

CHINNOR 2031

NEIGHBOURHOOD DEVELOPMENT PLAN

Notes of Meeting NOM-22

Steering Group Meeting No.22

Date & Location: 6 April 2016, Community Sports Pavilion 7.00pm

Rev2: FOR APPROVAL

Attendees, Introductions, Apologies and Announcements

See Attendance List (attached).

Meeting Purpose

Progress review

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| <p>1. Minutes for Steering Group Meeting No.21 approved and signed</p> | |
| <p>2. Introductions Roy Page was welcomed to the meeting. Roy is a Henton resident. Henton residents experience flooding problems associated with the Henton sewage works. Roy has had prior discussions with Thames Water. Roy has agreed to be co-opted into the Raw Water and Sewage Task Group</p> | |
| <p>3. Task Group reports</p> <p>Raw Water/Sewage: Thames Water submitted a response to the Consultation through the Parish Clerk. Previous contacts with TW have been initiated by the Parish Council but no single councillor has responsibility for this issue. All previous communication has been through the Parish Clerk (LF) and this communication route will be kept for continuity. Meetings with TW to be held jointly with CPC Task Group members (SA,PH,BF,RP) plus Parish Councillors will meet with TW. PB to request LF to fix meeting with TW to discuss implications of TW Consultation response.</p> <p>A brief history of recent sewerage work is as follows:</p> <ul style="list-style-type: none"> • Circa 2000/5 sewers were debottlenecked along Lower Icknield Way • Building Kiln Lakes required that a buffer storage tank was installed under the Station Road playing fields • Sydenham's sewage is now piped via a new line to the Henton works. Previously it had to be sent via road tanker. <p>TW's Consultation response came from TW's Planning Policy group in Reading (contact- Carmelle Bell). Roy Page's contact in TW is via Nicholas Vota in Customer Resolution and Insight group.</p> <p>SEA/SA: Linda and Alan Brawn and Maureen Dyroff have agreed to be co-opted into the Task Group. SODC (CC) has still not provided the Screening Opinion. PB to ask LL to expedite with SODC.</p> <p>Traffic, Cycling and Pedestrians: IW reported on the progress made by the Group which now comprises 7 members. IW outlined their interim report.</p> <p>IW stated that the Task Group had carried out a traffic survey during the morning rush hour to establish the volume of traffic using High St..They found that 50% of the traffic from Lower Icknield Way used High St as a rat run. Traffic entering the village from Princes Risborough was in line with the survey carried out by OCC in 2015. The figures used by Gladman and Glanville were considerably lower. This together with the misconception that only one major receptor sensitivity existed in the village should prompt a further review of our future traffic problems. IW was asked to find appropriate consultants to work with CNP on a further review.</p> <p><i>Post meeting note: a further discussion was held between PH/PHB/IW and LF on 19 April. It was agreed that the first step is for the Parish Clerk to request SODC (Emily Hammerton) to attend a further meeting with CPC and CNP. It was agreed that a key CNP objective is to ensure that due thought is given to where new housing developments are placed with appropriate mitigation methods so as not to worsen Chinnor traffic issues.</i></p> | <p>PB/LF</p> <p>PB/LL</p> <p>IW</p> <p>LF</p> |

