Action Points from the Neighbourhood Plan Steering Group meeting (Brown Team Session) held on the 8th December 2022.

Attendance

Malcolm Newing (Chair)
Neil Homer
David Venn
Eileen Curry
Greg Noble
Damian Willingale
Nick Ellins
Bon Hine

Unable to Attend

Tracy Youngs Andy Gardner Michaela Gardner Lorna Sharkey

1. Review of sites map and info - to validate long list

We discussed Neil's proposed long list of sites drawn up on the basis of responses received from landowners and included in the summary spreadsheet. (Annex 1). It was agreed the numbering convention in the spreadsheet would continue to be used for each site and the group confirmed the following long list.

- The long list of sites is:
 - o 2 Northern Field (previously named 'Rectory Farm') but see below
 - o 3 West of Newton Leys (previously named 'Borough Farm')
 - o 5 Land Adjoining Community Association
 - o 10 SW of Leighton Road
 - o 11 Little Acre
 - o 14 Hunters Lodge
 - o 18 North of Harrup Close (previously 'Rear of Lodge Lane')
 - o 19 Orchard End
 - o 21 Tumbleweed
 - o 24 Box Tree Field
 - o 28 North of Grove Farm
 - o 29 North of Old School Lane (previously 'Rosebank')
 - 35 West of the Canal (previously 'Kesslers') but with its boundary amended to include the land to its east up to the canal, but see below
 - o 36 East of Fenny Road 1 (previously 'Tyrells')
 - o 37 East of Fenny Road 2 (ditto)

2. Initial site assessments - to create short list

• It was agreed that sites 2, 29 (the larger part not included in the North of Old School Lane land but was part of the submission made by the Diocese) and 35 would only be considered for their sports and recreation potential as a separate work stream to the housing site assessment process, in which case sites 2 and 35 would not progress to the next stage. Action: Malcolm N

3. Assessment process - to understand technical and engagement blending

The next step is to gather more information from the site owners to ensure the decision-making activity is based on comparable information. The following actions were agreed.

- NPSG will ask those that have not yet submitted a simple concept plan
 and an indication of key features (e.g. housing capacity, means of access)
 to do so by the end of January <u>Action: Malcolm N</u>
- NPSG will remind site 10 that you can only assess land within your boundary and seek clarification if the development of the site depends on the development of site 11 and ask that this is resolved with the promoter of site 11 <u>Action: Malcolm N</u>
- NPSG will ask site 19 if there is any dependency on the delivery of the Mellows site that now has planning permission **Action: Malcolm N**
- NPSG will ask the owners of site 24 to confirm that the land is being made available for your assessment for development in the period to 2040.
 Action: Malcolm N
- NPSG will ask the owners of sites 28 for clarification if the site is actually being made available and if so to confirm that this is for development in the period to 2040. <u>Action: Malcolm N</u>

Other related actions

- Oneill Homer will provide the Steering Group with a template document and updated sites constraints plan for you to use as a live document to deposit all of the site assessment information. <u>Action: Neil H</u>
- Oneill Homer will redeploy 2 days in their agreed fee budget to complete
 the SEA scoping report to consult with the statutory bodies whilst we
 wait for the SEA technical package to be approved by Locality <u>Action:</u>
 Neil H
- 14 Hunters Bon believed that there were covenants on the land, which would have a bearing on any final assessments. Neil requested she, if possible, locate any pertinent information. **Action: Bon H**
- Mount Pleasant farmhouse is the only original fam house in the village not to be listed Tier 2. Malcolm to investigate what steps are possible to increase the buildings historic categorisation. Action: Malcolm N

 Nick had been looking at the Historic Environment record and what might be learnt about the surrounding land using LIDAR (Light Detection and Ranging). Neil requested he produce a paragraph or two on what he had discovered. <u>Action: Nick E</u>

4. Project Plan

5. The finally agreed information on each site will be used in a community engagement exercise in March. We will need to focus the 12th Jan steering group meeting on planning this exercise which will need the involvement of everyone. We will then have from March until the beginning of June to complete our site assessment work, to make our choice(s) and to agree the policy wording for the statutory consultation (Reg 14) exercise.

Action: The NPSG team

- A Brown Team meeting is needed in early Feb to check we have all the sites info required, or we can use the steering group meeting on 9 February for that purpose, and to review the other policy idea information for the engagement.
- An updated project plan is at Annex £.

