

Minutes from the Neighbourhood Plan Working Group

15th July 2019 at Stutton Community Shop

In attendance: Caroline Waller, Penny Greenland, Bill Hewlett, Susan Hemmings, Ian Flower, Mark Nowers (chair and notes)

1. **Apologies:** Keith Hosking, Nick Pavitt, Fran Flower, Jenny Morris, Carol Tilbury, Emma Woollard

2. Chair apologised for not circulating an agenda prior to the meeting.

3. **Minutes of last meeting:** Agreed.

4. Matters arising:

a). Landscape: Download the Landscape and Visual Impact Assessments (LVIA) submitted for the original Church Road application and assess it together with the documents Nick has compiled to see if we can add value in relation to the AONB's 'special qualities'. **Action 4.1:** Mark

b). Send round a list of Village Character Assessment (VCA) sites still requiring completion (**Action 4.2:** Ian) and others to offer (**Action 4.3:** All) to cover these by July 31st. We need to have a presentable first draft ahead of the September consultation event.

c). Re-circulate Greenway map. **Action:** Mark

5. Sewerage

A recurring theme from the village consultations was sewage backing up and systems overloading. Ask Paul Bryant at Babergh for advice – this is an 'infrastructure' issue, so where does the consideration lie within the NP process (**Action 5.1:** Mark)

6. Site Allocations

Thanks to Bill for carrying out Site Assessments on potential new sites in Stutton and for giving his considered view on those that had already been conducted by Babergh as part of their last Strategic Housing & Economic Land Availability Assessment (SHELAA) dated August 2017, namely:

- Land opposite Stutton School
- Land off Church Road
- Land off Alton Hall Lane

In discussion, we clarified what advice was received from Paul Bryant regarding allocating sites, which was:

"there's nothing to stop NP Groups allocating site(s) in their Plan that already benefit from planning permission (Full or Outline) but have not been started. In fact, most are doing so as this presents an easy option. The principle is that the lifetime of the NP (15+ years) will far outlive the lifetime of the planning permission if not implemented (typically 3 years) so, there is

some comfort with what is already known. However, there is another train of thought that this is a bit of a cop out so I would also urge the Group to perhaps think longer-term about where else might be suitable / acceptable and plan (allocate) accordingly.”

The considered view was that our default is avoid allocating sites within the AONB and not support the allocation that would directly impact Canham’s Wood. We could consider adding the following sites in to the housing allocations/calculations:

- Hastoe development on Holbrook Road – 6 dwellings
- Land off Church Road – 34 dwellings
- Land behind Village Hall – 14 dwellings
- Land behind Looking Good – 1 dwelling
- Land west of Telephone Exchange – 1 dwelling
- Land north of Oak House, Bentley Lane – 20/26 dwellings
- Land behind the War Memorial, Manningtree Road – figure
- Land west of Canham’s Wood - figure

Further discussions are required to understand how a Community Land Trust may work for the land behind the War Memorial. (**Action 6.1:** Bill to speak to Emma)

We also discussed how the timing of our NP would align with that of the Joint Local Plan that has not yet presented its ‘preferred options’ stage for public consultation. (**Action 6.2:** Mark to contact Paul Bryant to ask how this sequencing works)

7. Themes for the September 7th consultation event

Sincere thanks to Penny to pulling together all the feedback from the consultation events in to themes and circulating these for consideration. In advance of the September meeting, we need to have reviewed these documents and suggest the following coverage:

- Housing – Jenny and Emma
- Getting around – Caroline, Susan and Carol
- Working and Shopping – Ian and Nick
- Natural Environment & Landscape – Mark
- Community, leisure and recreation – Pen

Action 7.1 by the 8th August for those above. From the consultation that Penny produced, please draft:

1. What do we think the objectives are?
2. What policies can we create for the NP?
3. Provide a view on the draft Vision.

Items 1 and 2 are already set out in the documents sent.

- 8. Date of next meeting:** Please note departure from the normal 3rd Monday, it will be Tuesday 13 August from 7pm at the shop.