

Update on the NP provided for the council meeting 02 December 2019

As a result of decisions made and reported to the council in November the following actions have taken place during November:

Housing allocation

Meetings with all site owners whose allocated sites will be dropped from the NP have now taken place. For these meetings, Neil Dickens represented the SG and Keith Higgins represented the PC.

A meeting with the four sites that will combine into 2 sites to provide the Southern Gateway has taken place. Present at this meeting were Keith Higgins, Andrew Pryke and Neil Dickens. A deadline of November 30 was agreed for the four sites to provide an agreed site policy that they would sign up to and deliver as the Southern Gateway.

The other NP policies that were redrafted by our consultant Neil Homer (NH) were reviewed by the various working group chairs and either accepted without change or modifications proposed.

Communication

The Grapevine carried an article to explain the position we currently find ourselves in and a newsletter will go up on the website soon.

To remind everyone, we are in the position of having to argue our case to allocate two new sites as AVDC feel we are fully allocated with Cricketers Close and Soulbury Road and therefore our housing requirement is ZERO but if our NP has no allocated sites, the parish has no protection against speculative development.

Finance

We have paid NH for two invoices to date (£4500 + £900 VAT) which is 63% of the original scope of work quote for which the grant was obtained. We have in addition to the original scope of work agreed also asked him to:

- Contract an independent expert for a review of our position on allocating 2 sites in the NP – estimated cost £240.00 + VAT
- Redraw the maps / graphs that will go into the Plan, as AVDC said ours were too small to be useful and we are unable to access appropriate maps estimated cost of £1650 +VAT and £50 to obtain digital maps.

Currently approx. £2000 +VAT above original quote of work.

Current actions

A Steering Group meeting was held 26th November.

The Southern Gateway sites were struggling to deliver a unified site policy. One has now been presented to them – based largely on the NH original with some local modifications – and it is looking hopeful that they will agree.

While the original (aggressive) timeline that NH proposed has slipped, NPSG still hope to have a set of agreed and revised policies to submit to AVDC on December 13.

NH has suggested the policies are sent with our revised Site Assessment, Strategic Environment Assessment and Basic Conditions Statement.

- The BCS is under review by NH and will be revised by Steve Nicholl
- The SEA will be completed by NH
- The SA is in draft and needs NPSG input / ownership. NH has offered to help with the sizing of some of the discarded sites for an extra 0.5 days work (£300).
- The policies have been redrafted and are largely accepted by NPSG awaiting the final housing allocation policy from the Southern gateway sites.

The NP itself needs to be redrafted in a new publishing format that we can all review and proof read. Harlequin Press will now be approached as a matter of urgency to see if this is something they can help us with. Currently NPSG is using a Word document which is not suitable for the heavy duty text and image changes required.

There is a revised target to get all documents finalised and ready for resubmission by the middle of January 2020.

To be agreed

Additional spend with NH which take us over the amount obtained from the grant.