

## **NDPSG: 4 May**

**10 am – 12:40 pm, Anne Downer Room, The Corner House**

### **Present:**

Peter Kenrick

Juliet West

Janet Burroughs

Peter Harris

Reg James

Claire Wilding

### **Apologies:**

Tony Merry

Catherine Goyder

Chris Sharpe

Graham Terry

Rod Evans

## **1. Welcome and minutes**

Peter Kenrick welcomed Peter Harris who joined the meeting.

## **2. Matters arising**

Claire raised the note the Forum had sent to the Town Council, would there be a formal response? Peter agreed to take this forward. **Action: Claire** to circulate Forum note to NDPSG and add to Dropbox, as not all have seen it.

## **2. Co-ordinator's report and action log**

Claire ran through the co-ordinator's report and action log.

It was agreed that the group needed to consider and discuss the draft economy section at the next meeting.

It was agreed that posters should be put on the town noticeboards to advertise the Character Assessment consultation. The Charlbury Society and school should be informed. The consultation should run until the end of May, which would mean it was still open when the next Charlbury Chronicle gets delivered.

On Local Green Spaces, Town Councillors have been invited to make any comments on the paper. The Nine Acres assessment needs to be sent to Janet.

The structure of the report was discussed, it was agreed to merge economy with transport but there were differing views on how to handle the historic environment and natural environment sections.

## **3. Development sites**

Peter and a number of other group members had had a useful meeting with WODC.

WODC tended to agree with our assessment of the site of Fawler Road as probably not acceptable. The other sites they agreed might be options.

Chris Hargreaves advised that Rural Exception Sites cannot go into a Plan. They advised putting forward a mixture of market and non-market housing for any proposed sites. There was a discussion of the correct approach on the mix of housing.

WODC supported the idea of social housing being provided in perpetuity.

Regarding the SEA, WODC would contract a consultant to screen the entire Plan post consultation. Their steer was that it was likely we would need an SEA if we included development sites. Claire noted that this would significantly change the timeline for the plan, as we would need to spend some months following the pre-submission consultation carrying out the SEA.

Chris Hargreaves was keen to see the draft plan and housing needs assessment in order to provide further advice. It was agreed we should share with WODC: the draft character assessment, the housing needs assessment, the housing policies section and the introductory section.

Chris Hargreaves had noted that WODC still had a large number of comments on the revised Local Plan to consider and also had not yet had the final response of the Planning Inspector.

**Action: Claire** to send WODC the Housing Needs Assessment, NDP introduction, NDP housing policies section and draft Character Assessment.

#### **4. Housing policy section**

It was agreed that housing density is a very important issue, and we should develop a policy on minimum housing density. This will be taken forward at the historic environment meeting on 11 May.

Juliet raised the issue of whether we should prevent extension of houses in certain circumstances, to maintain a stock of smaller and lower cost housing. One way of doing this would be through an Article 4 Direction. It was also possible to remove certain permitted development rights (this was done on Ticknell Piece). There were mixed views on whether we should seek to limit extension building, but there was broad agreement that it made sense to put restrictions where new housing was specifically built to be low cost.

A number of changes were agreed to policy wordings but there was not sufficient time to go through everything. It was agreed that Claire should make changes to the local connections section and then forward to WODC. Any additional comments to be sent to Claire.

#### **5. Character Assessment**

Covered above.

#### **Date of next meeting:**

Friday 8 June, 10 am