6. SH8 Traffic Management

- Greg said he had read through the Traffic in Villages Toolkit. He would capture those areas of interest and relevance in a report. **Action: Greg N**
- Next steps is to gather an analyse information, noting especially how any new development proposed as part of the site allocation process may a0 create new issues and b) provide opportunities to invest in improvements. <u>Action: Greg N</u>
- Neil suggested that a study of what was achieved in Aynho might be of interest to Stoke Hammond Traffic Management

7. Date of Next Meeting

The dates for future meetings will be as follows during 2023

- 12 January
- 9 February
- 9 March
- 6 April
- 4 May
- 8 June
- 6 July
- 10 August

Malcolm Newing

ANNEX 1

m Ass Gree Wobe ees Kely Harris Wayle-Consult Architecture Whyte-Consulting Paul West Signature Land Joe Read Optimis Consulting Paul West Signature Land Acquisition Limite Kelth Sweetman astraam Gids an David Mason Andrew Robson Sidleys ster Ken Tay Acquisition Limite Kelth Sweetman satnam Gids an David Mason Andrew Robson Sidleys ster Ken Tay Arquistion Limite Kelth Sweetman satnam Gids ster Ken Tay Ardrew Robson Sidleys ster Ken Tay Andrew Robson Sidleys ster Ken Tay Andrew Robson Sidleys ster Ken Tay Andrew Robson Sidleys ster Andrew Robson Sidleys	Site Name	Land Reg Number	Owner	Agent or Representative	Specific Details
MA15233 Heady Didurey Didure	1 East of Drayton Road and SE of London	Drive BM138352	Philips/Ward		
MASS Building MASS Building Heach of Cong Nobe Assoc Site BMASS 6491 K Harris SIPC Kely Harris Assoc Site BMASS 6491 K Harris SIPC Kely Harris 1 See BMASS 6402 K Harris SIPC Kely Harris 2 See BMASS 6402 Wardhaugh Kely Harris 3 BMASS 6402 BMASS 6402 Trustees of F J Walls, Hills/Hughe Indice Wiright 4 BMASS 6402 Trustees of F J Walls, Hills/Hughe Indice Wiright Wiright 8 BMASS 6402 Trustees of F J Walls, Hills/Hughe Indice Wiright Wiright 8 BMASS 6402 Terry Wiright All Mights Might All Mights 8 BMASS 6402 AEE Property Investments Ltd Might Signature Land BMASS 6402 AEE Property Investments Ltd AIN Med Consult Vertice Leaf And Med 6402 AIN Med Consult Land AIN M	2 Rectory Farm	BM284028	Gurney	D J Gurney	
MASS	3 Borough Farm	BM416233	Heady		
MASS	4 Community Ass Building	BM226313	Charities Comm Ass	Greg Noble	Vot interested
Sight	5 Community Assoc Site	BM361491	K Harris SHPC	Kelly Harris	Maybe in certain crcumstances
MA31029 Wardhaugh	6 Bragenham Side	BM419288	K Harris SHPC	Kelly Harris	Vot interested
BMA31029 Wardhaugh	7 Sports Field	BM151837	Fields in Trustees		
BMA5203 Trustees of F.J Walls, Hills/Hughe Andrew Wright	8 Wren Lace	BM321029	Wardhaugh		
Leighton Road BM131794 Trustees of FJ Walls, Hills/Hughe Andrew Wright	9 kings Farm	BM45203	Trustees of FJ Wallis, Hills/Hughe	Andrew Wright	Fulsome response, would like to be considered with Little Acre. Previous application
MA112046 Terry WhyteConsult Architecture	10 Land to SW Leighton Road	BM197941	Trustees of FJ Wallis, Hills/Hughe	Andrew Wright	Fulsome response, would like to be considered with Little Acre. Previous application
MAJ25305 Terry WhyteConsult Architecture	11 Little Acre	BM112046	Terry	WhyteConsult Architecture	(een to do a small build(3 houses) so not in Bucks call for sites (minm 5)
spant Green BM32330 A&E Property Innestments Ltd dge BM371963 Hughes Poul West Signature Land spec BM371963 Markenal Animal Welfare Trust Poul West Signature Land spec BM371963 Markenal Animal Welfare Trust Poul West Signature Land spec BM32340 European Land Acquisition Limite Keith Sweetman Section Land red BM32340 European Land Acquisition Limite Keith Sweetman Section Land red BM338055 European Land Acquisition Limite Keith Sweetman Section Land red BM338050 Clumpean Land Acquisition Limite Keith Sweetman Section Land red BM331301 Grant Ack pol BM331302 Chard Diocean Land Acquisition Limite Keith Sweetman red BM331303 Read Ack pol BM331305 Chard Diocean Land Acquisition Limite Keith Sweetman Ack pol BM331305 Chard Diocean Land Acquisition Limite Keith Sweetman Ack pol BM331305 Read Ack pol BM331305	12 Little Acre	BM316790	Terry	WhyteConsult Architecture	Offering as a green space for Bio diversity
