

## **Stutton Neighbourhood Plan Working Group meeting – Tuesday 25 August 2020 (held online)**

**In attendance:** Jenny Morris, Penny Greenland, Ian & Fran Flower, Nick Pavitt, Carol Tilbury [CT], Susan Hemings, Bill Hewlett [BH], Mark Nowers [MN] (Chair and minutes)

**Apologies:** Caroline Waller, Jenny Morris (due to comms issues Jenny had to leave the meeting after 20 minutes)

### **Minutes/Actions**

1. This was the first meeting since January Mark apologised for the protracted period of inactivity brought about by the global pandemic and family/work circumstances that arose as a consequence.
2. Discussion on email from Paul Bryant [PB] (Babergh District Council) previously circulated.
  - 2.1 Site allocations: there was a general view that prior to this email, we understood that as the village could demonstrate that we would meet the housing requirement of the new draft Local Plan (64 dwellings), then we would not need to allocate sites in our Neighbourhood Plan (NP). From discussions MN had with PB the implication was that allocating sites would be prudent in order to protect the village from speculative development proposals. BH said that in a previous conversation he had with PB, it was mentioned that a plan had included a site for development and a developer had proposed an alternative location which was approved.
  - 2.2 BH on housing policies in the NP. If we are not allocating sites this begs the question, why are they here? The argument is that we want housing policies to address redevelopment / infill within the village boundary. People will build on gardens or redevelop their home, also we acknowledge that we may need to develop housing later in the plan period to meet anticipated housing needs. The houses in the pipeline should address the housing need we identified and will cover the coming 5 years. We then acknowledge the possibility that we would accept development of exception sites to meet housing need.
  - 2.3 Greenspace: Advice from PB was that it would be prudent to identify and map Greenspace in the NP to avoid these being contested in future. The following were tentatively identified:
    - Field behind the shop/Canham's Wood
    - Stutton Close – two areas of green space
    - Spaces around the village hall
    - "Village Green" opposite the King's Head
    - Alton Hall Lane – top of lane with oak tree
    - Post Office Corner – with Phone Box and Parish Council noticeboard
    - Larksfield Road – verges
    - Cattsfield – verges
    - Land between Crepping Hall Drive and the eco-house
    - Verges around Crepping Hall and the Piggery
    - Lewis Lane – land opposite Sunny Bank

These and any more will all need to be identified, checked for suitability against the definition of "Greenspace" and then mapped. We need to clarify what size of Greenspace would be considered too small and the appropriateness of designated roadside greenspace which may already be adopted by highways.

**Ask PB about mapping and these areas in our call and for clarification on size (see 2.1)**

2.4 Solar Farms: Do we need to review the policy wording in order to avoid conflict between protected landscape and the special qualities of the AONB against the carbon-saving benefits of renewable projects. MN mentioned that there are Solar Trade Association guidelines that could be followed.

2.5 It was agreed that a further conversation was needed with PB to get clarification on this matter and 2/3 people from the NP group would arrange to meet PB.

**MN to arrange call.**

**BH to draft items for the agenda.**

3. Landscape – felt there was a need to revisit and/or produce a map that recognised views in to/from the AONB, not forgetting glimpsed views such as:

- down Crepping Hall Drive from Manningtree Road
- from Church Field Road looking north beyond the AONB boundary and to the south to the new extension of the AONB of the Essex-side of the AONB
- looking west from the end of Lewis Lane down the Samford Valley (newly extended AONB)

**MN to seek advice from PB.**

4. Draft Plan

4.1 CT raised whether the policies should be revisited to reflect in changes in behaviour/aspirations of locals and visitor's post-pandemic, i.e. more home-working, greater desire to walk/cycle, potential for more people wanting to move here from urban areas.

**ALL to consider this when drafting.**

4.2 **CT** will circulate the draft Transport section to all.

4.3 A request was made for **JM** to remind all who was responsible for drafting sections of the Plan.

4.4 Agreed that a revised deadline of October 31<sup>st</sup> for a draft sections to be written. Please keep in mind the suggestions from PB in his email about concision and relevance.

5. CIL/PIIP – MN raised that the top-line suggestion of a Green Way in the PIIP that came out of the various consultations held will need to be managed and taken forward by a dedicated team if this is to be achieved. The Parish Council is currently exploring Electric Charging Points at the village hall which may precede attribution of CIL funds. This was not a project that came from the PIIP.

6. Date of next meeting – Tuesday 22 September, 7-8.30pm