

Minutes: NDP Steering Group

6 October, 10 am – 12 pm

Larcum Kendal Room, The Corner House

Present:

Peter Kenrick (chair)

Janet Burroughs (from 1050)

Juliet West

Reg James

Claire Wilding

Graham Terry

Rod Evans

Apologies:

John Hole

Chris Sharpe

Catherine Goyder

Tony Merry

1. Welcome, conflicts of interest, minutes of previous meeting

No new conflicts of interest were identified. Minutes of the previous meeting were agreed without comment.

2. Action Log

All the Local Green Space letters had been sent out except for the Quarry. A few responses had been received.

The Housing Needs Assessment is not yet ready but should be with us by 13 October.

We still need to reply to the Clinical Commissioning Group **Action Rod and Peter**.

3. Matters arising

The issue of future burial ground was raised as something to be considered in the NDP.

Action: Claire to set up DropBox site to allow easier sharing and storage of NDP documents.

4. Development sites

Rod reported on the initial site assessment that he and Catherine had carried out. Rod wondered whether a detailed impact assessment would be needed before any sites could be allocated, as it would be the equivalent of providing outline planning permission. This is something we could discuss with Woodcote. The alternative might be to allocate a site subject the relevant assessments.

On the specific sites, the Fawler Road site currently has no access from the road at all. It probably would be possible in highways safety terms to create an access though major work would be required. The height of the land would make it quite visible. The initial assessment was that this site would have implications for the AONB, although the impact would be less than the recent Vanderbilt proposal for development at Fiveways. The proposers of the site however did not reply to our request for access to the site. Therefore Rod proposed we should reply stating that we are not able to take forward. It was agreed we should wait until seeing the results of the HNA before replying to the developers.

Graham queried whether we should only be looking at sites available now, given that the plan looks forward to 2033. Rod said that we could only look at sites put forward to us but we could make general comments about the areas where future development might be best placed.

The second site was the OCC-owned recreation ground next to Ticknell Piece. The land is currently used as open space. The proposal would be to exclude the existing playground and skate park. Woodland and valley could provide a natural break. Juliet noted the landscape and social value of the land in this area. Rod proposed we should await results of the HNA and then if we need more land for housing we would approach the landowner to cover the cost of further appraisals.

Peter noted that the reason we are considering development sites is to give us greater control over the mix of housing. Peter concluded that we cannot take the Fawler Road site further at this stage, but in principle we could take the OCC site further. We need to wait for the HNA before going any further.

5. Local green space

The overlap between LGS and the Character Assessment was discussed. It was agreed we can take the LGS forward in parallel, and once the CA is complete any relevant information can be fed in at that stage. It was agreed that the list of LGS should be shared with volunteers carrying out the CA so that they can feed in comments on the LGS.

Action: Rod, Peter, Juliet and Tony will take forward the LGS assessment. **Peter** to obtain contact details for quarry owner and **Claire** to send out letter. **Claire** to share all responses received with subgroup.

6. External consultancy

Housing needs assessment : See above – the report should be available in a week's time.

Character assessment: A successful workshop had been held with a number of volunteers willing to be involved. Juliet proposed a subdivision of the town into 5 areas, with 3 or 4 volunteers working on each subsection.

Actions: **Juliet** to finalise who will go in which group and circulate details and slides to all volunteers involved, with help from **Claire**. **Claire** to ask Chris whether he can produce a map showing the 5 subsections.

7. Draft NDP

More information is needed on protected areas for the environment section of the NDP. WODC had suggested that we commission TVERC to produce a report for us. **Action: Claire** to approach TVERC and come back to the group with a quote. **All** provide comments on latest draft sections circulated by Claire.

8. AOB

The forthcoming Charlbury Society debate on development in Charlbury was discussed.

9. Date of next meeting

3 November