

MINUTES CNDP Steering Group 01 Dec 17

Present: Janet Burroughs, Catherine Goyder, John Hole(minutes), Peter Kenrick(chair), Tony Merry.

Apologies: Rod Evans, Reg James, Mick Kent, Chris Sharpe, Juliet West, Claire Wilding.

Minutes of previous meeting agreed. There were no matters arising.

Action Log

Received and in hand

Committee agreed to go ahead with TVERC info request. **Action Peter K**

Matters Arising

There were none.

WODC Local Plan Update

Consultation in progress on proposed changes emerging from the inspection. It is expected that the town council will submit comments.

Housing Needs Assessment

A much-improved revised report and executive summary have been received. Some detailed concerns remain. Committee members to review the report ASAP and Claire to co-ordinate our response to Arc4. **Action: All/Claire**

Potential development sites

Assessment of sites to be informed by the HNA. Consideration will be given to the possible pro-active inclusion of sites in addition to the two sites identified by the "Call for Sites". This will require consultation with landowners and the CNDPSG processes must be open, consultative and transparent

Housing Policies

Detailed discussion deferred to a future meeting. It was agreed that consultation with Robert Courts MP on housing policy may be helpful. **Action Tony M**

Local Green Spaces (LGS)

Our process has been approved by WODC. Landowners have been informed and asked for their comments.

The next stage is to carry out detailed assessments of each potential LGS using the toolkit provided by Cotswold DC.

It was agreed that volunteers from the Town Character Assessment Team should be approached to assist with the assessment process and that a workshop should be held to facilitate this. **Action Claire & Catherine G**

A paper prepared by Catherine and Claire was discussed, and the following points were agreed.

1. The cemetery – designation not considered necessary
2. OCC-owned land – arguments in Claire's note accepted. It was not therefore considered appropriate to include Wychwood Paddocks or the field next to the Bowls Club as LGSs as that would remove future flexibility and may not be consistent with NPPF para 76. It is also pointless to assess the field next to the Bowls Club if we are to include this as a potential development site. However, Centenary Wood and the TP Play Area should be considered, probably as one single LGS and there is probably no need to restrict work on this latter LGS to NPSG members.

3. Bowls Club – do not take forward for the reasons stated in Claire’s note.
4. Field off Church Lane – do not take forward. Difficult to prove local significance.
5. Clarke’s Bottom – should definitely be taken forward. This is very significant from landscape perspective and is part of an important green corridor following the stream.
6. Glebelands – should definitely be assessed. Ridge and Furrow is significant as is the landscape.
7. Field north of Forest Road – area between railway and lane to Walcot should be included but not land on the other side of that lane. There would be no clear western boundary to such an area and it would constitute a “tract of land”
8. Sandford Slade “green corridor” – agreed this is important. The additional land between Blenheim Farm and the nature reserve should be included. This belongs to Blenheim Farm and we should approach Julie Penny, the current owner.
9. The following LGS sites to be removed from list:
 - a. The Cemetery – designation unnecessary
 - b. Bowls Club – inappropriate
 - c. Wychwood Paddocks – see above
 - d. Field off church lane – see above
 - e. Field next to Bowls Club – see above
 - f. Quarry – brown field site, inclusion could reduce flexibility for future development. Difficult to show local significance.
10. Regarding the approach to assessing sites, it was agreed that we should approach CA volunteers to assist and that a workshop should be held to facilitate this.

Other comments:

- a. Where sensible, take advantage of knowledge gained from the CA by assigning people to LGS sites within the area they have assessed for the CA.
- b. No need to restrict work to NPSG members only, except possibly for Nine Acres. Many other sensitive cases have been removed from the list and the remaining OCC land (Centenary Wood and TP Play Area) is not controversial.
- c. The following slight changes agreed to the site groupings in Claire’s note to reflect all the above:
 - i. Remove separate Sensitive Site group
 - ii. Add Centenary Wood/TP Play Area to Sandford Slade/Town Centre group
 - iii. Add Nine Acres to North group
 - iv. Other groupings to remain as indicated but excluding the sites removed as per 9 above
 - v. Groups can be subdivided as necessary according to availability of assessors.

- d. Assessors should not work alone and each group should include a NPSG member as before.

AOB

Peter K will provide a monthly report to Charlbury Town Council on progress with the NDP..

Next meeting CNDPSG

05 January 2018 10.00 Corner House