dge BM3718B Hughes Loc Read Optimis Consulting dige ope BM3719G3 National Animal Welfare Trust Paul West Signature Land and MASS38B ee BM43911B Maskell Paul West Signature Land Animal Welfare Trust injacent BM4331B European Land Acquisition Limite Reith Sweetman BM432470 European Land Acquisition Limite Reith Sweetman BM432470 ed BM432470 European Land Acquisition Limite Reith Sweetman BM438055 European Land Acquisition Limite Reith Sweetman BM438055 ed BM432470 Grade BM438105 grove BM431105 Chord Diocean Land Acquisition Limite Reith Sweetman BM438050 BM431105 ed BM431105 Chord Diocean Land Acquisition Limite Reith Sweetman BM438105 Chord Diocean Land Acquisition Limite Reith Sweetman BM438105 en BM431105 Chord Diocean David Mason Andrew Robson Sidery en BM431105 Smith and Onger en BM431105 Smith and Anger en BM431105 Smith and Anger en BM43105 Smith and Morgan/September Pr Lydia Prince en/s BM431000B Smith and Morgan/September	13 Mount Pleasant Green	BM285305	A&E Property Investments Ltd		
oge BM130922 Hughes Paul West Sgnature Land be BM31918 Maskell Paul West Sgnature Land ce BM31918 Maskell Maskell ce BM32470 European Land Acquisition Limite Keith Sweetman ch BM32470 European Land Acquisition Limite Keith Sweetman ch BM432470 Turner ch BM432470 Franchi ch BM431103 Turner ch BM431103 Charchi ch BM431103 Chord Diocean David Mason ch BM431103 Charchi	14 Hunters Lodge	BM374188	Hughes	Joe Read Optimis Consulting	
MA31963 Mational Animal Welfare Trust	15 Hunters Lodge	BM180922	Hughes	Paul West Signature Land	
Maskel Mandata Mandata Mandata Mandata European Land Acquisition Limite Keith Sweetman BMA01462 European Land Acquisition Limite Keith Sweetman End Mandata Manda	16 Brook Farm	BM371963	National Animal Welfare Trust		
MASS388 European Land Acquisition Limite Keith Sweetman Rand End European Land Acquisition Limite Keith Sweetman BMA03420 European Land Acquisition Limite Keith Sweetman End BMA03420 European Land Acquisition Limite Keith Sweetman End BMA31855 European Land Acquisition Limite Keith Sweetman End BMA3185 Gida Satham Gida Satham Gida End BMA31731 Grant Ren End End End End End End End End End En	17 Harrup Close	BM193118	Maskell		
MAN MAN MAN MAN MAN MAN MAN	18 Lodge Lane ajacent	BM455398	European Land Acquisition Limite	Keith Sweetman	Reply from Lisa Sweetman indicating husband is acting and address for future correspondence is Orchard End
MAGA1462 European Land Acquisition Limite Keith Sweetman	19 Back of Orchard End	BM423470	European Land Acquisition Limite	Keith Sweetman	
ed BM388095 Glida satnam Gida Grove BM315852 Turner Inner rrd BM31731 Saliabury Potter Ken Tay r BM317335 Jack Inner loldes BM327306 Moore Inner loldes BM327305 Franchi Inner rm BM327105 Smith and Draper Inner rm BM371105 Smith and Draper Inner rm BM327105 Smith and Draper Inner rm BM327105 Malers Inner rm BM327105 Smith and Morgan/September Pr. Lydia Prince rm BM327105 Smith and Morgan/September Pr. Lydia Prince rm BM320008 Smith and Morgan/September Pr. Lydia Prince rm BM320008 Smith and Morgan/September Pr. Lydia Prince rm BM320008 Smith and Morgan/September Pr. Lydia Prince	20 The Mellows	BM407462	European Land Acquisition Limite	Keith Sweetman	
Grove BM351852 Turner rd BM3519410 Grant R BM351731 Salisbury-Potter Ken Tay r BM3519435 Jack Rend bibles BM452306 Moove Andrew Robson Sidleys r BM37105 Chord Diocesan David Mason Andrew Robson Sidleys rm BM37105 Smith and Droper rm BM37105 Smith and Droper rm BM410133 White los Sepenham Side BM40135 Mayers link BM401363 Mayers rink BM401363 Mayers rink BM401363 Smith and Morgan/September Pr. Lydia Prince RM50008 Smith and Morgan/September Pr. Lydia Prince RM520008 Smith and Morgan/September Pr. Lydia Prince MORESDORNE Smith and Morgan/September Pr. Lydia Prince	21 Tumbleweed	BM388095	Gida	satnam Gida	Reply wanting to offer approx 1 acre for 10 houses.
rrd BMA313410 Grant RMA31731 Salisbury-Potter Ken Tay RMA31735 Jack Moove Ining Bosebank BMA326633 Franchi RM M37105 Gwdrd Diocesan David Mason Andrew Robson Sidleys rm, BMA3105 Smith and Dripper rm, BMA101800 Smith and Dripper rm BMA101830 Mayers rm BMA101803 Mayers Read BMA50327 Harnett & Foster Rind comm center BMA50328 Smith and Morgan/September Pr Lydia Prince ells BM150008 Smith and Morgan/September Pr Lydia Prince Rish BM150008 Smith and Morgan/September Pr Lydia Prince Robestonse MoResponse No Response No Response	22 Blackberry Grove	BM251852	Turner		
