

STEWKLEY PARISH NEIGHBOURHOOD PLAN

MINUTES OF A MEETING OF A

STEERING GROUP MEETING

MONDAY 22 OCTOBER 2018 AT VICARAGE FARM, STEWKLEY

Present:

Neil Dickens (ND) - Chairman

Keith Higgins (KH) - Stewkley Parish Council (SPC) Chair

Gill Morgan (GM) - SPC Vice-Chair

Margaret Burgess (MB) - SPC Councillor

Andrew Pryke (AP) - SPC Councillor

Paul Smith (PS) - SPC Councillor

Jenny Wodey (JW) - SPC Councillor

Laraine Chappell (LC)

Janette Eustace (JC)

Steve Nicholl (SN)

ITEM

ACTION/DECISION

1 **Apologies:**

Both Andrew Pryke and Janette Eustace had apologised that travel times/delays meant they would be late but, in the event, the (minor) delays did not materially affect the meeting.

2 **Minutes of meeting on 20 August 2018.**

The minutes were accepted unanimously as a true reflection of the meeting.

Action: SN to forward the minutes to the Parish Clerk for the parish website. *[Action completed]*

3 Matters Arising.

- (a) Minuted Issue - Item 2: Minutes to Parish Clerk. SN apologised; an email had been drafted but not sent. It had now been done and he apologised for the delay in getting information onto the website for parishioners. Action complete
- (b) Action completed
- i. Categorise AVDC comments (ND)
 - ii. Liaise with Bucks Highways (KD). An official from BCC (David Marsh) had visited and walked around the village looking at all the proposed sites. A note on his comments had been circulated. His views were very closely aligned with those of the NPSG, were generally supportive of all sites. However, Bowls Farm (NP04) would need careful planning/development to improve visibility and Potash (NP13) would require longer-term action to ameliorate difficulties at the B4032/Main Road junction. He also suggested that a village traffic survey might be funded through some form of multi-site S106 action. Action: ND to discuss with site owners the possibility of dropping the Potash site. Action: SPC S106 action in due course.
 - iii. Contact AVDC Heritage, Conservation and Planning. (ND). AVDC had been contacted and had provided comments. Changes had been agreed by the Conservation & Heritage Working Group lead. The AVDC comments should form part of the Consultation Statement (CS). Action: ND to forward AVDC comments to GM for the CS.
 - iv. Explain and justify “Stewkley Code for Sustainable Homes. (AP). There was a clear desire within the parish for sustainable homes but the Government had withdrawn “Code 5”, leaving regulation in limbo at present. Rather than leave the issue aside, it was proposed that we adopt Code 5 as an interim pending government decision. Action: AP to produce a paragraph setting out the rationale.
- (c) Item 7 - Provide skeleton structure leading from ‘hidden’ values to detailed housing policies. (SN) A skeleton had been produced but was over Action: SN to draft a “definition”.

4 **Progress - 66 High St North.** (ND) The developers have made numerous iterations to the plans for the 66 High St North site to meet various stipulations from AVDC departments, for example on preserving particular trees. However, while the current plan may meet all AVDC's perceived priorities, it does not meet our critical need to provide off-High Street parking for both residents and their visitors. Indeed, it may not provide the required parking for residents. The SPC has objected formally. It was agreed that the NPSG's 3 years of consultation and consideration should lend weight to the village's argument.

Action: ND to write to AVDC setting out our views.

5 **Progress - Soulbury Road development.** (ND)
The tendering process had gone faster than expected and a preferred bidder has been selected but will not be announced until the deal is finalised.

6 **Latest information on all other potential sites.** (ND) Developers for the Wing Road sites, on both sides of the road, had stayed in close touch. "Village Foundations" had modified their plans to be road-side only, without building further back. There had been no contact from Bletchley Road sites.

7 **AVDC latest District Plan.** (ND)
There has been nothing heard from AVDC on the examination of the submission of their latest draft district plan. However, the Bucks Herald had carried an article reporting that the Examiner had:

- Said further work was required.
- Wanted contingency planning for the effects of the Oxford-Cambridge corridor.
- Commented that emphasis between Milton Keynes and villages was disproportionate.
- Had been critical of the underlying forecast population numbers. He had put them back where they were!

If nothing else, this last bullet does underline the wisdom of evaluating options for more than AVDC's minimum of 101 new homes.

- 8 Draft Consultation Statement. (GM)**
GM had circulated a first draft of the Consultation Statement. It was acclaimed by all as excellent. However, it requires updating with the most recent consultations with statutory authorities (see for example Item 3(b)iii above). It also needs critical review, particularly for anything that we ignored or discounted which would have to be explained.
- 9 Review where we are and way forward. (ND)**
All our recent work has tended to add information and explanations but the mass of wordy information was hiding the key points. ND had been directed to look at the Rushden Plan as a very recent example that examining authorities could accept a relatively short, clear plan with adequate supporting documentation. We would need to know that AVDC would support the same approach. If they would, JE offered to undertake the massive task of summarising the current bulky draft. Her offer was accepted with alacrity!
- 10 Any Other Business.**
There is a need for a “Basic Conditions Statement” (BCS) but we have no real feel for the scope of the task. GM passed an example to ND.
- 11 Date of Next Meeting.**
The next meeting will be on Wednesday 5th December 2018 at **8.00 pm** at Red Barn Farm.
- Actions:** ALL to review the CS with comments to GM.
- Actions:**
1. ND to seek AVDC support for a Rushden style NP.
2. JE to summarize our most recent draft NP, to be circulated for the next meeting.
- Action:** ND to scope (and assign?) the task of producing the BCS.

SM Nicholl
23 Oct 2018