

## DENMEAD NEIGHBOURHOOD PLAN

Meeting Notes – Meeting of the Steering Group

<i>Date of Meeting</i>	Thursday 19 September 2013 at 5.00pm in The Old School	
<i>Present:</i>	Cllr Neil Lander-Brinkley (NLB)	Peter Ambrose (PA)
	Cllr Kevin Andreoli (KA)	Cllr Felicity Hull (FH)
	D/Cllr Patricia Stallard (PS)	John Payne (JP)
<i>Notes taken by</i>	Tony Daniells (TD), Clerk to Denmead Parish Council	
<i>Next Meeting:</i>	Steering Group: Monday 14 October at 7.30pm in The Old School	

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*The meeting was held in a workshop format with the purpose of creating a first, draft allocation of sites to meet the requirement for housing set out in the WCC District Plan part 1.*

### 028/13NPSG Analysis of Community Engagement

Steering Group members had received a draft copy (v1.2) of the Report on the third round of community engagement held during August. (N.B. The paper is still subject to some comment from Locality who are validating the paper. The final version, with some minor changes will be presented to the next meeting of the SG.). Residents were asked to provide rate their choice of the five options presented (from one site of 160 dwellings to many small sites). The exercise recorded 178 responses. After analysis, the least preferred option was for a single large site. No option received over 50% of the votes cast. Option 5 ranked highest (39% of first choice votes) and it was agreed by the meeting that it was to be given due consideration in making proposals for site allocations. Option 3, that of four sites of 40 dwellings, tops the list when weights are applied and it was decided that this option would be considered next. The analysis found that no options achieved an overall majority of votes. *In summary, residents had not expressed a clear wish against a single large site, with options for small sites of 16 dwellings or less followed by sites of 40 dwellings in that order.*

### 029/13NPSG Site Analysis

**N.B The discussion recorded in the following minutes took place without prejudice and in confidence. The detail is not for onward transmission or discussion outside the Steering Group (SG) at this point.**

The papers produced by the Development Placement Working Group had been previously distributed, with the analysis of WCC Strategic Housing Land Availability Assessment (SHLAA) sites accepted by the SG. These formed the basis of examining sites with a view to proposing allocations. (Note: the reference numbers included in these minutes are the WCC SHLAA references.)

At the 'blind' allocation of development, carried out as part of the Drop In sessions in February – the second community engagement exercise - residents also indicated where they would favour development. These views were also taken into account. (The two sites that scored highest in that exercise were Kidmere (Carpenters Fields) and land to the east of Inhams Lane.)

Small sites were examined first i.e. those with a capacity of up to 17 dwellings. Of the small sites identified in the SHLAA, three were considered as possible.

The next sites to be considered were those with a capacity or 40 dwellings or less (In line with option 3 set out above). Of these, four sites were considered as possible. It was agreed that of these, sites 1776, 2493 and 1878 should be considered together. The site 1878 was on a gravel bed which drained quickly and would be suitable for formal open space as pitches could be maintained all season in such an environment. Access to this site was considered to be possible.

The proposals in the table below are not definitive. Other considerations were discussed as alternatives, which is important as the first discussion did not allocate the full number of dwellings, included the following:

- Site 2004 could be an alternative site for development if any other site was not taken forward?
- Site 362 could be considered for open space (and some housing?) given that the drainage issues raised by some members could be dealt with improved.

- Developers to provide submissions within the 'Buildings for Life 12' scheme to demonstrate the quality of their proposals with a score of 12 greens out of 12 the aim.

030/13NPSG Site Allocations

Site Ref	Location	No of Dwellings	Comments
367	Kidmere	66	SHLAA indicates 84 dwellings but extra parking and some open 'park' space is required. Proximity to the village centre justifies going over the 40 dwelling limit as a sustainable site which could include housing for older people including 10 bungalows to be kept as such in perpetuity. This larger site further represents a re-balancing of the village where most of the housing is to the south of the village shopping area and will help to ensure its vibrancy.
475	School Lane	6	Condition for this site is to include a footpath through the site from Harvest Road to the Community Centre.
958	Green Lane (Shere)	7	Next to Green Meadows and the potential to reserve this site for older persons accommodation should be discussed with HCC
1776/2493/1878	Inhams Lane	40	The exact distribution of these dwellings with some open space, between the fields in this site, needs further consideration; access from Hawthorn Road.
2565	Inhams Lane	nil	SINC – reserved as environmental green space
2455	Adjacent to Malmains	20	SHLAA states 32 but proximity to other important bio-diversity sites, landscape setting and draining means development should be limited and to the north of the site
2469	Anmore Road	8	Potential Issue regarding traffic in Anmore Road
	Total dwellings	147	

These first draft proposals would be taken to a meeting with WCC Officers to be held on 24 September.

031/13NPSG Writing of the Neighbourhood Plan

Following initial research by NL-B who had visited Winslow Town Council (Bucks) who are preparing a NP, and a subsequent enquiry as to who was writing the Plan, PA had met Neil Homer of rCOH and seen examples of Neighbourhood Plans produced by them. NLB had spoken on the phone with him. Both recommended that the SG use the services of Neil Homer whose experience and recent work seems to fit him for our requirement. It was unanimously agreed that the Forum will employ rCOH to assist with the Denmead Neighbourhood Plan. PA would contact him to agree the scope of work and their fee. PS suggested, from her experience in commissioning work with WCC, that a professional fee in the region of £10,000 would be a reasonable expectation.

A Steering Group meeting will be held on Monday 14 October 2013 starting at 7.30pm in The Old School.

Meeting closed at 6.45pm

Copies to Attendees  
Steering Group members  
Steve Opacic, WCC Head of Strategic Policy