

NDPSG 8 June 2018

10am, The Corner House

Present:

Peter Kenrick

Reg James

Catherine Goyder

Janet Burroughs

Rod Evans

Claire Wilding

Apologies:

Tony Merry

Graham Terry

Juliet West

Chris Sharpe

1. Welcome, conflicts and minutes of last meeting

Minutes of the previous meeting were agreed without comment.

2. Matters arising

Regarding the Town Council's response to the Community Action Plan, the main action has been to take forward the Infrastructure Delivery Plan, which is a work in progress. **Action: Peter** to chase up a formal acknowledgement to Meryl and Graham.

The Town Council has agreed the proposed Local Green Spaces. **Action: Claire** to draft a reply from **Peter** to Charlbury Society members on the points they have raised.

3. Coordinator's report

Claire ran through the actions log, everything was in hand. The Character Assessment consultation was complete and seven responses had been received. Work had begun on producing a historic environment section for the NDP.

Local Green Spaces assessments were now all complete and a number of letters of support had been received.

The process for gaining Town Council approval was discussed. Peter proposed that we make the draft Plan available to Town Councillors ahead of their 27 June meeting with a view to asking their agreement to proceed to consultation at the 25 July Town Council meeting. This would allow Town Councillors a month to review the document and make comments. Peter noted that some printed copies would be required.

Assuming the Town Council agrees the document at the end of July, any final changes can be made in August in order to be ready to consult in September.

It was agreed that the version for consultation should be in colour with photographs and with policies highlighted in colour.

Action: Claire and Catherine to work together on finding photographs and designing the front cover. Claire ask Chris whether he may be able to help with presentation of the final document,

4. Draft NDP

On the Town centre section, there was a detailed discussion on draft policy ETCT5 (change of use of retail and employment premises). **Action:** Claire to draft two new policies, one a general policy and another specific to Sheep Street, taking on board comments made. The group will agree by email how to proceed.

The following was also agreed: retain the text on a 20mph policy; wording on pedestrian accessibility in the town centre and share space is agreed; section of policy relating to lack of footway along Woodstock Road should be moved to the justification section; policy on Enstone Road Crossroads to be amended to refer to “significant” increase in traffic and pedestrians and to note that developers are expected to put forward proposals to improve safety.

Action: All to send any further comments on the draft NDP to Claire ASAP.

(There was not sufficient time to discuss the homes section in detail).

5. Development sites

Peter summarised the position on development sites and asked the group for opinions on whether we should allocate development sites or not. Rod commented that the context has changed significantly since we began considering development sites. Changes to the Local Plan following inspection mean that developers will need to demonstrate that any proposed development meets the needs of the local community. Rod suggested that a criteria-based policy might be more appropriate than specific sites.

The following points were made in discussion:

- including development sites will significantly delay the Plan timetable
- private market housing would not meet local needs and that other forms of housing are needed, and therefore the Rural Exception Site route might be more appropriate than allocating development sites.
- it was likely that new development would need some market housing, as well as affordable housing, to be deliverable.
- all of the potential development sites have potentially significant drawbacks for the local community. This could result in losing the vote in the referendum on the Plan.

- The Plan could express support for development that meets criteria including our housing policies, with proposals that do not meet those needs being refused. This would be consistent with the new Local Plan direction.

Peter concluded that the emerging consensus was that a criteria-based approach might be more appropriate than allocating development sites, however he wished to seek the views of other steering group members not present at the meeting before settling on this decision. **Action: All group members** should look in detail at the homes section and consider whether this would be a sufficient list of criteria for new development or whether more is needed. **Claire** to ask steering group members not present to provide comments.

It was agreed that an extra short steering group meeting would be needed ahead of the 27 June Town Council to get agreement to submit the draft to the Town Council (see below).

6. Character assessment and historic environment

This had largely been covered under item 2 and as Juliet was not present it was agreed not to discuss further at this stage.

7. AOB

Peter raised whether a policy was needed on redevelopment of Evenlode Close as sheltered accommodation. This could also be discussed with Cottsway.

8. Date of next meetings:

An additional meeting is proposed for Friday 22 June 10am, to review the latest draft and approve it for submission to the Town Council.

Further meeting to go ahead on Friday 6 July 10am, as per our usual schedule.