

Meeting Notes

Mendip Plan Phase II

Meeting date: 13:30 23-Jan-15

Attendees: Mendip – Anna Blackburn
NSP PC – Linda Oliver
NSP PC – Rex Eastment
NSP PC - John Davidson

Background for Phase II

The purpose of the Phase II plan is about Land Use, allocating housing sites and sites for specific other purposes required by communities. Whereas Phase I was about showing a strategic housing numbers plan to meet development needs, Phase II is more about the allocation of possible “remainder” sites to deliver specific local needs. Phase II may also include land designations to safeguard specific sites from development. A Call for Phase II sites has already been made and Mendip are currently processing the sites.

Housing Employment Land Assessment (HELA)

The study for Phase II will create a “menu” of possible sites just as the Strategic Housing Land Availability Assessment (SHLAA) did in the Phase I preparation.

Norton St Philip

In theory NSP is not unsuitable for inclusion in the HELA. However, because of the level of existing development Mendip are not currently looking for Phase II sites in NSP.

Challenge to Phase I Plan

The phase I plan is currently being challenged by a developer on the basis that it is not valid until the detailed assignments which are the core of Phase II are completed. They should know the outcome on Monday 26th Jan.

Other land usage that need to be considered in Phase 2

Phase II will also consider usage such as:

- Employment land for towns and rural areas
- Car parks
- Community facilities
- Etc..

Mendip Process for Phase II

Mendip will arrange public meetings and come to local communities to get feedback on what the local communities want. It was suggested that it would be good to have a meeting that covers NSP, Beckington and Rode (NSP being the PC area including Farleigh and Hassage). They will ask questions such as “are there things that the local communities want Mendip to try and deliver in the Phase II plan”.

Land designations

Q2 land is now designated as DP2. Instead of DP2 Phase II will convert DP2 sites into Local Green Spaces (LGS). Phase II will create a list of LGS for each community so it is important to think about and present what we want represented as LGS. This new review will bring the designated sites up to date and hopefully iron out possible anomalies that could have crept in over the years

Mendip are working to produce a definition of what they consider makes a LGS site special and we should wait to receive that. They will incorporate the criteria from the NPPF on what makes a LGS to produce a Mendip specific definition, but it is likely to be a quite general definition.

Church Mead is designated SN12 (formal recreation pitch) and will continue to be protected under Policy 16 Part 1, hence we hopefully shouldn't have to worry about including Church Mead as one of the LGS. It wouldn't give additional protection.

Green Belt is not up for discussion in the Phase II exercise. Mendip do not have a Green Belt policy at present. Mendip will work on a policy (specific to Mendip) in the timescales of Phase II. MDC would be introducing new development policy in part 2 to cover Green Belt Land.

Timescales

Phase II is likely to have the same timescales that they took for Phase I.

We should wait to hear from Mendip when they will be scheduling a local community meeting which is hoped to be in 3 – 4 months' time. However in the meantime we should start to think about what is important to the local community.

Some general points that came up

- Do we include Highways Infrastructure – No, Phase II is about local land usage.
- We should include the undeveloped remainder of Sheppard's Mead as a LGS. Use Village Green application as evidence to support designation.
- Could create a list of important buildings and sites of historical interest with specific intrinsic importance to the local community. Under DP3 there is an opportunity for local listings to be included, such as a battle site.