Gotherington NDP Steering Group Meeting with TBC Planners at

10:00am on Friday 13th March 2015 at TBC

Present: David Ward, Phil Aplin, Howard Samuels, Paul Hughes.

 Nick Croft and Paul Hardiman

Nick said that he had looked at our draft NDP and thought we should look at the legislation and regulations that must be followed. The S.E.A. (Environmental Report) was very important and will be examined by many bodies, including the CPRE. To assess whether or not we required an SEA for Gotherington, we must first send Nick and Paul our list of policies with justification for each. They will then produce a Scoping Report that will be checked by many interested parties before it may be used to produce the Environment Report. This Environment Report can be written by a consultant, but it must be clear, unambiguous, positive and simple to read. Policies could include flooding, phasing, house design, green spaces or development principles. We must ensure that our policies agree with the JCS and Local Plan. If we agree with the policies in the JCS and Local Plan with no variations, we may say so in our NDP.

Actions: Talk to Kirkwells regarding producing an S.E.A, including the cost and time to produce.

 Steering group to agree list of policies with justification for each.

 Send the policies to Kirlwells

 Await S.E.A. and send it to TBC

 TBC to send us Scoping Report

Nick suggested that we read and examine: Writing Planning Policies, the Great Horwood NDP, the Buckingham NDP and the Winchcombe SEA, as well as the environmental aspects of the JCS and the Local Plan. We must substantiate our Phasing Policy by how it will impact on the environment, for example is the sewage system capable of coping? Also, we need to examine deliverability and viability.

We must talk to the landowners, particularly those of sites A and B. We can discuss phasing with them and their thoughts on developing part of their land. The suggested number of dwellings for the whole of site A (Malleson Road) is: 47, and for the whole of site B (adjacent to Gorse Green Cottage) is: 24.

Actions: Read and examine documents listed

 Decide which sites to allocate and apply principles and criteria to each.

 Talk to landowners and make notes of outcome

 Send Nick and Paul updated copy of NDP for circulation at TBC

 Request more willing volunteers for Steering Group

 Specify exactly what we wish Kirkwells to do for our NDP and time scales

We posed our list of questions to Nick and Paul, who gave the following replies (in red):

1. What is the number of dwellings on each suggested site? Depends on portion of site allocated
2. What density of dwellings will be required? We must check on present density in G and apply this.
3. Is there a method by which we can ensure that the agreed maximum number of dwellings on a site is not exceeded? Yes, see Great Horwood NDP
4. Will a developer be prepared to develop only *part* of a site? Probably, if landowner releases part site
5. Will a landowner be allowed to sell part of his site for development and the rest for a playing field and/or a village hall? See the landowner
6. What is the percentage of affordable houses we will have to accept? See JCS Statement
7. Do we have a choice in the type of social housing? Yes, providing it is viable
8. Can priority be given to villagers who wish to downsize? Can we limit buyers to people who live in rural areas? Ask Erin Davies
9. Can we prevent buyers from converting bungalows to houses? Yes, providing it need planning permission
10. Do we need an Environmental Report? If so, will Kirkwells produce on for us? Yes
11. Do we need to contact landowners to check if they are willing and able to develop their land? Yes
12. Should we include a section in the NDP on extension or conversion of dwellings Yes, if planning is required
13. Should we include a section in the NDP on small industrial units. Possibly, for small home units
14. What is the TBC timeplan for reaching the NDP referendum? Nearly 12 months!
15. At what point is our NDP likely to be effective in preventing further development? Approx 11 months
16. Is the Old Farmer’s Arms land to be subject to Change of Use? Yes, but number of dwellings would not count against our allocated number
17. What are the policies on development on sites of less than 10 houses? No problem, can be included

David Ward

13/03/15