

**MINUTES OF THE OKEFORD FITZPAINE NEIGHBOURHOOD PLAN WORKING PARTY
HELD AT 7.30PM ON WEDNESDAY 4 OCTOBER 2017**

Attendance: Cllr P Banning (Chairman)
Cllr B Fox
Cllr R Rowe
Cllr G Weeks

1. Apologies

None

2. Minutes

The minutes of the meeting held on 20 April 2017 were confirmed as a correct record and signed by the Chairman.

3. Impact of the NDDC Local Plan change of status on Neighbourhood Planning

Cllr Banning advised that the status of the North Dorset Local Plan had changed as housing delivery has fallen behind the 5 year target (only 3.42 years of delivery is being achieved), which was monitored by central government. As a result, development proposals that were in accordance with the National Planning Policy Framework, but were at locations that were different to those set out in the Local Plan, may be able to gain planning approval. There was no impact on the Okeford Fitzpaine Neighbourhood Plan as it would not be recognised until it was adopted.

4. Finalisation of the Okeford Fitzpaine Neighbourhood Plan (main section)

Cllr Banning advised that all comments with the exception of 1 had now been applied in the neighbourhood plan. A copy of the new plan would be forwarded to the working party this evening.

Cllr Banning advised that a full map of the Wessex Park Homes site was required. Cllr Weeks agreed to supply this.

Cllr Banning advised that the owners of Pleydells had added a small corner of the site to the proposed site in order to achieve the desired number of houses. It was agreed that the map in the neighbourhood plan would be changed to show this change.

5. Production of the OFNP Regulation 14 Consultation Report

Cllr Rowe advised that she had looked at the comments received from residents and in relation to the question "Does the plan identify the most important aspect of changes in the way we will use our land that will improve and sustain Okeford Fitzpaine as a Community" 15 people had said yes, 11 had said no and 6 had not responded to this question.

In relation to the question on whether people supported the Okeford Neighbourhood Plan 8 people said yes, 22 said no and 2 were undecided.

Cllr Rowe advised that she had not yet scrutinised all the responses from businesses and developers.

Cllr Banning suggested having the comments received from developers and public bodies as a separate appendix to the report, along with the comments received from NDDC. Cllr Banning would complete the responses to developers along with those to NDDC, Historic England and DCC.

Cllr Rowe ran through the main issues raised in the comments. Cllr Banning felt there were no new comments and answers to all queries were available.

Cllr Rowe agreed to finalise the work over the coming week.

Cllr Banning advised that the final documents would need to be completed in time to present them to the Parish Council in December.

Cllr Banning advised that Sturminster Newton Town Council had asked for the plan to be changed to include policies on traffic and the type of vehicles using Angers Lane. Cllr Weeks felt this was outside the scope of the Plan and therefore should not be included. Cllr Fox was requested to produce this response.

6. Update of the OFNP Heritage Impact Assessment Report

Cllr Banning advised the Parsons & Joyce had agreed to produce a Heritage Impact Assessment (HIA) for the Pleydells Development, this should enable him to update the HIA report to satisfy the comments received from Historic England and the Conservation Officer at NDDC.

He advised that the developers of the other site were not at a point in the process to produce HIAs.

Cllr Banning advised that Castle Cottage and the approach to the village (northern part of Conservation Area) was the only Heritage impact of Land to the North of Okeford Fitzpaine.

7. Request for the Strategic Environment Assessment and Habitats Regulations Screening Opinion.

Prior to reaching the Regulation 15 Consultation that is conducted by NDDC, a formal request for an SEA and HR Screening Opinion was required. The main report that was required to make this request was complete, but the Heritage Impact Assessment also had to be completed as a supporting document. As one of the Public Bodies that NDDC had to consult on the SEA Screening Opinion was Historic England, the HIA is a key document. This was dependent on the report being prepared by Parsons and Joyce for the Pleydells Farm site.

If the result of the Screening Opinion was that a full SEA and HR Report was required, a further piece of consultancy work would need to be requested to be undertaken by AECOM. The budget for this would come directly from the Locality/My Community organisation that oversees Neighbourhood Planning in England.

Note: following the meeting NDDC confirmed that this stage would need to be completed prior to the commencement of the Regulation 15 Consultation Stage.

8. Handover to NDDC for the Regulation 15 stage.

Cllr Banning advised that the Regulation 14 Consultation Report document would need to be agreed at Parish Council (target December), along with any material changes to any of the previously agreed documents. In general, a material change would be something that changed a Policy.

9. Date of Next Meeting

TBC

The meeting ended at 8.10pm.

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