

**MINUTES OF MEETING NO 40  
OF THE BOURTON NEIGHBOURHOOD PLANNING GROUP  
HELD AT SANDWAYS FARM AT 7.30pm ON MONDAY 13<sup>th</sup> JULY 2015**

**Present:** M Withers, P Withers, P Overington, G Overington, A Scott, D Scott,  
N Hall, B Martin.

**Apologies:** F Gillett

**15.81 Minutes of Meeting No 39**

These were accepted as a true record.

**15.82 Matters Arising**

**Item 15.72** MW had set up a meeting with NDDC.

**Item 15.78** MW had sent out a report on the site selection meetings.

NH/DS had sent their comments on the notes of the first  
landowner meeting and they had been circulated to group members.

**15.83 Declarations of Interest**

NH as a member of the VHMC. MW/PW as neighbours of the VHMC's preferred site for a new village hall.

**15.84 SA/SEA Report**

MW asked ALL group members to read and comment on Liz Beth's initial report on site selection. He then referred to the recent meeting with NDDC at Blandford. This had highlighted a potential problem in that both of the NPG's consultants, Planning Aid and AECOM, had advised that it was unreasonable for Natural England to have asked for full Phase 1 Environmental Surveys on the short-listed new village hall sites and that we should not do them. Nick Cardnell thought that if we took this advice there was a risk that the Examiner may reject the NP as it had not responded fully to the statutory consultee.

MW said he thought that there were two possible courses of action if the NPG did not wish to risk having the Plan rejected:

- a. To ask Planning Aid and/or AECOM to speak directly to Natural England and try to get them to change their minds.
- b. To seek further quotations to carry out the surveys in addition to the quote received from AECOM.

MW said he would contact the two consultants to see if they were prepared to talk to Natural England and, if they were not, he would seek further quotations.

MW pointed out that Liz Beth had only referred to the short-listed sites, not all 14, as stated in the meeting notes. He also said he would ask Liz Beth, on her return from holiday, if she would draw together the whole SEA report from the NDDC Screening Report and her initial site selection report. The group members were unanimous in the view that this was something which was beyond their capabilities at this time.

BM raised the issue of the amount of amenity land that was being sought with the new village hall and said this had also been referred to by Liz Beth when she surveyed the sites. MW said that, as the village had no natural centre or village green, it needed some open ground for community activities, such as the village fete, a picnic area, a nature trail and open recreation space. It was thought that an area less than the 1.5 hectares could not adequately accommodate these activities.

PW said she would contact Sport England to establish their standards for recreation and open space. Nick Cardnell said that there were also references within their new Local Plan on this subject. AS said that it was also the only opportunity for the village to acquire open space and recreation space outside the existing Settlement Boundary.

AS also asked why, if one of the potential site owners had offered considerably less land than the others, there was still a need to examine the offer which was clearly inferior. MW said that it was incumbent upon the NPG to give everyone a fair chance and really test whether or not the amount of land being specified as a minimum was justified.

It was agreed that, as a matter of course, the responses from landowners following our interviews would be recorded in the Consultation Statement. NH queried what responses had been received and MW referred him to his email just prior to tonight's meeting chasing up one of the landowners. He confirmed that an offer had been received from another landowner.

MW said that he intended to talk to NDDC Development Management Team and DCC's Highways Department to check whether or not one of the sites would be likely to be approved on development and highways/access grounds before the final selection

### **15.85 Neighbourhood Plan**

MW reported that the recent meeting with NDDC had discussed Version 11, with Liz Beth's track changes. It was agreed that **BM** would now amend this version, taking into account both Liz Beth's and Nick Cardnell's proposed amendments. **DS** also wished to suggest some changes and he would let BM have these. BM thought that he may need two weeks to amend the NP and, when completed, he would copy this to the group members (Note: BM actually sent out an amended Version 12 by Tuesday 14<sup>th</sup> July !).

DS had suggested amendments to PW's notes of the meeting with NDDC and circulated them to group members. It was agreed that he should review the revised draft and amend as necessary.

DS raised an issue on Settlement Boundaries and pointed out that NDDC had said at the previous meeting that, following the Examiner's intervention, they would remain as drawn for the 2003 Local Plan. He also highlighted the fact that Liz Beth had made it clear that, in her opinion, the Examiner would confirm the existing Settlement Boundaries without further consultation and, therefore, there was no point in taking this major change from our previous questionnaire back to the village.

At the previous meeting Nick Cardnell had said that NDDC may wish to change the Settlement Boundary in certain circumstances in its Part II Plan. MW thought that the Part II Plan was a long way away and that our NP would be in place before then, with the residents having accepted the Examiner's decision to retain the existing Settlement Boundary.

MW summarised that the two good things that had come out of the meeting with NDDC were that the Settlement Boundary would stay as it is, with no requirement for the NPG to consider re-drawing the boundary and that the net effect of the change to the requirements for more housing targets in Stalbridge and the larger villages was that Bourton did not have to provide more housing because of the number of sites with existing planning consent. There would be some extra housing as a result of the enabling development for the new village hall and the redevelopment of the old village hall site.

