Notes of the NDP meeting held Tuesday 15th January 2019 at The Memorial Hall , commencing 14.00hrs

Those attending :-

Barry Turner(BT) (Secretary and Chair), Chris Jennings(CJ) Alan Coles(AC) ,Keith Sullivan (KS) and Peter Everton (PE)) .

Apologies received from ;- minutes to be sent to, Liz Beth (LB), Ben Guzman(BG), Dylan Griffiths(DG), Ann Martin (AM),and Andy McGrath (for circulation).

Declarations of Interest . No declarations were made based on the content of the Agenda.

No members of the public were in attendance.

The minutes of the meeting held 20th November 2018 were agreed .

2019/102 feedback from the meeting held with SGC 14th January2019.

A productive meeting attended by BT , AC and KS was held at the invitation of SGC with 5 Officers representing various council disciplines at the Yate offices. The main purpose of the meeting was to receive feedback from officers re the draft plan (version 2) sent to them 23rd October 2018. A range of subjects were discussed and recommendations and advice provided by Officers which will be reflected in the work now commencing to produce version 3 .

The Officers emphasised the benefit of improving the document due to changing circumstances so that when the statutory bodies are approached as many issues as possible will be crystal clear and by being so there will be less chance of misunderstanding and potential delay. This is particularly true of the SEA issue , but could also negate the need for further investigations some of which may result in cost being incurred for site specific issues.

The current **Affordable Housing Policy** will be reconsidered partly to include provision identified against the latest definitions as written to the 2018 revised NPPF. This will include local affordability levels . It was also agreed to include a **Housing Diversity Policy** to reflect the stated need for smaller sized housing, This will have influence on the site guidance policies (still to be prepared).

Site Guidance Policies -these will be written for the individual sites we take forward and will also reflect heritage , ecological and flood risk issues.

Most of this work will be undertaken by BT and LB with appropriate input from the NDP group members. **Action BT and LB**

It was encouraging to note that most of the Officer comments were positive and that the document as presented did not provoke negative responses .

2019/103 . Minute 102 gives an outline of the **arising issues requiring action** . Essentially the sooner we can submit Version 3 which will reflect the changes , additions and the latest site specific information, the sooner we will receive an opinion regarding the SEA.

SGC undertook to seek further advice from the heritage specialists re concerns about Site 8 and to undertake work to provide further ecological information (including maps)

2019/104 Site Owner responses Update . As agreed at the 20th November meeting all owners who had not responded to the correspondence already sent to them would be contacted again . This would be to seek a response which if not received by the cut off date (21st December 2018)would eliminate the site from any further consideration. This was actioned , a draft status report is attached (appendix 1).

The main issue is Westend Site 2. This will now be written out of the plan version 3. This has the effect of reducing the potential development numbers from circa 39 dwellings to 29. It should also be noted that the heritage experts have expressed concerns regarding this site and its close proximity to the Toot. It was suggested that this could also disqualify the site . As the owner has not responded, the heritage aspects will not be pursued as we need to focus on what is considered achievable .**Action BT**

2019/105 Individual Site Considerations It was agreed that more detailed analysis of the types of housing which would fit the individual sites taking into account the lower trigger threshold for Affordable Housing Provision in Rural areas . This will assist the preparation of site specific policies and further discussion re affordable housing with SGC officers . **action AC and CJ**

2019/106 Community Engagement Event Planning – At the November NDP meeting it was agreed that engagement with the community should not take place until we have a clear picture on Site Deliverability and SGC feedback which could also have an impact of deliverability .This will be an agenda item for the next NDP meeting . It would be beneficial to have staged this event before the end of March when the grant monies unspent have to be repaid. Given the work still to be done on the Plan it is likely that a further grant application will need to be made as this inevitably will run on over to the next financial year

AOB There was nothing significant raised .

Next Meeting 19th February 2019 in the Memorial Hall at 2.00 pm

For the diary please note . The Memorial Hall is booked for the Parish Council on the 3rd Tuesday of each month . The NDP Working Group shared these dates with the Flooding and Planning Group but now have the opportunity to have all the slots . Depending on the Progress we make in the New year we may decide to use them .
19th March, 16th April etc.

Appendix 1

Site	*Area (ha)	Indicative Number of dwellings (333m2) 30 per ha	Formal Letter October 2018 Response	Follow up e-mail/call 12/11	Follow up e-mail 30/11	Verbal	Outcome	Proposed Action
Westend (2)	0.41	10	✓	✓	✓	✓	No Response	Not taken forward
Church Road East (7)	0.18	7	✓	-	-		Willing subject to conditions /joint venture	Take Forward
Church Road West (8)	0.10	3	✓	✓	-		Willing subject to conditions	Take Forward
Westmarsh Lane (9)	0.24	8	✓	-	-		Willing subject to conditions	Take Forward
Westend Lane North (13) **A**	0.19	6	✓	✓	✓		Willing subject to conditions	Take Forward
B			✓	✓	✓-	✓	Willing subject to conditions	Take Forward
Westend Lane South (13) **C**	0.18	5	✓	✓	-		Willing subject to conditions	Take Forward
D			✓	-	-		Willing subject to conditions	Take Forward
Totals	1..3	39	**Summary of consultations with Landowners and resultant 'Proposed' actions**					