

CHINNOR 2032

NEIGHBOURHOOD DEVELOPMENT PLAN

Notes of Meeting NOM-28

Rev 2: FOR APPROVAL

Steering Group Meeting No.28

Date & Location: 22 August 2016, Community Sports Pavilion 7.00pm

Attendees, Introductions, Apologies and Announcements

See Attendance List (attached).

Meeting Purpose

Progress review

Minutes for Steering Group Meeting No.27 approved and signed.	
<p>1. Announcements and Introductions Mike Gregory has resigned as a member of the Steering Group Cllr Robin Williams attended the meeting as CPC liaison</p>	
<p>2. Matters Arising:</p> <p>CPC response to SODC Local Plan Preferred Options Consultation: The text of CNP's email response to SODC is appended to these minutes. RW will request LF to sent CNP a copy of CPC's response to the Consultation</p> <p>Consultants brief for Site Assessment study will be discussed under Agenda Item 4</p> <p>Pre-Submission Version Plan Consultation comments (TASK 4) : AO reported on compilation of database for these consultation comments. EH is compiling and correlating all consultation comments. This is an expanded task so the database will now be completed by 16 Sept. AA/AO met on 22 Aug to confirm database structure.</p> <p>CNP can submit comments in its own right on new planning applications as appropriate. Copy of CNP comments to be sent by Secretary to CPC (LF)</p>	<p>RW/LF</p> <p>PHB</p>
<p>3. Project Action Plan- Progress and next steps</p> <p>AA met with Simon Rowberry (SODC Planning Policy Mgr) to discuss the CNP. SODC recognise that the planned growth that will result in Chinnor is disproportionate. In SODC's opinion a Neighbourhood Plan for Chinnor stating that no more sites would be allocated would pass examination and could go forward to referendum.</p> <p>AA will liaise with SODC (CC) to advise progress and due date for the Plan. The agreed target date proposed for submitting the Examination Version is 30 Nov 2016. The Steering Group has to present the draft plan to CPC for ratification in advance of this, effectively by 31 Oct 2016 so parish councillors can review and comment at November council meeting(s).</p> <p>Examination is likely to take 6 weeks leading to the Submission Version being available by 31 Jan 2017. It is anticipated that the Referendum will take place by 30 April 2017.</p>	<p>AA</p>
<p>4. Task Group Reports</p> <p>Prior to this evening's meeting, AA met with the following Task Group Leaders to discuss progress against the Revised Timetable Action Plan (REV 5):-</p> <p>BF (Traffic, Cycling and Pedestrians), MD (Site Assessment and Environmental), ND (Task 5 CIL Coordination, Mapping), AO (Task 3 Basic Conditions Statement).</p> <p>TASK 1 Site Assessment (SA) and Environmental: As noted above, the Submission Version Plan will not identify any new housing sites. Therefore a SA is not required. SA would not give any additional protection and if included would have to be examined by the Inspector which could be counter-productive.</p> <p>Therefore TASK 1 becomes Environmental matters only (including traffic</p>	

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implications). SODC have commissioned a “Settlement Capacity Report” from consultants LSH for the Larger Villages. The report is imminent and will assess the effect of cumulative development on each settlement. It is highly likely that the report findings will show the potential for “Demonstrable Harm” to the environment of Chinnor and support the submission of a Plan that does not allocate any more large developments.

(Point of Information: After the NP is made (adopted) and there are any subsequent appeals for further large developments that are granted by an inspector which are contrary to the adopted Neighbourhood Plan then that decision is called in by the Secretary of State for decision. The status of the Planning Inspector’s decision is one of recommendation only.)

However ongoing infill development within the settlement boundary / village envelope could proceed subject to the criteria in the current SODC Core Strategy Policy CHH2.

TASK 2 Analysis of Consultation Comments: Comments will be arranged in the Consultation Statement by Plan Section and relevant Policy. AA will advise Task Leaders which issues need to be followed up with Statutory Bodies.

AA

TASK 4 Consultation Statement: MC has provided log of publicity releases for AA. AA requested that MC compile copies of leaflets etc for inclusion in the Statement.

MC

TASK 5 Community Contributions: Task Groups are identifying community projects on which CIL monies can be spent. These will be listed in the Plan. ND and SA are meeting with Heike Wetzstein (SODC CIL and S106 Officer) on 24 Aug.

