



**Notes of ARNE PARISH COUNCIL NEIGHBOURHOOD PLAN STEERING  
GROUP (SG) MEETING HELD MONDAY 4 JULY 2016  
AT STOBOROUGH PRIMARY SCHOOL**

**Present:** Ashley Pellegrini (AP), Ray Scragg (RS), Avris Wakefield-Sutton (AWS), Don Hunter (DH), Vivienne Ward (VW), Richard Bessant (RB), John Ives (JI), Phil Love (PL), Ian Jenkins (IJ)

1. Chair welcomed the new members: John Ives and Phil Love
2. Apologies: Amanda Crocker. AP agreed to take notes, which would be circulated as a draft and amended by members
3. **Minutes of last meeting and matters arising:** No amendments were made. Two actions were followed up successfully by AP and Clerk to invite new members to join and by RB, who has spoken to Nick Cake, re: 'infrastructure' document. Concluded that it does not need to be pursued. Agreed by members of SG. The minutes were then signed as a true record by Chairman
4. **Report back on Drop-Ins:** overall a success; a very positive flyer; good interactions; a good opportunity to 'educate and inform' our residents. AP felt that the excellent flyer would have been enhanced by including reference to our NP survey's outcomes; 154 out of approximately 1300 residents attended, about 12% of population of Arne parish. Not unusually, there was a high attendance from the residents of the three roads bordering on the West Lane developments. Members of SG were mindful of their concerns and clear that they should be informed of feedback at earliest opportunity. In excess of 80 people filled in feedback forms. Only one person was encouraged to attend the 'drop-in' by the advertisement in the Advertiser. Resolved: we have an excellent system of delivering leaflets targeting Arne residents. There is not likely to be a further need for advertisements in the press.

**Steppingstones and Land to the North of West Lane;** members of the SG had previously received drafts of the feedback summary. The housing developments themselves were generally supported, but it is very clear that developers must take account of all the concerns about infrastructure, e.g. roads and flooding issues. It was agreed to send a letter to the developers, based on the front page summary of each of the feedback documents. AP will work with DH on this and certainly complete this by the end of week.

Mindful of the concerns from residents of Hollow Oak Road, West Lane and Oak Tree Close, it was agreed to deliver a letter to the residents concerned. It was also agreed to find two residents of that area to act as a conduit between residents and developers/residents and parish council(PC)

PL asked if there was a need for further consultation, reinforcing the fact the PC was the facilitator, rather than the developer. An 'Any Questions' format was suggested. It was agreed to do this further along the line, when any plans had been firmed up. It was essential to keep residents informed and not spring any surprises in the NP which may affect the positive outcome of a referendum.

DH confirmed that the future was in the developers' hands and suggested that they should be talking in terms of CILs, the levy applied to builders, in order to, for example, re-make West lane, providing footpaths, curbing and channeling, and satisfactorily addressing the flooding issues.

VW stated that the two sites should continue to be progressed as they might still take place without PC involvement. The whole principle of the NP shaping future development within the parish was reinforced by AP. VW also stated that Rempstone had a long-term interest in the benefit of our community, which had been demonstrated in the past.

RB stated that Purbeck District Council would have a view at the planning stage. RS stated that the NP has some legal weight that PDC would have to take into account.

**Worgret:** This site attracted relatively little support in favour, and considerable opposition to, the development. In the main, residents were concerned about the sheer scope and size of the development and its impact on an AONB, the effect of additional traffic on local roads, and the demands of an increased population on health services and schools. Attention was drawn to the need for affordable housing and opposition to new properties being sold as second homes.

**5. Report of meeting** with Jo Witherden (JW): AWS confirmed the quality of the consultant.

JW has reviewed the 20+ policies and has provided suggestions to the Review Group, who will be writing the plan. If a policy is not phrased in terms of housing development, it should become part of the text, rather than a specific policy - more of an aspiration for the parish. Changing phraseology without changing the intention would make the Plan more acceptable to potential inspector-scrutiny.

AP read out part of an email that JW had sent to consultees, re: Strategic Environmental Assessment scoping consultation paper. This was now well in hand.

A meeting of the Review Group will be arranged and the SG will meet again once there was something concrete to look at.

**6. Any urgent business**

AP suggested that we should investigate getting some additional clerical assistance as the task was becoming onerous. DH supported this. Review and report back to next SG.

Both JI and IJ were concerned that the Worgret developer might sell to those buying second homes, questioned the need for such a large development and stressed the need for affordable housing.

Notes written by A.Pellegrini with amendment/addition by D Hunter