

MINUTES OF THE OKEFORD FITZPAINE NEIGHBOURHOOD PLAN WORKING PARTY
HELD AT 7.30PM ON 18 JANUARY 2017

1. Apologies

There were no apologies for absence.

2. Local Green Space Report

Cllr Banning advised that after consultation with landowners the number of Local Green Spaces had been reduced from the Regulation 14 Consultation Okeford Fitzpine Neighbourhood Plan (Q4 16) report.

The Parish Council was in the process of requesting ownership of Mary Gardens be transferred by NDDC, at a nominal price, to the Parish Council, a response was awaited. Mary Gardens would, therefore, remain in the plan as a Local Green Space.

NDDC had agreed that the land along Darknoll Brook and Nether Mead would be retained as Local Green Space.

The church had requested that the churchyard not be included as Local Green Space in the Neighbourhood Plan as consecrated ground already had sufficient protection. Therefore, this would not be included in the Neighbourhood Plan as a designated Local Green Space.

The school playing field would not be included as this could impact on future plans for development that the school might have. This also responded to a Reg 14 comment from DCC Environment and Economy.

Bowey Field, owned by the Parish Council would be designated as Local Green Space in the Neighbourhood Plan.

The Recreation ground would not be included as a Local Green Space in the Neighbourhood Plan as this was already a field in trust which would be retained as a recreation site in the future. There is also a proposal to be considered by the Parish Council for the site to be developed with tennis courts and or a MUGA. This would be impacted by a Local Green Space designation.

The land to the west of Back Lane was to be removed from the LGS report as it had previously been designated as an Important Open/Wooded Area in the 2003 Local Plan but had been built on in the interim.

Members agreed to the proposed sites for designated Local Green Space. Cllr Banning advised that he would make the necessary amendments to the report before submitting it to the Parish Council for approval.

3. Review of Proposed Sites and Site Proposals

Following a meeting with North Dorset Planning the team had been advised that the site Land to the North of Okeford Fitzpaine had been re-submitted by the promoter of the site (on behalf of the owner) to a Call for Sites conducted by NDDC Q4 16. The site had previously scored well at the OFNP Site selection workshop, but based on a

search of Dorset Explorer, was thought to have archeological remains. North Dorset Planning suggested this might not be the case.

After a meeting with the promoter of the site, a search was conducted with DCC Historic Environment Records. Cllr Banning advised that the Dorset Historic Environment Records showed no records of these archeological remains. Consequently, the Site Selection scoring was amended in light of this, and as the site was now actively promoted (previously the landowner had not responded to communication with him), a review of Site Selection should take place.

North Dorset Planning had also advised that the status of some of the sites previously scored as Brownfield were in fact Greenfield (albeit with agricultural buildings on). Furthermore, the Faccenda Chicken Farm retained its employment land status. This would be fed in to the review.

Cllr Banning stated that the process employed for the Q1 16 workshop had been sufficiently robust, but the scores now needed to be corrected in the light of the information from North Dorset. The meeting agreed that best practice had been applied during the workshop and that it would not be necessary to rerun this.

The Neighbourhood Plan would be updated in the light of these changes **Action Cllr Weeks**

Cllr Weeks felt that the Site Selection Workshop results could also be presented differently with more emphasis on ease of readability. He added that this should be presented differently. Cllr Weeks advised that he would undertake this piece of work based on the Regulation 14 Consultation feedback and using a template developed by East Cheshire in their NP.

The result of the updating would be a second Regulation 14 Consultation, to run for 6 weeks but with a smaller number of consultation sessions. Prior to the 2nd Regulation 14 Consultation the revised plan would be sent to North Dorset Planning, and then submitted to the PC for approval.

Cllr Fox was concerned that indications had been given to developers on which sites would be recommended by the NP. Whilst it was generally agreed that this would be difficult, it did not detract from the changes that were necessary based on the feedback and new information from North Dorset Planning. This was part of the purpose of the Regulation 14 Consultation.

In light of new information, it was agreed that the proposed sites for development to be included in the Neighbourhood Plan would be:

- (1) Pleydells Farm (redrawn as in the Reg 14 Consultation document)
- (2) Land to the North of Okeford Fitzpaine.

4. SEA Screening Opinion Report Progress

Cllr Banning advised that legislation stated that for any public plan or programme a Strategic Environmental Assessment (SEA) must be carried out, or it must be demonstrated that the plan or programme is sufficiently small and local to not need a full SEA. To arrive at the decision for a full SEA, a Screening Opinion Report was required. Cllr Banning explained the type of environmental considerations that were needed to reach this decision. A full SEA was estimated to take about 3 months to complete and this would extend the timescale of the NP production.

Cllr Banning advised that he was about half way through the Screening Opinion Report, which was planned to be submitted to the February PC meeting, along with the Local Green Space report.

Cllr Banning advised that he would be asking a local expert to carry out a short ecological study of the top three proposed sites and the proposed Local Green Space sites to provide input to these reports on the impact of our proposals on habitats and wildlife in general.

5. NDDC Comments on Regulation 14 Consultation and Future Actions

Cllr Weeks advised that he had reviewed the document and after the meeting with North Dorset Planning would be able to accommodate all of the comments in the revised NP.

Cllr Banning advised that he had similarly adopted all comments from ND Planning and the other public bodies (DCC, Natural England, Historic England, Environment Agency) in the above 2 reports and was in the process of updating some sections in the Neighbourhood Plan accordingly.

6. Plan for Regulation 14 Consultation Report

Cllr Banning advised that a report needed to be produced based on feedback received from all parties (including those from NDDC and the Public Bodies used to change the Plan). The Consultation Report would set out how the comments had been incorporated in the Plan, or the reason why not.

Action: Cllr Rowe agreed to undertake this piece of work.

7. Plan for re-issue of the Regulation 14 Okeford Fitzpaine Neighbourhood Plan

Cllr Banning advised that the timeline for the NP would now be:

1. Update and re-issue the OFNP to NDDC (first) and then the PC for agreement
2. Issue the LGS and Screening Opinion Report (5 weeks would be required for the Screening Report to be considered by the Public Bodies.
(And if the Screening Opinion recommendation is accepted):-
3. Regulation 14 Consultation Period 2 (6 weeks)
4. Update and preparation of the Pre-submission NP
5. Regulation 15 Consultation period (run by North Dorset)
6. External Examination
7. Referendum

8. Date of next meeting

It was agreed that the next meeting would be held on 23rd February 2017.

The meeting closed at 9.00pm