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| <p>4. Report- Pre-Submission Consultation feedback</p> <p>The consultation generated 246 individual comments via the website, 95 emails (many with multiple comments attached) and 8 written comments received from residents. Statutory and Local Bodies provided a further 14 responses. There are 6 submissions from developers which included 2 new developers who have made approaches during the consultation (for site CHI-2 off Oakley Road and site CHI-19 behind Golden Hills).</p> <p>PHB to hand back the tracking of consultation response to RR (returned from holiday).</p> <p>Consultation Statement Preparation: The requirements of a future Consultation Statement are not clear. AA will be asked to advise on optional layouts, categories and logging requirements for a Statement. PHB to investigate if CFO have developed a methodology for preparing such documents.</p> <p>CNP website comments have been retrieved individually and cut and pasted into electronic format (Word). Residents' email comments are more complex to retrieve and log because emails contain multiple comments, some with attached letters containing multiple comments. AO stated that for Thame NP the starting point was to print out all submissions individually and then do extraction by hand-mark-up. ZB will look at possible database options.</p> | <p>PHB/RR</p> <p>AA PHB</p> <p>ZB</p> |
| <p>5. Report –Gladman appeal</p> <p>On 23 March the Parish Council and the CNP Steering Group were informed that the Gladman appeal for 89 dwellings at the east end of Lower Icknield Way had been granted. This is the third appeal over the past year that the Parish Council and Steering Group have assisted SODC in defending. All have been lost. The Planning Inspector's report for the Gladman appeal is available on the Parish Council website. The major factor in the Inspector's decision was that SODC are unable to demonstrate a five-year supply of housing sites in South Oxfordshire. Also the Inspector concluded that the Neighbourhood Plan is still at a very early stage and therefore he gave it little weight. Gladman argued that, as SODC is unable to demonstrate a five-year housing land supply, then those policies contained within the CNP with the policies in SODC's Development Plan cannot be considered up-to-date and the presumption of sustainable development as per paragraph 14 of the National Planning Policy Framework applies.</p> | |
| <p>6. Report- Longwick Neighbourhood Plan public meeting 14 March</p> <p>PH,SA and PHB attended this meeting. (Refer to NOM-21 for Longwick PC's statement). Wycombe DC has been encouraging the production of NP's as this can be done more quickly than the District Local Plan. WDC practice has been to refuse planning permission in the hope that NP's would come forward in time to reinforce the earlier refusals. WDC have 5 year land supply problems as do SODC. Recent High Court rulings are coming through which are establishing case law precedents such that NP's are being over-ruled if there is no adopted LP in place. It was stated that the Government has put pressure on DC's by accelerating the deadline for LP's and requiring presentation for examination by July 2016</p> | |
| <p>7. SODC Local Plan actions affecting CNP</p> <p>Call for Sites: SODC are updating the South Oxfordshire Strategic Housing Land Availability Assessment (SHLAA) as part of the update of the Emerging Local Plan 2031 and have issued a call to developers for further sites to be brought forward in South Oxfordshire. The Call for Sites ends on 29 April. This may lead to more developers coming forward with sites around Chinnor. The decision where to place another 3600 homes in South Oxfordshire because Oxford City does not have room</p> | |

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| <p>for them is still unannounced and the effect on Chinnor is as yet unknown.</p> <p>Local Plan development schedule: The schedule published by SODC is unchanged at present and does not reflect any response to Government pressures (item 6 above).</p> <p>High Court appeal , May 2016: The High Court judicial ruling on the challenges by SODC of Taylor Wimpey and Cemex Ltd appeals is due to be heard on 4/5 May.</p> | |
| <p>8. Next Steps</p> <p>Publicity: write up to be placed in April issue of The Pump and on the website thanking residents for their response to the Consultation. The write will state that in spite of all the uncertainty, the Steering Group are resolved to press on with the next steps of preparing the Chinnor Neighbourhood Plan, taking on board the information from the Consultation. The residents will be informed that the Steering Group has formed subgroups (called Task Groups) which include co-opted residents to work in three areas:</p> <ul style="list-style-type: none"> • Strategic Environmental Analysis/ Sustainability Analysis (SEA/SA) working with consultants • Water and Sewerage working with the Parish Council and Thames Water • Traffic issues with SODC, OCC and consultants <p>Grants: Preparation of grant applications is to be deferred for another month in view of the continuing uncertainties and in the situation and CNP's scope of work.</p> | <p>PHB/MC/ ZB</p> |
| <p>9. Future Meetings</p> <p>Next meeting of the full Steering Group is on Wednesday, 27th April 2016 at 7pm, in the Community Pavilion.</p> <p>First meeting in May is on Wednesday 18th May at 7pm in the Community Pavilion.</p> | <p>All</p> |

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| Attendees | | | Apologies | | |
|---------------------|-----|--------------|------------------|-----|-------------|
| | CNP | SODC / Other | | CNP | SODC/ Other |
| Cllr. Pat Haywood | X | | Cllr. Lynn Lloyd | X | |
| Cllr. Susan Ashdown | X | | Charlotte Colver | | X |
| Andrea Oughton | X | | Andrew Ashcroft | | X |
| Brian Fagan | X | | Andrew Henderson | X | |
| Chris McGuire | X | | Anna Reynolds | N/P | |
| Ian Wadsworth | X | | Geoff Bamford | X | |
| Peter Brook | X | | Jacqui Sturt | X | |
| Roy Page | X | | John Haywood | X | |
| Ruth Ruddock | X | | Marius Ciortan | X | |
| Zena Baker | X | | Sarah Phillips | X | |

CC:

Liz Folley (CPC) (LF)

Written by: Peter Brook
11 April 2016

Approved:
Date: