



Neighbourhood Development Plan Working Group Meeting

9/14

Held on Tuesday, 28th October 2014, 7.30pm

Venue – Methodist Church, Wingrave

Present: Les Kennedy
Jane Willmott
Chris Stovold
Olwen Stovold
Viv Lynch
Roger Dimmock
Janet Arnold
David Godfrey

Apologies: David Neave
James Henderson

Distribution: Those present plus apologies; Deborah Martin

1. Minutes of last meeting and matters arising

Minutes confirmed. It was agreed that actions from the last meeting held on 3rd September 2014 had been actioned and there had been many additional developments.

Janet gave an overview on the work that has been undertaken and completed by members:

3 September 2014	NP Steering group meeting - Split into two groups – Site Assessment/Vision and Policies
11 September 2014	Site Assessment/Allocation Training – Bob Keith
More meetings	Vision Group, analysing data and starting ‘visions strawman’
Subsequent SAA mtgs on 15/9 and 25/9	Assembled tools to do the job and started desktop assessment (flagged up that consultant support essential re SAA)
23 rd September 2014	David N and Les meeting with community Impact Bucks/AVDC etc
30 th September 2014	Writing a Neighbourhood Plan training – Bob Keith
6 th October 2014	Meeting Olwen & Jane re Consultation outcomes/Vision/further community engagement
2 nd October, 4 th October, 10 th October 2014	SAA group – defining and measuring sites
9 th October 2014	Whole group meeting starting to pull the plan together - Agreed that consultant support was essential
14 th October 2014	Meeting with consultant – Neil Homer, rCOH Agreement to recommend to Parish Council (PC) to appoint

	rCOH as consultant
16 th October 2014	David G met attended VALP/Parish & Town Council Forum meeting
21 st October 2014	Parish Council agrees budget for rCOH Parishioners voice concerns over potential development Sites – however, agreed this demonstrated an increase in engagement with the community. Two developer agents attended and presented on possible development sites. Comments from residents have subsequently been received by group members expressing concern that these sites were now confirmed for development. These comments were refuted.

All members agreed that positive contributions and development of the work had been made and the meetings have been productive.

2. Report from David G on the Parish & Town Council Forum – VALP meeting

The meeting was well attended and the audience vocal. The methodology on deciding the required number of dwellings was shared together with AVDC's housing need projections and settlement hierarchy (i.e. definitions of 'larger' villages requiring development) and an update on progress on the Vale of Aylesbury Plan.

Concern was expressed on the level of affordable housing required - 1,160 overall per annum, 477 affordable houses per year i.e. 41%, however these numbers have been disputed and the methodology questioned. A total of 23,000 are expected to be required in the Vale. This figure is to meet existing residents' housing and employment need but does **not** including 'overspill/inflow' from other areas, i.e. people commuting to London/Wycombe/MK etc – therefore this figure is a 'minimum'.

A Presentation was given by the Planning Director from GA Hearn (consultant for AVDC) on the projection for demographic growth, plus jobs growth. Les commented that to meet employment needs 'incomers' will be required as the Vale has an aging population. Jobs growth in the 10 years to 2011 has been above the national average.

Population growth will be needed of about 40,000 on an existing base of 165,000. The number of homes needed, based on past trends, means that 20,580 dwellings will be needed (for period 2013 to 2033).

To meet employment growth – 18,480 to 25,400 houses will be needed.

A figure of 23,200 has been agreed as a base figure (i.e. new homes needed, not those already agreed). This does not include overspill. 9,580 affordable houses will be needed within this figure ie 41% but expected 30% will be closer to the figure devolved to areas.

Les raised the issue that these may not be the figures the government require so should be considered a minimum.

The current housing stock figure of 75,977 as at March 2014, implies that the expected growth of housing in AVDC of 23,000-30,000 over the plan period 2013-2033 means a growth of 30-40%, which implies an increased need for all infrastructure such as schools, hospitals, social services, refuse collection etc. to grow by a related proportion.

'Leakage' also considered i.e. a company based in the Vale moving away and so jobs move as well.

Other key issues:

Median house price increased by 83% - definite issue for affordability

The Vale area is considered commutable and within reach of main transport arteries.

For Wingrave this means potentially a higher increase in housing required

26 larger villages identified of which Wingrave is one but not Rowsham.

Peter Williams, AVDC Local Plan project manager (formerly of mid Devon council) will complete the plan and was clear he was not looking for development on potential flood plain or within smaller settlements.

Housing and Employment Land Availability Assessment (HELAA) is required by the National Planning Policy Framework. Standard practice is to issue a call for sites – done. AVDC requires a list of potential sites and timescales for developments.

Viv asked if any indication of the housing density expected was raised and David said no.

Les commented that government sources imply that the housing assessment for the AVDC area is higher.

It was agreed that communication was needed with Peter Williams on the potential inclusion of Rowsham development in meeting the parish target. Action: David Neave

Also agreed that questions needing consideration by the PC for comment to AVDC are:

Do we agree with the settlement hierarchy for development?

Is the makeup of the Steering Group for the HELAA correct, i.e. 3 developer representatives and 3 local community representatives? Action: LK & David Neave

3. Preparing for 13th November vision meeting with rCOH

All agreed that it was essential to define what we want/don't want, what our visions are whilst considering what will be acceptable to a residents' referendum and the government inspection of the NP. Discussion followed and amendments made to a draft objectives document the Jane and Olwen had completed to produce a 'strawman'. 'Likes' and 'Dislikes' were drafted to flip chart – **See attached documents**. There was agreement that views will differ around the communities e.g. the nature of the village centre, what constitutes a 'green space' and 'attractive' development and compromise/consensus needs to be found.

4. Further Actions:

- **Site assessments** – measuring of potential sites has been completed as well as an initial desk top assessment. Visual inspection of the sites is now required.

Agreed this will take place on Sunday, 2nd November 2014, 10.30am, meeting outside the Rose and Crown. Action: JA, VL, DG and CS to attend

- **Vision documents** - Les reported on his telephone conversation with NH (see email dated 23rd October). Who requires various documents to date, e.g. vision, site assessments, data, demographics, parish plan 2012 etc. Some documents already provided, further to follow. Janet and Viv to action. David G will provide maps and overlays etc. Noted maps for Rowsham still to be completed. **Action: JA/VL/DG**
- Olwen will check and update the Call for Sites spreadsheet and send to Viv with all Land Registry title copies. **Action: OS**

Roger queried how many potential housing sites had been declared – at least the potential of 750 dwellings so no shortage. However, it will be challenging to assess and decide on the most appropriate sites. Janet reminded that NH had advised that, at this stage, the main thing was to set out the objectives we feel are needed and then consider the constraints/challenges.

5. Date of next meetings:

Tuesday, 25th November, 7.30pm

Venue: The Methodist Church (Les to confirm)