MAN21731 Saliabury-Potter Ken Tay	23 Little Orchard	BM319410	Grant		
BM1572306 Moore	24 Box Tree	BM421731	Salisbury- Potter	Ken Tay	Wants to be considered but for development well into the future.
Moore BM12023 Franchi BM12023 Franchi BM12023 Franchi BM12023 Read BM102023 Read BM102022 Read BM102023 Read Read BM102023 Read Re	25 Old Rectory	BM197495	Jack		Verbal not at present.
Recebank BM32105 And Pranchi BM32105 Oxford Diocesan David Mason Andrew Robson Sidleys Oxford Diocesan David Mason Andrew Robson Sidleys Oxford BM32105 Oxford Diocesan David Mason Andrew Robson Sidleys Smith and Draper BM341913 White BM341933 Mayers BM341933 Mayers BM343037 Harnett & Foster BM36227 Harnett & Foster BM36239 Smith and Morgan/September Pr. Lydia Prince BM150008 Smith and Morgan/Septembe	26 The Old Stables	BM227306	Moore		
Recebank BM726693 Read BM726693 Read BM101850 Oxford Diocesan David Mason Andrew Robson Sidleys BM101850 Smith and Draper BM14913 White BM304933 Mayers Armen BM443637 Harmett & Foxter d comm centre BM304935 Kessler BM150008 Smith and Morgan/September Pr. Lydia Prince	27 The Warren	BM105023	Franchi		
RM371105 Oxford Diocesan David Misson Andrew Robson Sidleys BM10185O Smith and Draper BM304393 Mayers From BM304393 Mayers Angerham Side BM304393 Kessler Gornim centre BM304393 Kessler BM150008 Smith and Morgan/September Pr. Lydia Prince	28 Grove Farm	BM226693	Read		
MA14913 White BMA14913 White Ports Field BM30939 Mayers Farm BM446363 Mayers Aragenham Side BM466327 Harmett & Foster BM466227 Harmett & Foster BM156239 Smith and Morgan/September Pr. Lydia Prince BM1562008 Smith and Morgan/September Pr. Lydia Prince BM1562008 Smith and Morgan/September Pr. Lydia Prince Negative Response No Response	29 Land adjoining Rosebank	BM371105	avid Mason	Andrew Robson Sidleys	Supportive if local people support
Ports Field 8M334933 White Farm 8M43633 Mayers Angers Angers Mayers MA45633 Mayers MA45633 Mayers MA56239 Kasiler MA56239 Smith and Morgan/September Pr Lydia Prince 8M156008 Smith and Morgan/September Pr Lydia Prince MR56008 Smith and Morgan/September Pr Lydia Prince MR56008 Smith and Morgan/September Pr Lydia Prince MR560008 Smith and Morgan/September Pr Lydia Prince	30 Fairview Farm,	BM101850	Smith and Draper		
BM/30939 Mayers BM/4363 Mayers BM/43637 Harrett & Foster BM/304935 Kessler BM/350008 Smith and Morgan/September Pr Lydia Prince BM/150008 Smith and Morgan/September Pr Lydia Prince COth October No Response No Response	31 Tyrells Manor	BM414913	White		
BMA4363 Mayers BMA56327 Harnett & Foster BM30935 Kressler BM156239 Smith and Morgan/September Pr Lydia Prince BM150008 Smith and Morgan/September Pr Lydia Prince Cach October Regine Response No Response	32 Field next to Sports Field	BM304939	Mayers		
BMA56327 Harnett & Foster BM304935 Kessler BM156239 Smith and Morgan/September Pr Lydia Prince BM150008 Smith and Morgan/September Pr Lydia Prince AM150000 Smith and Morgan/September Pr Lydia Prince AM150000 Smith and Morgan/September Pr Lydia Prince AM150000 Smith and Morgan/September Pr Lydia Prince No Response No Response	33 Behind Most Farm	BM44363	Mayers		
BM304935 Kessler BM304935 Kessler BM150209 Smith and Morgan/September Pr Lydia Prince BM150008 Smith and Morgan/September Pr Lydia Prince Amazon Sch October No Response No Response	34 Barn next to Bragenham Side	BM456327	Harnett & Foster		
BM156239 Smith and Morgan/September Pr Lydia Prince BM150008 Smith and Morgan/September Pr Lydia Prince Negative Response No Response No Response	35 Big field behind comm centre	BM304935	Kessler		Not intertexted at present but may change if further development East of Fenney Road occurs
Behind Tyvelis Regative Response No Response	36 Behind Tyrells	BM156239	Smith and Morgan/September Pr	Lydia Prince	Nigel Freeth, September Properties have an option on the site. They think the site is suitable for 20 houses
	37 Behind Tyrells	BM150008	Smith and Morgan/September Pr	Lydia Prince	
			20th October		
Negative Response No Response					
No Response		Negative Response			
		No Response			
Doriffles Bannora		and the second			
STOREST STORES		POUTINE RESDONGE			

