 14 to Nov.</p> <p>Michele advised the group that the comms plan was as follows;</p> <ul style="list-style-type: none"> - 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. | <p>Any Other Business:</p> <p>No pressing matters were raised.</p> | | |
| 11. | <p>Dates of Future Meetings:</p> <p>Date: Monday 18th September 2023 Time: 7pm Venue: Council Chamber</p> | | |

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| | <p>SPECIAL FULL COUNCIL MEETING Date: Monday 27th September 2023 Time: 7pm Venue: Council Chamber</p> <p>Date: Monday 9th October 2023 Time: 7pm Venue: Council Chamber</p> <p>Date: Monday 13th December 2023 Time: 7pm Venue: Council Chamber</p> | | |

Meeting ended at 9:10pm