

STEWKLEY PARISH NEIGHBOURHOOD PLAN
MINUTES OF A MEETING OF A
STEERING GROUP MEETING
MONDAY 18 JUNE 2018 AT RED BARN FARM

Present:

Neil Dickens (ND) - Chairman
Keith Higgins (KH) - PC Chair
Gill Morgan (GM) - PC Vice Chair
Margaret Burgess (MB) - PC Councillor
Andrew Pryke (AP) - PC Councillor
Paul Smith (PS) - PC Councillor
Jenny Wodey (JW) - PC Councillor
Lorraine Chappell (LC)
Steve Nicholl (SN)

ITEM

ACTION/DECISION

1 Apologies for Absence:

Apologies had been received from:
Janette Eustace (JE) and Emma Galvin (EG)

2 Minutes of meeting on 16 May 2018.

The meeting on 16 May had been entirely devoted to a review of the Policies and their Justifications with a local developer acting as “Devil’s Advocate” to show loopholes or adverse interpretations of those Policies that might be used by unscrupulous developers. Rather than ‘minutes’ an “Action Sheet” was produced summarising the outcome of the discussions, rather than the discussions themselves. The Action Sheet was accepted unanimously as a true reflection of the meeting.

Action: SN to forward the Action Sheet to the Parish Clerk for insertion in the parish website.

3 Matters Arising & Any Further Actions to be taken.

Each of the Policies and any action to be taken were considered in turn:

Policy

Issue

Further Action:

CH1 Character of housing applies to the whole parish not just the village. Some consultation done with specific individuals but not all and we also need to consider, for example, Stewkley Road, Mursley, homes that lie within our parish.

CH1. Ensure consultation with outlying communities prior to Referendum - ND.

CH2 Protecting Heritage Assets - Action complete

CH2: None

H1 Stewkley Development Boundary - there were 2 main issues:

a. Should we include a prohibition on development in gardens (back or side) other than sites specifically included in the plan?

Decision: the current draft Development Boundary cuts through some properties' gardens. This meets the need but has faced objections and needs specific wording in justification on protecting the linear village and views to and from the countryside.

H1 (a): Policy H1 to be redrafted to give justification for the boundary cutting some properties etc. - AP

b. How do we ensure support for the draft Development Boundary? In a recent case a village has faced large legal costs because AVDC had not been consulted and would not support defence against a developer's legal challenge.

Decision: We will show all policies justifications to AVDC then put to the village once we have any changes that they insist upon.

H1 (b): Ensure we have AVDC changes or support for policies, then ensure village support. - ND

H2 Housing Allocations - Action complete

H2: None

H3 Delivering the Type of Homes Required - the policy sets an 'ideal' ratio of various types of housing but must take into account the practicalities of existing approvals for 66 HSN and Soulbury Rd developments. Moreover, Starter Homes for young families and Affordable Homes need to be brought more to the fore and maisonettes should be considered as well as bungalows.

H3 (a) - SN to redraft and rework ratios to reflect AVDC's current approvals (if necessary provided by ND).

Additionally, this policy includes a restriction on "permissible development rights" to ensure that

- 4 **Progress with Planning Application for 66 High Street North.**
There have been minor changes to the plans, affecting trees, parking positions and (possibly) overall numbers of parking slots.
Action: No Steering Group action. Action lies with the Parish Council (PC).
- 5 **Progress with Soulbury Road Development (Site 15).**
“Village Foundations” had generally impressed residents out the most recent Neighbourhood Plan exhibition. On the Chairman’s recommendation, they have now been included on the list of potential developers once the site is sold for development.
The Housing Association in Mursley (HASTOE), who have also impressed, have been emailed and telephoned numerous times but have shown no interest in following up with this development.
No action at present.
- 6 **Any other known Planning Applications for developments.**
Site 20 (Wing Road) developers have asked whether there would be objections to “Chalet bungalow” style homes. After some discussion, given the lack of information on roof pitch for example, it was confirmed that our response should be that we are open minded on the issue. (Since the meeting it has been agreed that ‘Village Foundations’ will attend the next NPSG meeting on 16th July to outline their revised proposal for the site).
Action: ND to respond as required.
- 7 **AVDC Consultation with final drafts of Policies.**
This issue had been discussed extensively under Item 3, Policy H1, Issue (b) above.
Action: Action at H1 (b) above.

8 Current progress with Draft 2 of the Plan.

1. Most SG members were still in the process of compiling their comments on Draft 2.

2. The next iteration would need to be produced with maps, graphics and photos. John Sheldon should be invited to join a sub-group of ND, GM and SN to select them.

3. There is an important issue of detail - setting baseline data, of numbers of houses in particular. Our *2016 Village Survey* was delivered to 691 homes on the *2014 Electoral Register* (of those 553 responded). However, *the 2011 Census* recorded 713 homes and the current list of *Council Taxpayers* (sometimes used as a proxy for number of homes) has 752 households. There are clear reasons for differences (second homes pay some council tax but the owner may complete only one census form; renting a place for the working week but being on the electoral register at the family home elsewhere etc). Nevertheless, we need a common data baseline that will be robust under scrutiny by AVDC and higher authorities but also to include our most up to date and detailed data - the *2016 Village Survey*. It was decided to continue to rely on the *Village Survey* and *Working Group* data but also check what baseline was used for housing numbers in the old VALP.

4. There was general agreement that the current Draft Plan badly needs a single editorial hand run through the whole thing to ensure consistent tone, punctuation and English. There was debate over how this should be achieved! The original Draft 1 had not impressed but inconsistencies in Draft 2 were understandable given the fact the chunks were verbatim from our own inputs. Paul Jobson's (PJ) company is under contract to produce a submission-ready draft and should be required to do so. However, if they fail to produce the quality we need, other options were discussed and will be held in reserve.

5. As noted above (Item 3 Policy H1 (b)), AVDC backing for Policies and Justifications is essential before the Referendum.

Actions:

1. ALL to submit their comments to ND no later than 30 June.

2. ND to invite John Sheldon to participate and set meeting date after GM and SN have given availability.

3. GM to check the old VALP for housing baseline numbers.

4. ND to call PJ to a meeting here to ensure the requirement is clear.

5. KH and ND to send Policies and Justifications to AVDC once we believe they have been finalised.

- 9 **Keeping Parish residents aware of progress.** Action: None at present.
Although there has been a great deal of work done on detail, any broad update would be essentially the same as the previous one. We should not issue a repeat but issue an update once SG comments have been reviewed (see Action 1, Item 8) and have submitted Policies to AVDC which will constitute a clear milestone achievement.
- 10 **Henley Business School contribution to Neighbourhood Planning.** Action: ND/KH to investigate whether further grant funding is available.
ND had circulated a report of the day's workshop. He reiterated that AVDC seemed much better supporters of Neighbourhood Planning than many District Councils. He also made the point that the Government grant available in support of NPs had increased substantially to £17,000 although it is not clear whether we will be entitled, having done 2 years work under the old limits.
- 11 **Any Other Business.**
There was no other business other than a reminder that timing was pressing.
- 12 **Date of Next Meeting.**
The next meeting will be on 16 July 2018 at Vicarage Farm at a time to be circulated.

SM Nicholl
22 Jun 2018