



**NEIGHBOURHOOD PLAN UPDATE - PUBLIC MEETING
14th November 2015 (10.30am -12.00 noon) – Village hall**

Purpose: To refresh and inform residents of the purpose, current status, and the next steps to successfully complete the Neighbourhood Plan (NP)

During the morning over 100 residents attended, including Chris Paterson (SDNP), for what proved to be a most informative and successful meeting.

After an introductory overview from Alan Redpath (EMPC chair), Steve Ridgeon (NP leadership team) took the audience through a comprehensive power point presentation covering the background to the Neighbourhood Plan, work already completed and the next stage - a copy of the presentation is available on www.eastmeon.org.uk .

QUESTIONS FROM THE FLOOR:

Questions for the SDNP

Q. When the village boundary is re-drawn, even if it is pulled in, some of the proposed sites will ultimately expand the area. Concern expressed that once boundaries have been expanded, there will be no limit to the further development.

A. *Chris Paterson (CP), SDNP, advised that this had been considered. The existing and draft Local Plan policies of the SDNP severely restricts the possibility of development outside settlement boundaries. If boundaries contradict policy then those most sensitive will be re-drawn. Once sites have been approved, settlement boundaries will be drawn around those which, also using green spaces, can limit further development of these sites. The draft SDNP Local Plan is sensitive to the issue of where housing sits on the edge of and adjacent to the boundary. SDNP can only allocate sites which are deliverable and they all need to pass the inspectorate stage.*

Housing needs are high in the National Park but even allowing for the landscape, flooding, environmental issues etc. some 4,600 dwellings still have to be delivered across the whole park in the next 17 years. The SNDP have tested all villages and their capability to deliver more housing and this has indicated that East Meon can deliver a minimum of 15 new dwelling - this number is mitigated by taking into account the additional housing which East Meon had already delivered in past 15 years.

He stressed that for those parishes not undertaking a NP then the SDNP would draw the settlement boundary and identify viable sites.

Q. Now that B7 (Glebe Strip) has been identified as not available (covenanted), will the housing allocation be reduced?

A. *(CP) - One of the ways to look at capacity was to approach the landowners and ascertain if land would be available and deliverable for housing. The fact that a particular site is no longer available does not affect the East Meon's 15 allocation –we expect that some sites will drop out according to various criteria, so it is not just based on the capacity of land but also for example housing needs among other factors when the SNDP arrives at allocations.*

2.

Q. Is the allocation of 15 – numbers of people able to be housed, or number of dwellings?

A. (CP) The allocation is 15 individual homes (units). It also does not include windfall sites which are not included in, and separate from, this number. Also, sites (windfall) will inevitably come forward during the plan period to 2032 within the normal course of the planning application process. The SDNP will use their planning policy criteria to assess – these policies give the highest protection to the countryside outside the main settlement area.

Q. Does that include any site that could take fewer than 3?

A. (CP) Yes it does

Q. Why only allocate sites of 3 or more houses and not smaller units

A. (CP) Because the planning document laid down by government (National Planning Policy Framework) requires allocations to be on this basis. Any smaller units may come under future windfall sites. SNDP will only consider allocations of 3 and above.

Q. How can we stop "creep" from future development outside the settlement boundary?"

A. (CP) A Neighbourhood Plan gives you the most protection against "creep". It allows you to draw the settlement boundary around a site and allocate green space to protect it. By undertaking a Neighbourhood Plan you are by the very nature of it protecting the Park's Green Spaces. Settlement boundaries aim to protect from development outside the line.

Q. Is the Economic Viability of the sites considered?

A. (CP) Yes, absolutely. Small houses on small sites are not always viable. The examiner will look at viability. House prices in the South however are financially viable but they would have to pass the acid test on viability.

Further Questions for the Leadership & PC Steering Group Panels;**Q Has consideration been given to the issues of sewage and drainage problems**

A. Yes, as part of the assessment all outside amenities will be looked at. The Parish Council have already done some work in this regard but rest assured rain and foul water issues will be taken into account. This onus is on the developer to prove the viability. The NP will also include policies covering drainage & sewage.

Q. Will the presentation given today be available on the website?

A. Yes it will.

Q. How will the proposed sites be assessed?

A. The assessment of all sites being proposed (some 19), no matter how unlikely - have to be assessed with the same consistent and sequential criteria, and the NP has to demonstrate this objectivity to the Government Examiner. However even if all sites were equal it is still our choice where the 15 allocated dwellings will go and they can be spread on several sites. Residents' feedback showed a preference for smaller cluster sites.

3.

Q. Say you choose 3 sites which give 15 houses. What is to stop other sites being developed?

A. The settlement boundary in a Neighbourhood Plan gives protection.

Q. Is consideration being given to access or exit issues.

A. Yes, Landscape assessment and traffic issues are important aspects of the assessment criteria.

Q. Has consideration been given to the reduction to Power lines?

A. This would be hugely expensive (£millions), and outside the scope of our NP. Currently we're not aware of any plans for the SDNP to consider redirecting power lines underground, either in our parish or the wider SDNP.

Q Please explain about the B6 site, is it a separate planning application?

A. There are no planning applications on B6 at the moment. Although B6 is a pre NP SHLLA site it will still be subject to the same assessment process as every other site.

Q. Will you have any say in addressing windfalls and secondly when we have designated green space areas will be able to further protect them?

A. Regarding Windfall sites, they will go through the usual planning application process as and when they arise during the normal course of planning applications.

Suggested Village Green spaces should be indentified and protected against development. The Settlement Boundary will take account of this. Further consideration can also be given to protecting the Green Spaces which have already been considered.

Q. The figure for 745 windfall sites - does this include towns as well as villages?

A. It would include everything that would be viable according to SDNP planning policies.

Q. Amenities for children under 8 in the village, will this be considered?

A. The 2013 parish plan, which will be drawn upon, does highlight this issue; and also for older children and youths, so it will always be a live issue depending upon funding and volunteers. As a village East Meon doesn't have the same amenities as larger towns, but we recently completed a new U8 play area at a cost of £15k.

Q. Will documentation be available in a more cohesive form?

A. All the documentation to date which has been made available will become more even more meaningful as the Draft Plan comes together, shouldn't be taken in isolation by anticipating the final document.

(Meeting concluded at 12.15pm)

