

NEIGHBOURHOOD PLANNING COMMITTEE
STEEPLE CLAYDON

Minutes of the meeting of the Steeple Claydon Neighbourhood Plan Team held on
2nd December 2015 at the Mark Bulman Parish Rooms, St Michael's Church, Queen Catherine
Road, Steeple Claydon, Buckingham MK18 2PY

Present:

Mr Paul Firth (In the Chair)
Mr John O'Dwyer
Mr Ian Millard
Mr Dave Jenner
Ms Betty Picknell
Ms Tonia Vincent
Mr Adam Graveley
Mr Chris Coombs
Ms Julie Milne
Mr Nick Osgerby (Parish Council Clerk)
Ms Diana Tanner (Head of Parish Council)
Mr Neil Homer (rCOH) Ltd

1. Introduction

The meeting was opened at 6.30pm. Neil Homer of RCOH Ltd was introduced by the Chairman as SCNP Professional & independent Consultant, whose appointment was approved unanimously by the PC in Oct.

The Chairman confirmed that he will speak with the Parish Council and anyone expressing concerns regarding the representation in the Group and they will be invited to join and/or help out in other ways.

Vision Paper and discussion

Neil Homer ran through the Steeple Claydon Neighbourhood Plan (SCNP) Vision Paper (subsequently circulated by Paul Firth on 9th December) which was drawn up following his meeting with some of the Group on 13th October 2015 and should be read in conjunction with these minutes.

Neil made clear that the policy Issues laid out in the Vision Paper are just prompts and it is up to the Steering Group to set these.

He advised that this is the 66th Neighbourhood Plan that rCOH has worked on with 17 having been approved following referendum and with 6 currently under examination. Those previously worked on include Winslow, Great Horwood, Wendover, Pitstone and Waddesden. The format it employs is proven to work and he can see no reason why it will not work in Steeple Claydon.

Neil does not recommend a public questionnaire is circulated prior to publication of the public draft of the Neighbourhood Plan. He advised that this has proved counter intuitive when conducted by other towns and villages.

Neil advised that the object of the meeting today is to leave with a clear idea of what we want the plan to do.

The Chairman confirmed that the NP can only deal with planning and planning policy but if we want to try to stretch beyond this, it is up to the Steering Group as there is a non-statutory part of the document that does not get examined by AVDC during consultation and can include non-planning items such as traffic and transport.

Neil suggested looking at Cheddington's Neighbourhood Plan that reached referendum stage a couple of weeks ago. Cheddington has the same status in terms of village size as Steeple Claydon.

It was mentioned by the steering group that it would be difficult to reach public agreement if residents cannot see the recommendations behind the inclusions to improve the infrastructure.

Neil advised that the point of the planning policy is to raise the likelihood of development in designated areas and alternatively raise the bar for places where development is considered unwelcome.

Neil advised that we have to prove any plan decisions are robust, i.e. if planning history shows that planning on a piece of land has been objected to every time an application has been submitted, this can be excluded from the Neighbourhood Plan but we must be able to prove why.

The abbreviations used in Neil's document are as follows:

NPPF: National Policy Planning Framework

SEA: Strategic Environmental Assessment

SA: Sustainability Assessment

It was mentioned by the steering group that the current plan for AVDC (VALP) covers a period of 3.1 years but the requirement is for 5 years, therefore with shortages of < 5 years national policy dictates there is a presumption in favour of development. The concern being that any Neighbourhood Plans or any other plans drawn up before the required 5 years has been covered do not have any weight. Neil responded that The Secretary of State is calling for the delivery of these Neighbourhood Plans and it is believed that he will come to a different view if these plans are challenged and we therefore should not be discouraged.

Neil advised that if we wish the SCNP to state that the village has already met its allocation when incorporating existing / planned residential developments, then we can do so and use it to limit further development, if that is the consensus.

Neil also advised that the SCNP does not have to agree with the Housing and Economic Land Availability Assessment (HELAA) and if we feel that land currently shown in red in the HELAA as unsuitable for development should in fact be shown in blue as it is suitable for development and vice-versa, then we can do so in the SCNP as long as we can show good cause. It is also possible to add land not already identified.

Neil advised that the Neighbourhood Plan can be used to protect local green spaces which designates it almost as green belt and therefore not developable. In the Plan it would be stated that 'the intrinsic character of the land prevents development' (if proved).

Conclusion

Neil will make a summary of the discussions from this meeting and circulate.

Neil recommended a walk around the village to look at possible sites

Neil advised if we think of anything that has not been addressed during this meeting, we should filter this to the Chairman and he will forward it on. He stated that he hopes to have the summary of the meeting and his proposal completed by the week commencing 7th December.

The next meeting was suggested as 14th December and the meeting was closed at 9.20pm.