TASK 6 Additional Community Consultations: The Submission Version is a development of the Pre-Submission Version Plan. Further consultation with statutory bodies is not required. Note that should further comments be received from statutory bodies during the examination period these are forwarded directly by SODC (CC) to the Examiner

Similarly, once the Plan has been submitted for Examination by the Inspector any developers’ comments during this examination period on SHLAA sites will be forwarded by SODC (CC) to the Examiner.

However CNP must ensure that Chinnor residents are kept abreast with what is going into the Plan. CNP to develop a programme.

MC with Steering Group

Task Group Leader Reports:

Environmental Task Group: Site Assessment activity no longer required. The Group has been developing environmental policies for the sites already planned for development. List of policies to be updated and issues (JH/MD)

JH/MD

Infrastructure: RP is following up on the previous unsatisfactory meeting between CPC/CNP and Thames Water to try to get answers to our concerns. AA will contact RP to advise what information AA needs to inform the Plan and discuss CNP’s strategy for dealing with TW.

AA/RP

Traffic, Cycling and Pedestrians: BF gave a short overview of the discussions between AA and BF on Simon Mould’s draft traffic report. This included proposals for traffic calming, extension of speed limits on the B4009 at Crowell and Henton and proposals for 20mph limits in residential areas of Chinnor.

Young People and Schools: GB reported that he is owed a response from the Year

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<p>5 teacher at St Andrew's School. Hopefully this will be forthcoming when term restarts in September. AA will contact GB to see if a meeting on 12 Sept is feasible.</p> <p>Business: LL reported that Andrew Winterbottom (Wee Bookshop) intends to try and regenerate the Chinnor Business Group in September. LL will ask Anna Reynolds to contact AW and liaise with him. (NB-there are a couple of completed business surveys in the CNP mailbox which have not been processed yet.)</p> <p>CIL Coordination: See TASK 5 in Reports above</p>	<p>GB</p> <p>AA</p> <p>LL</p>
<p>5. Financial report: ND</p> <p>Grants: Applications submitted are:</p> <ul style="list-style-type: none"> • Locality grant for £6042 was due to be paid into CPC a/c on 19 Aug. • Big Lottery Fund grant application for £10,000- no news <p>Budget for Plan: The target budget for the Plan has been scoped out by ND. Cash flow analysis done. Most of the expenditure is on consultant fees for AA. Other funding options that can be investigated if need be are from SODC (for AA fees) and CPC reserves.</p> <p>BF raised the question of an independent traffic consultant study which the Traffic Group are proposing should be carried out. Traffic Group to prepare study scope for discussion and costing. (BF).</p>	<p>ND</p> <p>BF</p>
<p>6. Publicity</p> <p>Chinnor Flower Show, August Bank Holiday Monday 28th August PH, CMcG and AO have offered to man the stall that CNP will have. Apublicity hand-out is needed (RR to draft text; PHB to arrange printing)</p>	<p>RR,PHB</p>
<p>7. AOB Use of Map-based systems for the NP ND showed examples how information can be placed on maps as a convenient way of displaying information to residents about what is in the Neighbourhood Plan. Map-based evidence would also give a valuable method for presenting information and requirements to developers. The Steering Group agreed that the initiative to develop a map-based information system should proceed.</p>	<p>ND</p>
<p>8. Future Meetings</p> <p>Next meeting of the full Steering Group is on Wednesday 7th September at 7pm in the Community Pavilion.</p> <p>The second Steering Group meeting in September is on Monday 26th September at 7pm in the Community Pavilion.</p> <p>AA will hold next round of meetings with Task Group Leaders on Monday 12th September in the Community Pavilion. (Times to be arranged by AA with Leaders and L Folley to be informed). Council Chamber booked</p>	<p>All</p>

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Attendees			Apologies		
	CNP	SODC / Other		CNP	SODC / Other
Cllr. Pat Haywood	X		Cllr Susan Ashdown	X	
Cllr. Lynn Lloyd	X		Andrew Henderson	N/P	
Andrea Oughton	X		Anna Reynolds	N/P	
Brian Fagan	X		Geoff Bamford	X	
Chris McGuire	X		Jacqui Sturt	X	
Marius Ciortan	X		John Haywood	X	
Maureen Dyroff	X		Roy Page	X	
Nick Draycott	X				
Peter Brook	X				
Ruth Ruddock	X				
Zena Baker	X				
Andrew Ashcroft		X			
Charlotte Colver		X			
Cllr Robin Williams		X			

CC:

Liz Folley (CPC) (LF)

Written by: Peter Brook
4 September 2016

Approved:
Date:

APPENDIX

SODC Local Plan 2032 Preferred Options Report Consultation

Chinnor Neighbourhood Plan Steering Group Draft Response to SODC

Dear Sir,

The Chinnor Neighbourhood Plan Steering Group (CNP) wishes to make the following submission of CNP's overall views as part of the SODC Local Plan Preferred Options report consultation.