PO asked what the position was on our proposed "Green Fingers" designation. MW said that NDDC had understood the concept of them as open spaces between ancient hamlets in the village and that, if we wanted to refer to them in our plan then we would need to identify them on an accompanying map. It was accepted that, while they would be identified as important features in the village, as they were outside the Settlement Boundary they would be protected by the Countryside Policy.

There followed a long discussion about IOWAs and Local Green Spaces, as the original ground rules had been changed following the changes required by the Local Plan Inspector, specifically the re-introduction of the Settlement Boundary. It was agreed that, of the seven original IOWAs, four would be put forward as Local Green Spaces affording them a higher level of protection against development. The three others, all of which are within private gardens, should retain the IOWA designation, as they were all within the retained Settlement Boundary and needed some degree of safeguarding against infill development. It was noted that NDDC would be reviewing these IOWA designations in their Part II Plan in the future.

In respect of the proposed Local Green Spaces, DS had made the point at the meeting with NDDC that they were all outside the Settlement Boundary and Philip James had thought that we should emphasise this point in our justification in the NP. He had also suggested that we should emphasise that the VDS would remain as a current planning document going forward, even though we were quoting frequently from it in our NP. He (almost?) agreed that NDDC would provide help at their cost in preparing the number of maps/plans that he thought were necessary to complement the NP document.

The group agreed with NDDC that similar letters needed to be sent out to all landowners whose land was proposed to be designated as Local Green Space in the NP. This included

the PC in respect of the cemetery and reserve cemetery, Dorset County Council in respect of St George's School playing field and Clublight Developments Limited in respect of the Mill Site IOWA. MW was asked to prepare these.

In light of the decisions taken regarding the environmental surveys on the short-listed new village hall sites, it was agreed that DS should not request either Dorset Wildlife Trust or the Wildlife and Habitats Group to carry out surveys.

MW asked if DS would review the non-planning proposals arising from the NP questionnaires to assess how they could be noted as community aspirations or incorporated as projects.

### **15.86 Basic Conditions Statement**

MW confirmed that Liz Beth had agreed to put this together at a later date, when appropriate.

### **15.87 Consultation Statement**

PW agreed to add to the draft she had already prepared, as and when time permits, and PO offered to assist in the production of the final draft.

### **15.88 Programme**

MW said that it was now necessary to prepare a new programme which would also be a project plan which had to be prepared for a new funding application to Locality (see below). MW/GO agreed to prepare this and complete the necessary forms as part of the application.

### **15.89 Budget/Funding**

MW had downloaded a 26 page document explaining how the group may be eligible for further funding for the period up to the end of March 2016. As soon as the application form was received a new application would be prepared by MW/GO. This funding would be used mainly to pay consultants for surveys, etc, together with printing and other incidental expenses. If this can be secured, then monies budgeted within the PC precept could be saved.

### **15.90 Communications**

MW asked whether the NPG felt that a flyer (a draft of which he had circulated before the meeting) should be sent out to all Bourton households, informing them of the main changes which had taken place since we last sent out a questionnaire, as it had been a long time since we had communicated directly with residents. When this question had been put to Liz Beth and NDDC, they thought that we should wait until we had completed our SEA and Site Selection process and sent it out for formal consultation to the public. It was the view of the group that we should use the monthly report to the PC, which was minuted and published, as the route for informing the public, along with the NPG minutes, which are posted on the village website.

### **15.91 Any Other Business**

NH asked whether it was intended that the NPG inform the PC and VHMC about the result of the site selection process before the draft NP was sent out for public consultation. MW confirmed that it had always been his intention to meet the PC and VHMC to discuss the result as soon as it was known. It may even be necessary to meet with them both before the final decision is made, should further input be required to make a choice if there was little or no difference between the assessed attributes/limitations of the sites.

### **15.92 Date of Next Meeting**

This has been arranged for Monday 3<sup>rd</sup> August at 7.30pm at Sandways Farm.

### **Neighbourhood Planning Group - Action List from Meeting No 40**

**Item 15.84** ALL group members to read and comment on Liz Beth's initial report on site selection.

MW to contact the two consultants to see if they were prepared to talk to Natural England and, if they were not, he would seek further quotations.

PW to contact Sport England to establish their standards for recreation and open space.

MW to talk to NDDC Development Management Team and DCC's Highways Department to check whether or not one of the sites would be likely to be approved on development and highways/access grounds before the final selection.

**Item 15.85** BM to amend this Version of the NP, taking into account both Liz Beth's and Nick Cardnell's proposed amendments. DS also to suggest some changes and let BM have them.

MW to send letters, notifying them of our intention, to all landowners whose land is proposed to be designated as Local Green Space in the NP.

DS to review the non-planning proposals arising from the NP questionnaires to assess how they could be noted as community aspirations or incorporated as projects.

**Item 15.88** MW/GO to prepare a new programme, which would also be a project plan, for a new funding application to Locality. Also to complete the necessary forms as part of the application.

