

Action Points from the Neighbourhood Plan Steering Group meeting held on the 17th August

Attendance

Malcolm Newing (Chair)
Greg Noble
Eileen Curry
Craig Champion
Bon Hine
David Venn

Unable to attend

Damian Willingale
Tracy Youngs
Nick Ellins
Andy Gardner
Michaela Gardner

1. Introduction

Malcolm explained that two significant issues had occurred in the past month. Firstly, the Government had finally reopened the grant scheme for 2023/24. Secondly OneillHomer had written to us explaining that they had scaled back their operation in the light of the grant delay and concern that the grant system might not operate in 2024/25. Consequently, they were not able to attend any meetings in the future and could not offer the same level of service as provided previously. They did however offer to complete outstanding activities left over from our original Project Plan to enable us to complete the process, once funds had been confirmed following our grant application.

2. Revised Project Plan

Malcolm supplied a revised project plan for consideration by the Steering group. This is attached at **Annex A** and indicates a completion of the project by the end of March 2023. This provides the Steering group with time up until the end of October to complete our activities and provide OneillHomer with a final draft of the Pre Submission plan. This will enable them to finalise the document for sign off by the NPSG and Parish Council by the end of December. The consultation period will then run during January/February 2024. The Steering Group gave their support to the revised plan.

3. Current Status of our Pre-Submission Plan

Malcolm explained he had gone through the historic paperwork associated with the project to confirm our objectives still reflected the feedback from initial scoping, our survey and the Exhibition feedback.

The Community Objectives

1. Identity of the village to be maintained with a minimum of further development.
2. Protect landscape, heritage and biodiversity.
3. Enhance and maintain bridleways, footpaths and green spaces within the village and across the parish.
4. Understand road traffic impacts of development and ensure any detrimental impacts, particularly with respect to access, are managed.
5. Allocate land for housing and other types of development if appropriate, to take control of development within the parish.

The steering group confirmed the above but also felt it should include

6. Protect and enhance the quality of housing in line with the distinct 'Character areas' designated in our Design Code document.

Policy Mechanisms to address our objectives.

1. Settlement boundaries
2. Design Code
3. Local Heritage Assets
4. Green Infrastructure
5. Sustainable Travel
6. Housing Mix
7. Passivhaus
8. Traffic Management
9. Site Allocations

We had previously determined that the Aylesbury Vale Local plan had sufficient content to offer protection on Geo diversity (landscape) and biodiversity issues. Malcolm suggested that as landscape, had been raised by the community as a key issue we should probably review that decision. The Steering group agreed with this recommendation.

4. What needs to be done by the NPSG to complete the Pre -Submission Plan by the end of October?

1. Review each policy area as covered in the draft Pre-Submission plan considering.
 - PSG Steering Group input to date
 - Feedback received from the Exhibition.
 - Comparison to another Neighbourhood Plan i.e Stewkley
 - Comparison to AVDC Local Plan equivalentand amend the Policy statement, description of its purpose and how it will be applied.
2. Determination of whether we need a policy on biodiversity and landscape issues.

3. Complete the determination of site allocations deciding whether we include one, some or none based on
 - Community Feedback
 - SEA feedback
 - Resolution of the Newton Leys/Stoke Hammond issue raised at the June meeting.

Subsequently discussion with the LPA and selected site owners on our chosen sites.

NB our standard from the original letter to site owners

- 15 or Less houses
 - No impact on architecture or heritage
 - No harm to the setting of the village if on the boundary
 - Access without harmful road management issues
 - Zero carbon footprint
 - Must fit with NP policies.
 - Should contribute to actual parish housing needs and other community facility issues.
4. Housing Needs Assessment
 - Detailed review of analysis from locality
 - Agreed perspective on Community view.
 - Decision on Actual need

The steering group recognized the tasks and supported getting them done by the due date. Greg said we might need to confirm that having asked for plans for 15 or less houses we are able to include larger sites in the plan at the discretion of the Steering Group. **Action: Malcolm N**

The opportunity was taken to allocate packages of work for each Steering Group member and those agreed can be found at **Annex B. Action: Steering Group Members**. Malcolm would update members not in attendance and agree work packages with them. **Action: Malcolm N**. Malcolm would supply via **Annex C** to these minutes the links to the Stewkley NP and the AVDC Local plan. **Action: Malcolm N**. It was agreed Steering group members would look at their work package and report back on any issues or concerns at the September meeting. **Action: Steering Group Members**

5. Call For Sites Analysis

As actioned at the June meeting Malcolm had recut the Exhibition feedback but leaving the Newton Leys information intact.

