

NOTES OF MEETING

Meeting: Neighbourhood Plan Steering Group Meeting

Date & Time: Friday 29th September at 2.00pm

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

PRESENT:

Chair: Cllr David Northam

Steering Group Members: Cllr Colin Huckle, Colin Marsh, Cllr Anne Weaving, Penny Quilter.

Project Support: Michele Williams

ITEM	DISCUSSION	ACTION	BY WHOM
1.	<p>Welcome and Apologies:</p> <p>David welcomed everyone and thanked them for attending this special meeting.</p> <p>Apologies were received from Phil Watts, Rob Cheeseman and Lara Wood and Michael Bevan.</p>		
2.	<p>Discussion and Agreement on Site Allocations:</p> <p>As requested, everyone was to look at the sites and send feedback in preparation for the meeting, Phil sent feedback via email as he is away. Michael commented he supported allocations.</p> <p>Colin commented he'd like us to note we're reluctantly considering land outside the DDB – Agreed. Penny is concerned that developers may renege on their commitments.</p>		
	<p>1) Mount Pleasant Old Tip Site:</p> <p><i>The central part of the site is allocated for transport use including ancillary functions to provide a transport interchange hub and encourage out-of-town parking, particularly in the peak summer period. The surrounding area is allocated for leisure use and power generation use.</i></p> <p>Agreed - but request to add overnight camper van provision.</p>		
	<p>2) Jubilee Sidings Extension Site:</p> <p><i>The land and buildings at Jubilee Sidings as identified in blue on allocated for mixed use development. This mix shall comprise:</i></p> <ul style="list-style-type: none"> - Residential particularly social housing, and - Employment and/or training use by provision of a mixture of Workshops, Offices, Skills Centre or a limited amount of retail. <p>Agreed – as mixed use.</p>		
	<p>3) Land off Beverley Road Site:</p>		

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	<p><i>The central part of the site is allocated for residential development of approximately 26 dwellings. The remainder of the site will be designated as Local Green Space.</i></p> <p>Agreed – Residential with surrounding area designated a LGS..</p>		
	<p>4) Land off Budmouth Avenue Site: <i>9 ha for residential development of approximately 250 dwellings with 50% Affordable Homes, and the remaining.</i></p> <p>Discussion around risk of developers relegating on their agreement to provide 50% AH. We might be setting precedence if giving development to outside DB. But we can tighten up the scope and add clauses which will make it difficult for them to renege on promises.</p> <p>CM not keen at all to agree this site, as with the Wyke Oliver Farm development and possibly the north section of Old Tip would not leave a lot of green open space. Also in report from George Venning says not viable but once table tweaked it makes it viable. David responded saying that there is justification for 50% in George’s conclusions.</p> <p>CM concerned that the SEA has a lot of red areas, transport being key as most residents are reliant on motor vehicles for transport and there is no public transport which will impact hugely on the roads if having to use personal vehicles. This could be addressed by highlighting the needs for public transport? There is also no community centre – which again we could put into the specifications.</p> <p>Agreed -this site was agreed by a majority.</p>		
	<p>5) Wyke Oliver Farm North Site: <i>11 ha for residential development of approximately 230 dwellings with 50% Affordable Homes, and the remaining.</i> <i>8 ha ceded Dorset Wildlife Trust as an extension to Lorton Valley Nature Park.</i></p> <p>It was noted that Dorset Wildlife Trust have yet to agree they want the land but they have already agreed in principle with the draft emerging Local Plan extending the LVNP boundary.</p> <p>Colin was concerned that agreeing both Budmouth and Wyke Oliver may be too much.</p> <p>David said at this stage we should proceed in Reg 14 with both and then re-asses.</p> <p>Agreed – this site was agreed by a majority</p>		
	<p>6) Redlands Farm Site: <i>6.3 ha for residential development of approximately 150 dwellings with 35% Affordable Homes, and the remaining 9.1 ha made over for public access and enhanced habitat.</i></p> <p>Concern that this was 35% not 50%. David said the development land was proposed in the emerging Local Plan but this did not include any allocation of the land to the West for Public Open Space. Allocating the totality achieves this.</p> <p>Agreed – but try and push for 50% AH.</p>		

ITEM	DISCUSSION	ACTION	BY WHOM
	<p>7) Land South of Wessex Roundabout:</p> <ul style="list-style-type: none"> - <i>Small scale residential development of 50 homes prioritising Affordable Homes, or</i> - <i>Small employment use, or</i> - <i>Retain as part of a wildlife Corridor adjoining that in Chickereil NP.</i> <p>Agreed – to retain as Wildlife Corridor. Although aware that DC have this up for sale presently.</p> <p>Discussion on where people who completed the feedback from 4th Engagement live – to add to analysis.</p>	Analyse detail on postcode	Michele David
	<p>8) Lodmoor Old Tip In 3 Parts:</p> <p>Although Paul suggests we keep as one site, our preference is to keep them separate so if one part not agreed does not mean the other two are unavailable.</p> <p>Agreed – retain as separate.</p> <ul style="list-style-type: none"> - <i><u>South Section</u> is allocated for residential (30-50) with some leisure use.</i> <p>Agreed - Leisure with some Residential.</p> <ul style="list-style-type: none"> - <i><u>Mid Section</u> is allocated for 5 ha for residential 70-90 homes, remaining 8 ha for buffering and café.</i> <p>Agreed – Residential.</p> <ul style="list-style-type: none"> - <i><u>North Section</u> is allocated for employment use comprising small industrial units or workshops.</i> <p>Agreed – Employment as above.</p>		
	<p>9) Lakeside Superbowl:</p> <p><i>The land and buildings forming Lakeside Superbowl is allocated for residential development of at least 30 homes.</i></p> <p>It was noted that the previous outline for the site had included 59 apartments. It was thought the site could include more than 30 homes.</p> <p>Agreed – but residential with increased housing numbers and private outside community space.</p>		
3.	<p>Dates of Future Meetings:</p> <p>Date: Wednesday 4th October 2023 Time: 7pm Venue: Map Room, Town Hall</p> <p>Date: Wednesday 18th October 2023 – FULL COUNCIL MEETING Time: 7pm Venue: Council Chamber</p>		

ITEM	DISCUSSION	ACTION	BY WHOM
	<p>Date: Monday 13th November 2023 Time: 7pm Venue: Council Chamber</p> <p>Date: Monday 11th December 2023 Time: 7pm Venue: Council Chamber - Apologies from Michele as on annual leave</p>		

Meeting ended at 4:05pm