

Benson Neighbourhood Plan Steering Committee Meeting

12th Sep 2016

Minutes

Present: Jon Fowler (JF), Dave Rushton (DR), Edel McGurk (EM), Martyn Spence (MS), Philip Murray (PM), Catherine Murray (CM); Frank Farquharson (FF).

Richard Pullen attended as a guest for a short period at the beginning of the meeting.

SC = Steering Committee; NP = Neighbourhood Plan

EM took minutes.

1 Richard Pullen was introduced to the members of the SC. A high level discussion took place around the importance of completing the NP. JF asked RP to nudge Sharon Crawford to nominate an alternative contact for the Littleworth Road development

2. Apologies: Andrew Ashcroft (AA); Michael Winton (MW). JF reported that LD has resigned from the SC. JF sought agreement to invite Helene Quenu to fill the vacant role. If Helene is not able to make the commitment, an alternative might be Emma Simpson who expressed an interest in becoming involved at the June drop in event.

Action PM to discuss with Helene.

3. Actions from Meeting of 31 August (updates only included on actions not fully discharged and answers to specific questions)

3.1 **JF's action to raise the point about RAF housing verbally with Gayle Wootton is carried forward.**

3.2 No progress has been made on creating the Consultation Statement. JF offered to look this now that LD has resigned. **Action JF to consider once LD has handed over the documents she has.**

3.3 Contact with Mark Gray has not yet been progressed. **Action PM when an opportunity arises.**

3.4 There was some confusion about the action around converting the permissive path to Preston Crowmarsh to a formal right of way. It was confirmed that this should remain an aspiration to be pursued through the NP. DR will approach Patricia Baylis to consider insurance/liability concerns about the low clearance caused by the pipe under the bridge. **Action: DR to pick up with Patricia Baylis.**

3.5. **Action CM to draft a sentence on site constraints with respect to Churchfield Lane site as part of the wider design work.**

3.6 FF shared his vision for provision of a community facility at the West Waddy site; no change is planned for Sunnyside. JF explained that the adventure playground have been de-

prioritised so that the PC focuses on one thing at a time. Changes to the Parish Hall building are being planned to enable the provision of better office facilities for parish staff. PM asked whether we need a fall back plan in case there isn't scope to provide a facility that meets the community facilities groups aspiration. **Action FF to include a provision in the plan for an alternative in case these scale of facility proposed for Littleworth Road is not achievable.**

3.7 JF has updated the additional sites document and will issue V6 shortly. **Action JF**

3.8 Map production arrangements are progressing. **Action Edel to invite Alice to next SC meeting so that SC cab understand what is feasible.**

3.9 Housing density - Gayle Wootton's advice on expected housing density in SODC is that the Local Plan will propose an average of 25-30 houses per ha

3.10 Evidence documents in Plan - AA's advice is that bulky evidence pieces will be confined to a separate background evidence publication.

3.11 CM has received some comments on the Buffers paper. This led to discussion about the importance of buffers and some advice sought by PM from Gayle Wootton. Can we show a correlation between distant development and damage to retail facilities in the centre. This is likely to constitute a powerful argument re a tipping point in terms of loss of retail frontage. PM suggested that there is a formula that can be used.

Action FF to investigate this with a view to understanding the maximum distance development can take place from the village centre before an adverse impact is felt by retailers.

Action FF to circulate figures on recommended distances from the settlement centre.

Action - all to consider Ben 1 -8 against their work stream needs, and share the outputs. All to send the results to MS.

Action all to check their records for summaries of the June Drop in Event

3.12 JF reminded SC members that AA will draft the plan, collating it from the materials the SC produces.

4. Community Policies

4.1 DR had drafted a set of 'public good/public need/community' policies which might influence the allocation of CIL money, which the SC welcomed. JF queried whether we could make the policy requiring phased delivery stronger?

Action All SC members to provide comments to DR before next meeting

5. NP Timeline

5.1 JR sought AA's advice. There are a number of statutory steps we will need to undertake from getting from a draft plan to a made plan which is a 36-40 week process. Some aspects of this cannot be speeded up.

5.2 JF described the main steps and sequence. JF to circulate the timeline showing the steps. The SEA and the relief road are the two main things that need to be resolved before we can embark on the 36 weeks of steps. JF has calculated that we are thus likely to have our plan made in Sept 17. JF reported that SODC are showing some signs of recognising the need to allow NPs time to complete.

Action JF to draft an email to explain to John Cotton that progress with the relief road discussion is driving our timeline, urging him to set a date to pursue the discussion.

6. SEA

6.1 AA has not yet pursued a quote for this but he will have a conversation with the consultant, leading to a meeting with JF.

6.2 PM and CM strongly advocated asking for the SEA to consider Churchfield Road. DR also suggested considering the Meer. The question of what the SEA actually establishes was debated - does it simply establish whether development is feasible in principle or does it provide advice that can influence how a development might be executed?

6.3 CM wanted to understand whether there would be scope to seek advice on how an infill policy might be crafted to steer development in Preston Crowmarsh. JF advised that the SEA will be site-specific, taking into account the pros and cons of each individual site, so it is unlikely to help in that respect. PM is still keen to get a view on settlement coalescence and general principles. JF agreed to seek AA's advice on the scope and remit of the SEA.

6.4 EM proposed that we add the Salt Store to the list of sites to be considered in the SEA on the grounds that we do not own the site but have some aspirations for its use and also because of its proximity to the chalk stream. We need to understand the constraints properly.

Action JF to seek AA's advice on the scope of the SEA, and to add Churchfield Lane, the Meer and the Salt store to the list of sites to be assessed.

7. History Policies

7.1 CM has had some comments from SC members. She plans a consultation on a list of buildings of local interest through the Benson Bulletin.

8. Email from Brightwell cum Sotwell.

JF sought views from the SC. The SC agreed that we should respond positively to the proposal to engage with other villages developing Neighbourhood Plans.

Action JF to respond.

9. AOB

CM sought advice on whether there a need to consult residents of Preston Crowmarsh if a separate policy is developed. JF advised that he is anxious about setting a precedent around targeted consultation with particular settlements unless we are prepared to offer the same to all. CM should continue to develop a policy and we will consider consultation requirements when it is ready.

EM raised the need for another drop-in session. JF stated that we need to have further answers eg on a relief road before we are ready to consult again.

EM is attending a meeting with Philip Chamberlain on 13th Sep, and could test CM's questions with him. CM to provide short note to EM.

10. Date of next meeting: 3 October - 7pm Parish Hall