



**ARNE PARISH COUNCIL NEIGHBOURHOOD PLAN STEERING GROUP MEETING
7TH MAY 2015 EVERSHOT**

Present: Robert Kenward (RK), Richard Bessant (RB), Ray Scragg (RS), Avris Wakefield-Sutton (AWS), Don Hunter (DH), Ashley Pellegrini (AP), Caroline Macleod (CM) Amanda Crocker (AC).

1. Apologies for absence

Apologies had been received from Vivienne Ward (VW), Bridget Kenward (BK), Ian Jenkins (IJ) and Ann Pugsley (APs).

2. Minutes of the meeting held on the 23rd February 2015

A copy of the minutes had been issued to all members prior to the start of the meeting. They were deemed to be a true and accurate representation of the meeting and were signed by the Chairman.

3. Updates from Working Parties

RK reported that BK had met with Keith Childs (KC) and discussed a draft housing policy. KC had suggested removing any mitigation re loss of farm land from the policy box and put it into the body of the text. This would make it more aspirational. He also said that we should aim to have policies that could be fulfilled. DH felt that we should be looking at the best possible outcome for Arne rather than fitting the NP around PDCs requirements.

AP drew members' attention to his "NP Only Notes 1" document. This has been based on the Cerne Valley Neighbourhood Plan, which has now been adopted. It is a suggested guideline only. The policies received to date have been included within the body of the text but members are asked to check the strategic objectives for each group and confirm with AP.

Housing Policies

RK – looked at what CVNP had done. 4 main points to make:

Worgret – AP asked if a smaller development of 40 or less had been discussed for this site. RK – once the boundary is broken there would be little to stop the additional development. Policy 1, therefore, is that Worgret is not to be included.

Policy 2 – extend the boundary to the A351 i.e. land either side of West Lane.

Policy 3 – Ridge boundary to remain unchanged.

Policy 4 – mention of "windfall" development could be included within this policy. At the moment, annexe development is discouraged and the group felt this was incorrect.

DH – policy 1 – given the constraints of finding suitable land, the land at Worgret is a large tract. Whilst 40 house developments were sympathetically received by residents, large tracts of land could

be designed and developed sympathetically as smaller hamlet-type developments. CM felt this was a bit idealistic. The developer would not find it economical to do this. Any development in the Worgret area would be absorbed into Wareham in due course and this would naturally extend to the Puddletown Road.

KC question – would other stakeholders ask why the Worgret area has not been considered? AC – within the body of the NP it would be necessary to show all the sites that had been considered and why they had been dismissed.

Greenbelt – will be included within the housing policy 1.

The Housing Group is now at the stage where they can start talking to landowners, developers and tenants.

We should specify that we are not against a certain amount of windfall development within the boundary of Ridge.

AP – what sort of areas might be suitable for flats? RK – West Lane could include some low rise development. It was noted that the term “flat” does not necessarily refer to a highrise block. It could equally refer to buildings that look like a house from the front but are in fact 2 flats – one on the ground floor, one on the first floor.

AP – social housing does not seem to have been mentioned.

The housing section will include the definitions of social and affordable housing.

The next steps for the Housing Group:

- Approaching stakeholders – need to solve farmland-loss issue
- Necessary boundary changes will need consultation and public meeting
- Sustainability appraisals procedure need starting with PDC

Traffic

KC to be asked about traffic policies – what constitutes a policy? Can we be specific about what is needed in Arne – how forceful can we be?

Business & Employment

DH read out the policies for the group to date and will e-mail his notes to the rest of the group.

Health

The new policies were read out to the group.

Need to make reference to supporting the PLP1 within the body of the NP.

Scott Close – potential for a hub revolving around the elderly.

AP invited CM to join his group for a meeting to discuss community hubs, etc. The invitation was also extended to RS.

Allotments and parking also need to be included within the Community Well-being.

AP to send additional questions to AC for forwarding to KC:

- Sustainability Appraisal
- Possible boundary changes should Worgret go ahead

All questions to AC by Tuesday 12th.

4. Date of next meeting

Tuesday 19th May, 6pm at Evershot.

There being no further business, the meeting closed at 21:00pm