5.1 Community Ranking

Malcolm presented his analysis as previously but added some additional breakdowns.

The analysis is at **Annex D**. It has the data presented in 7 separate grids using different methodologies to rank the sites. They are colour coded such that for each grid red is the most favoured sites, brown is the next most favoured group and Green is the least favoured

Grid One

The scores for each of the 8 sites from all returns were added up where the most favoured would be 1 and the least favoured would be 8. The sites are then ranked by totals with the assumption the lower the score the more favoured for inclusion and the higher the score the least favoured for inclusion. Not unsurprisingly given the makeup of residents attending, the Newton Leys site came up the most favoured by a long way. Within the village the next favoured sites were North of Harrup Close, Land of East of Fenney, Back of Orchard End and Parish Council land. The least favoured were SW of Leighton Road, Hunters Lodge and North of Old School Lane.

Grid Two

It is likely people were very clear the sites they either really liked or those they really didn't, with the remaining sites subject to less emphasis on people's individual ranking. The 2nd grid is therefore ranked on the most first and second nominations. In this case Newton Leys came out on top. Within the village the Parish Council land, land East of Fenney, and North of Harrup Close comes out most favoured .

Grid Three

Neils guidance was that most Steering groups tend to only look at the top 3 scores so I have provided this cut similar to grid 2. In this case Newton Leys comes out on top and for the village once again the top 3 are the Parish Council land, land East of Fenney, North of Harrup Close.

Grid Four, Five and Six

These grids are the converse of Grid 2 & 3 and ranks based on most 6's and 7's, 7 and 8's and 6,7 and 8's. I've probably overdone the analysis in this case and would suggest focus is only given to the most 7 and 8's. This shows very significant numbers of people who had North of Old School Lane, SW of Leighton Road and Hunters Lodge as the sites that were bottom of their prioritization for development. The Parish Council Land is the nearest we have to a 'Marmite site' whereby there are significant numbers who have it top of the list and significant numbers who have it bottom of the list.

2.2 SEA Ranking

There was little discussion around the External SEA Assessment as this was unchanged from the last meeting. Each element is graded as either Likely adverse effect (without mitigation measures), Neutral/no effect, Likely positive effect or Uncertain effect. I have attached the O'NeillHomer blended assessment for info again.

It is important that we now reach a conclusion on which sites we propose for inclusion in the Neighbourhood Plan, if any. Malcolm explained that we are unable to talk to site owners until we have made a judgement.

