**RYBURGH NEIGHBOURHOOD DEVELOPMENT PLAN**

**WORKING GROUP MEETING**

**12th November 2019**

**MINUTES**

Present: Andrew Purdy, Mike Rundle, Barley and Ian Wilson.

Apologies: Graham Taylor, Gill Waldron and Neil Dandy

**Items 1 &2 Apologies and approval of minutes of last meeting**

Apologies from the above were received. The minutes of the meeting held on 22nd October were approved without amendment.

**Item 3.1 To approve all modifications to the pre-submission draft NDP (August 2019) arising from the responses to the period of consultation and**

**Item 3.2 To review NNDC responses to the proposed modifications**

Each person at the meeting had before him/her a copy of the pre-submission draft NDP (August 2019) with the adjustments discussed at the meeting of 22nd October made by the secretary and coloured red. Mike had also made adjustments to the remaining policies in response to comments received, for the approval of the meeting. Each of the adjustments in red were considered, one by one. Typos were noted and will be corrected but in addition to these the secretary was instructed to make the following adjustments:

Policy 2, fifth line - “Any development proposals affecting the dismantled railway ~~will~~must fully incorporate green infrastructure…”

Para 4.37, eighth line – “to be generally no more than 25 metres from an existing house.”

Para 4.3.11, second line – delete “the payment of a Community Infrastructure Levy”. This amendments arises following NNDC advice that the district council does not have a CIL.

Policy 3, Point 5, Andrew is to review the requirement for housing developments of two or more houses to incorporate a house with four or more bedrooms for every house with two or fewer bedrooms.

Policy 3, pre-penultimate and penultimate paragraph, insert “In principle” at the beginning of each of the paragraphs.

Policy 5, first line of heading, delete the reference to “Local Habitats”.

Policy 8, Protection and Enhancement of Local Habitats to be rewritten to read as follows –

“A development proposal that is outside the settlement boundary (marked in red on Annexe 5 ‘Settlement Boundary Map’) and the habitat areas will only be supported if:

The primary objective of the proposal is to conserve or enhance the habitat; or,

The benefit of and need for the development in that particular location significantly outweighs the impact upon the habitat.

Development proposals should protect and enhance local habitats and local landscape distinctiveness and (a) protect natural features of nature conservation/amenity importance on the site for example trees, woodlands, hedgerows, scrub, soil, streams, stream corridors, springs, ditches or ponds from damage, destruction or deterioration in quality and (b) provide new landscaping works that integrate successfully with the local environment and existing natural features”

Policy 11, Archaeology shall read “Due to the number of find spots and non-designated archaeological remains in the Neighbourhood Area, all applications for development within 250 metres of an existing Historic Environment Record should consult with the Norfolk Historic Environment Service as to whether a more detailed archaeological survey is needed prior to determination of the proposal.”

The NNDC responses from Iain Withington and Mark Ashwell (both dated 6th November) were reviewed and it was decided that the adjustments as recorded herein should stand and satisfactorily represent the policies decided upon.

**Item 4 Plans** – **new plans to show the extent of the dismantled railway – adjustment to plan of the Settlement Boundary.**

The meeting agreed to the inclusion of a new plan showing the extent of the dismantled railway as appears on the NNDC plan showing the “land safeguarded for sustainable transport”.

Andrew produced an adjusted version of the Settlement Boundary Map (Annex 5) which was approved.

**Item 5 To agree next steps.**

It was agreed the NDP version August 2019 will now be updated to incorporate the adjustments and submitted to NNDC as the format in which the NDP should proceed. The production of a fair copy will be requested, for posting on the PC website. The next stage is HRA/SEA screening which will be undertaken by NNDC whose estimate of the procedure is 6 weeks.

The secretary is instructed to arrange for a copy of the draft NDP (August 2019) with red amendments to appear on the Parish Council website, so that the amendments can be readily appreciated by all.

**Item 6 Date of next meeting.**

No date for the next meeting was fixed. The Secretary will keep the members of the working group informed as to progress and the next meeting called as necessary.