ANNEX 2

Short List of Sites following first review

- o 3 West of Newton Leys
- o 5 Land Adjoining Community Association
- o 10 SW of Leighton Road
- o 11 Little Acre
- o 14 Hunters Lodge
- o 18 North of Harrup Close (previously 'Rear of Lodge Lane')
- o 19 Orchard End
- o 21 Tumbleweed
- o 24 Box Tree Field
- o 28 North of Grove Farm
- o 29 North of Old School Lane Part 1 (adjacent to Old. School Lane)
- o 36 East of Fenny Road 1
- o 37 East of Fenny Road 2

For consideration as Sports and Recreation only as a separate exercise

- 2 Northern Field
- 35 West of the Canal but with its boundary amended to include the land to its east up to the canal.
- 29 North of Old School Lane Part 2 (area beyond section adjacent to Old School Lane)

ANNEX 3

Stoke Hammond Neighbourhood Plan: Project Plan 7.12.22 OH Days 2022/23 2023/24 Action Who budget to date D J F M A M J J A S 2.01 Pre Sub: follow up actions PSG/OH 8.0 1.0 5.0 2.0 site assessment report 2.02 Pre Sub: PSG meetings PSG/OH 2.0 1.5 0.5 X 2.03 Pre Sub: SEA scoping OH 2.0 1.5 0.5 with 5 week consultation with stat bodies 2.04 Pre Sub: draft policy ideas ОН 1.0 based on completed task team work 2.0 1.0 2.05 Pre Sub: informal consultations PSG on site preferences and policy ideas 2.06 Pre Sub: PSG review PSG 2.0 2.5 OH/PSG 5.0 using OH template 2.07 Pre Sub: document production 0.5 2.08 Pre Sub: PSG review PSG 2.09 Pre Sub: SHPC approval SHPC 3.01 Reg 14: consultation period six weeks prior to holiday period 1.5 3.02 Reg 14: review and summary note PSG/OH 1.5 3.03 Reg 14: PSG review PSG/OH 0.5 to agree main modifications 4.01 Sub Plan: draft final document PSG/OH 1.0 1.0 as per 3.03; OH focused on policies section 4.02 Sub Plan: draft Basic Conditions Statement 2.0 2.0 OH 4.03 Sub Plan: draft Consultation Statement PSG 4.04 Sub Plan: SHPC approval X X SHPC 4.05 Sub Plan: Submission to Bucks SHPC 0.5 0.5

2.5 0.5 4.0 0.0 2.0 3.0 0.0 2.0 1.0 2.0

ОН

2.0 1.0

30.0

13.0

Locality Contractor Management

assumiing package approved by January