2.3 Decision making Process

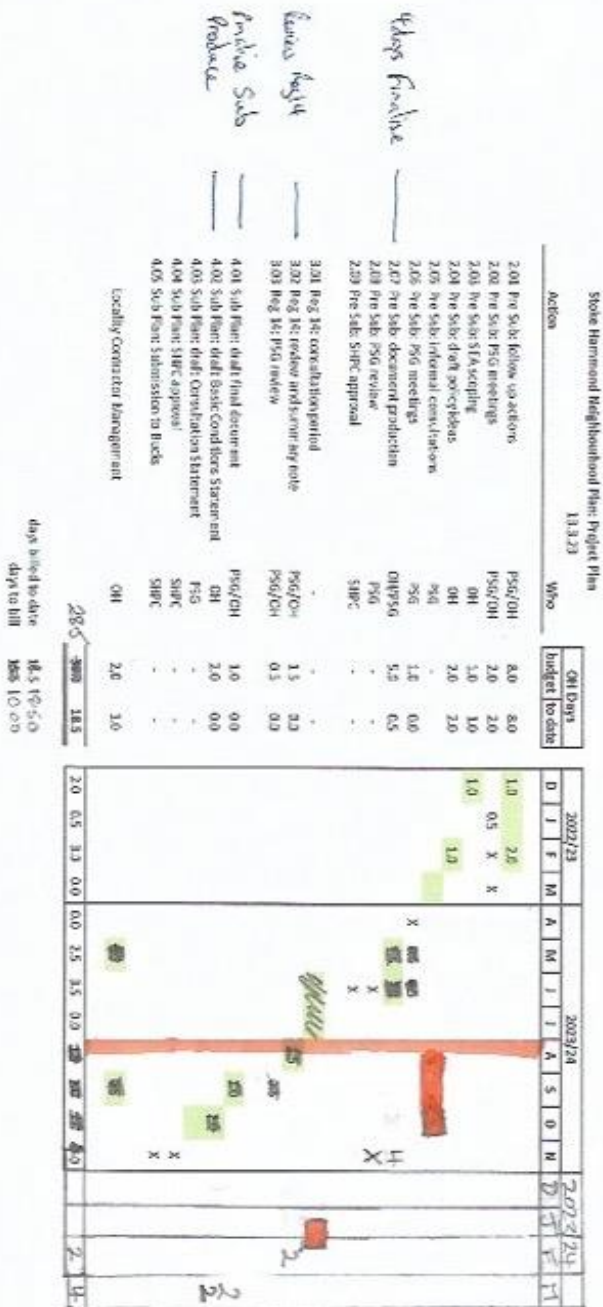
Malcolm confirmed that we can agree inclusion of any site with mitigations that are in keeping with our overall NP policies. Once we have done this, we can engage the site owners to determine whether they are willing to accommodate our requirements in their plans. Dependent on those discussions we will make a final decision on site inclusion. Without making a prejudgment and simply as an example, it was agreed that following our exhibition in Newton Leys it was possible that the Newton Leys site could be included but subject to issues around sports and social facilities on the site.

It was agreed that we needed to come to a decision on sites at the next meeting in September. Malcolm recommended that each steering group member determine which site or sites they believe should be included and bring that with them in an envelope. We would then put the info together as a stimulus for discussion and a final decision. **Action Steering Group Members**

4 Next Meeting Dates

The scheduled dates for NPSG meetings in 2023 are as follows.

- 7th September



Annex B NP Steering Group Responsibilities (Annex B)

Task

- Review PSG Steering Group input to date
- Review Feedback received from the Exhibition.
- Do a comparison to another Neighbourhood Plan i.e Stewkley
- Do a comparison to AVDC Local Plan equivalent.
- Final draft of the Policy element of the Pre Submission document.

<u>Policies</u>	<u>SH</u>	<u>NL</u>
Settlement Boundaries	??	CC
Design Code	BH	CC
Local Heritage Assets	EC	X
Green Infrastructure	DV	CC
Sustainable Travel	GN	CC
Housing Mix	MN	CC
Passivhaus	X	X
Traffic management	GN	CC
Site Allocations	MN	CC
Biodiversity and Geo diversity	??	

Other Pre-Submission Deliverables

Foreword	MN
Introduction and Background	MN
Neighbourhood area	Comp
Planning Policy Content	Comp
Community Views on Planning Issues	MN
Vision Objectives	Comp
Implementation	MN
Policy Maps	Comp
Appendices	
<ul style="list-style-type: none"> • Design Code • Local Heritage assets • Green Infrastructure element 	BH EC DV

Annex C

Link to Stewkley Neighbourhood Plan

<https://stewkley.org.uk/wp-content/uploads/2019/05/Stewkley-Parish-Neighbourhood-Plan-2019-05-14.pdf>

Link to AVDC Local Plan

https://buckinghamshire-gov-uk.s3.amazonaws.com/documents/Aylesbury_local_plan_L46JWaT.pdf

AVDC Local Plan Section

Settlement Boundaries	S3
Design Code	BE2
Local Heritage Assets	BE1
Green Infrastructure	I1
Sustainable Travel	T1 and T7
Housing Mix	H1
Passivhaus	
Traffic management	
Site Allocation	I3
Biodiversity and Geo diversity	NE1