

**Chelpin Plan (Chelmondiston Neighbourhood Development Plan)
Steering (Working) Group**

Meeting: Chelpin Plan Steering Group*

Date: Thursday, 5th September 2019

Location: St Andrews Church Hall, Chelmondiston

Ref: Review/agree *Regulation 14* draft Plan

* **Steering Group:** Simon Brown (SB), John Deacon (JD), Russell Stanley (RS), Nathan Waller (NW), Peter Ward (PW - Chair). [Absent: Rob Bareham, Johnathan Rapley, Philip Evans, Sarah Markham.]

Main Points Discussed/Agreed

1. Welcome & Apologies for Absence

- The Chair welcomed everyone and especially the one member of the public who attended.
- Apologies had been received from: Philip Evans.

2. Approval of notes on the meeting of 17th July 2019

Agreed by all unamended.

3. Matters arising not on this agenda.

None

4. Review of the draft *Regulation 14* version of the Chelpin Plan

The draft Regulation 14 plan was received by the group from Kirkwells on 30th August (as agreed). This revision takes account of the discussion at the last meeting about amendments required to reflect the latest BDC/MSDC Joint Local Plan (JLP), currently the subject of public review.

The plan was reviewed and a few amendments proposed which will be relayed to Michael Wellock (MW) of Kirkwells for inclusion within the document. There are also a few questions to be resolved with Michael.

Once the next version of the draft document has been completed it will be sent to BDC (by Kirkwells) for the SEA (Strategic Environmental Assessment) review by BDC.

There was some debate about whether the *Chelpin Plan* is an appropriate name for the Neighbourhood Plan - this in the light of the fact that the latest BDC Local Plan describes the parish as comprising 3 components: Chelmondiston, Pin Mill and Lings Lane. Given that the village sign only incorporates 2 elements (Chelmondiston and Pin Mill) and that *Chelpin* is a recognised cypher for the parish it was agreed that this name is appropriate.

5. Next Steps for the Chelpin Plan

The next major step in the process is the First Formal Consultation. This consultation is conducted under 'Regulation 14'. The steps needed to create the Regulation 14 draft are:

- **Finalise the next draft of the Chelpin Plan**
- **Undertake a Strategic Environmental Assessment (SEA) of the Chelpin Plan.**
- **Amend the Chelpin Plan on the basis of comments received during the SEA and from BDC.**

The First Formal Consultation lasts for a period of not less than 6 weeks, and should request comments from:

- All those who Live, Work, or operate a Business in the Area;
- Statutory Bodies - as required
- Landowners

As with the Informal Consultation in March 2019:

- The draft Chelpin Plan needs to be made publicly available;
- It needs to be clear and easy for responses to be made/collected;
- A public exhibition should be considered

During this First Consultation process names and contact details should ideally be collected, since in the follow-up Second Formal Consultation (organised by BDC) all people/organisations who commented in the First Formal Consultation will be contacted again.

Regarding actioning the Steps to create the Regulation 14 Draft:

- Update the Regulation 14 draft to cover discussion at this meeting. **Action: MW**
- Undertake a Strategic Environmental Assessment (SEA) of the Chelpin Plan. **Action: BDC.**
- Receive feedback/comments on the Chelpin Plan from BDC Planning team. **Action: MW**
- Amend the Chelpin Plan to create the Final Regulation 14 Draft. **Action: MW**
- Review Final draft before submission to BDC. **Action: This Steering Group**

Approximate timings now expected for the overall process:

- First Formal Consultation - end- Oct to early-Dec 2019
- Second Formal Consultation - Early-2020
- Referendum to accept/reject the Chelpin Plan - May/June 2020

6. AOB

The Parish Council at their September meeting requested that this Steering Group should formulate a response to the BDC/MSDC JLP on behalf the PC.

The group discussed the current version of the JLP and agreed a few points:

- Provide more emphasis on taking the lead in enabling the construction of cycleways;
- Comments in the JLP about situations where building will be allowed on AONB land appear to water-down protection for the AONB - the group will challenge this;
- Seek clarification on the discrepancy in 'minimum build' figures quoted in the JLP and the associated SHELAA document.

Overall the group was favourably inclined towards the draft JLP. These points will be used to construct a response. **Action: PW.**

7. Next Meetings

The next meeting of the Steering Group will be to review the comments on the draft from BDC as a result of their SEA review. We hope that this will be possible around mid-October, but obviously we are dependent on BDC as to the exact timing. **Action: MW to monitor / Steering Group to review timings/action.**

John Deacon
6th September, 2019

ADDENDUM

This addendum contains the results of the clarification of 'minimum build' figures as mentioned in AOB.

From: Peter Ward [<mailto:peterward@chelmondistonpc.info>]

Sent: 09 September 2019 18:14

To: Chelpin Plan Steering Group

Subject: Housing Development - Chelmondiston

Hi everybody,

In a fairly lengthy conversation with Babergh today, I have eventually clarified the reasons why there is an apparent difference between the Minimum Housing Requirement for Chelmondiston of 52 houses in the draft on page 40 of the Local Plan and 39 houses in the draft SHEELA (July 2019) on page 15.

- The figure of 39 houses in the draft SHEELA is made up of:
 1. 24 houses east of Richardson Lane/west of Woodlands for which planning consent has been given after 1 January 2018 (the cut off date) – page 81,
 2. 15 houses on 0.8 hectares on land south of B1456 [Lings Lane side from the bus stop/shelter] which has been identified by Babergh as a suitable site but for which NO planning application has been made.Total 39.
- It does NOT include the individual sites listed on pages 342 and 343 of the draft SHEELA for which planning consent has been given and work may or may not have started/finished. The most important of these numerically are:
 1. 7 houses south of B1456 and White House Farm
 2. 3 houses on "The Foresters" site
 3. 4 or 5 individual houses (the situation for these needs clarification).Total 52 or thereabouts.
- On page 543 of the draft SHEELA other land in our parish both North of the B1456 and East of Hill Farm Lane is stated to be not suitable for "large scale development and likely to have a detrimental impact on the AONB"

The overall conclusion, as a "Hinterland" village that is expected to build houses for its own needs, i.e. not for incomers, is that with the development of the 15 house site south of B1456 and near Lings Lane, we meet the minimum requirements of Babergh as drafted without any further development provided we are content not to have any.

Kind Regards,

Peter