1. CNP has always been aware that Chinnor, like other South Oxfordshire villages, must accept its quota of new sustainable housing. We started the development of our Neighbourhood Plan on the basis of the allocation of 159 homes set out in the existing Local Plan. However, unsuccessful attempts by SODC to resist recent planning applications means, in all likelihood, that the number of additional homes could be in the region of 660 – way beyond the original allocation. Based on the 2011 census figures this represents in excess of 27% growth in number of dwellings. Our emerging Neighbourhood Plan has to take these developments into account. CNP's submission is that the developments for which approval has already been granted in recent planning applications and appeals should more than account for our application under the emerging Local Plan. Development of new sites in excess of those developments already given approval should be refused. Development beyond this level will be inherently unsustainable as defined in the NPPF and out of proportion with the size of the village
2. Chinnor's infrastructure is already under strain and significant investment is required to upgrade it for the amount of new housing that has already been committed: roads are congested, sewerage is inadequate, the two primary schools are full, the doctors' surgeries are at capacity, constrained we understand by the difficulty in recruiting further GP resources and the chemist struggles to cope. Chinnor does not have a NHS dentist. Parking near village shops is also inadequate. The houses that already have planning permission will only increase this strain. Any additional new housing will be unsustainable without associated and coordinated major investment in infrastructure.

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3. Limited local employment means that new residents will have to commute to a place of work, adding to road congestion which will already be affected by the considerable increase in housing in neighbouring villages and towns, together with construction traffic for new sites. The evidence from consultation with residents as part of preparing our Neighbourhood plan is that much of Chinnor is already an out-of-district commuter village and further development will reinforce this trend.
4. The impact of the large expansion planned in Princes Risborough will have significant impact as the B4009 which provides access to the M40 runs through the middle of Chinnor. A new and thorough traffic assessment on the cumulative effect of this level of development should be undertaken in conjunction with Aylesbury Vale.
5. The allocation of Affordable Housing for local people with a connection to Chinnor should be extended to include an additional category for reservation of intermediate housing of 20% of new intermediate dwellings. Consideration should be given to wider use of the Key Worker scheme. House prices in Chinnor have reached a level at which families who would like to own their own home and could reasonably expect to do so in other areas of the UK cannot get on the property ladder.
6. Further Windfall development is likely to take place in Chinnor as small sites and back gardens are developed. It is unrealistic that these are not counted against specific Chinnor housing targets.
7. Chinnor does not have a secondary school. The majority of secondary pupils (413) go to Lord William's School in Thame. A further 45 pupils go to Icknield Community College in Watlington and Henley College. The large housing expansion planned for Thame will displace Chinnor pupils from Lord William's School (which has a Sixth Form) to Icknield College (which does not have a Sixth Form) and from there to Henley College (which is a sixth form college). This issue is not recognised. New development growth in excess of 27% will take Chinnor to a size that could merit its own secondary school (estimated secondary pupils 580+)
8. Much of the proposed new strategic reservoir lies within Chinnor Parish. CNP recognises the need for this reservoir but notes that it will submerge much of the Phoenix Trail. This is a valuable local recreational facility and needs to be replaced. The reservoir should provide a range of leisure facilities.
9. CNP believes that the creation of a new category of medium sized villages is justified and will bring benefits to those villages that can sustain new development. The criteria for inclusion in this category should be stated and not be based just on size (minimum facilities might be a primary school with associated pre-school, shop which could be a community shop, access to public or community transport)

Chinnor is a vibrant rural community on the edge of an Area of Outstanding Natural Beauty (with part of the parish being in the AONB), and its rural nature will be greatly affected by an out-of-proportion growth in housing. The health and well-being of the community would be seriously undermined by further planned growth beyond existing commitments. Whilst further growth would contribute towards the economic dimension of sustainable development it would have a damaging effect on the social and environmental dimensions of sustainable development.

Yours faithfully