

## DENMEAD NEIGHBOURHOOD PLAN

### Meeting Notes – Meeting of the Steering Group

<i>Date of Meeting</i>	Monday 11 April 2013 at 7.30pm in The Old School	
<i>Present:</i>	Cllr Neil Lander-Brinkley (NLB)	Peter Ambrose (PA)
	Patricia Stallard (PS)	David Griffiths (DG)
	Kevin Andreoli (KA)	Jenny Nell (JN)
	Jim Kerr (JK)	Nat King Smith (NKS)
<i>Notes taken by</i>	Tony Daniells (TD), Clerk to Denmead Parish Council	
<i>Next Meeting:</i>	Forum : Thursday 23 May at 7.30pm in The Old School	

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#### 085/12NPSG Welcome and Apologies

NLB welcomed everyone to the meeting. Apologies were received from Steve Lincoln, John Knight and Malcolm Davies.

#### 086/12NPSG Notes of the last meeting

The notes of the SG meeting held on Monday 11 March 2013 were reviewed and accepted as an accurate record of that meeting.

#### 087/12NPSG Project Update

- i. Update Paper - NLB had circulated a paper prior to the meeting giving an update on activity and the various work streams in progress. JN reported on the meeting with DCLG and was disappointed that they did not have answers to all the questions put to them. She referred to the examination of the Neighbourhood Plan. It would be WCC who managed this and WCC would need to have answers to any questions. As such they would need to be briefed beforehand. PA agreed that the Plan would go to WCC before anywhere else. JN reported that the Inspector could make changes to the Plan after it had been submitted. If it had not followed the process correctly, then it would fail. A Sustainability Appraisal would be required. If allocating sites, then evidence would need to justify the selection. If using words such as 'must'; or 'should' then evidence would again be needed to back this up. NLB added that the Plan would be considered ahead of the Local Plan so policy needed to be robust. JN advised that the planning content of the Plan could be separated from the community aspirations which would also be written into the Plan. KA considered that the community aspects of the Plan should be deliverable and not be a wish list that led to an expectation of delivery. WCC had completed a Sustainability Appraisal in support of the Local Plan. By putting policy through the SA process it showed that policy was sound and sustainable. Because Denmead was in the PUSH area, a Disturbance Impact Study would be required. It was suggested that the Group contacted Thame to determine what was their brief to the consultant(s) who completed the SA and at what cost. PA understood that WCC had agreed to complete the SA and questioned the support that would now be forthcoming. JN replied that WCC would advise but had no resource to complete the SA. NLB repeated his suggestion to find out how Thame had completed this. JN thought that a consultant would charge between £8 - £15k, although as the data was available when WCC prepared their SA this could reduce the cost. She also wanted to understand what URS had done as she thought they were preparing a SA.  
NLB also added to the meeting with DCLG meeting. Another support programme had been announced but fewer partners were involved this time. Existing neighbourhoods already involved with producing a Plan could apply for further funding.  
Cuckfield's Plan ran to 75 pages and there were similarities in what Denmead aimed to achieve. It was thought that a Plan of such length would be difficult to get across to residents.
- ii. Baseline data. The final version of the Oikos Place Analysis for Denmead had been received from URS. It included a new map showing susceptibility to groundwater flooding. This originated from British Geological Survey data. Any sites for consideration would need to be assessed against this data. The map showing the risk from surface water flooding originated from Environment Agency data. Thanks were given to PA for driving the delivery of this OIKOS report. **Action. TD to thank Stuart Woodin and circulated printed colour copies of the report to SG members. JN will review the report by 19 April and it can then be uploaded to the DNF Website.**

## 088/12NPSG Community Engagement

- i. Survey analysis – the document summarizing residents views needed to be tidied and would then become a baseline document to be included as evidence. The summary by Deb Appleby from the marmite survey would also be included.
- ii. Focus Groups – comment from the Focus Group was on hold until the analysis document referred to in 4.1 was ready and had been reviewed by other SG members. The response from residents had been geographically well spread throughout the village with the exception of some streets in the Forest Road development.

## 089/12NPSG Development Placement

- i. Report on the engagement with the Development Industry – TD summarized the day. Most developers with an interest in land in the SHLAA had attended the morning session. One thought that Denmead was a Market Town and could take more than 250 new dwellings. Another thought that a land impact assessment should be driving site selection. Individual meetings were held with six developers. Some could outline their proposals, others were just willing to discuss options for development. All asked what were the requirements for open space. One developer had successfully asked for the SINC designation to be removed from the land he wished to develop. Notes from the day would be available soon.  
NLB reported that at the meeting with DCLG, a developer had challenged the numbers with the Independent Examiner. As the Plan was compliant with the Local Plan, the numbers would not be changed.  
KA considered that the meeting planned with WCC Officers should be held first to give more technical information with which to assess sites. There was a need to have sound reasoning to back up any site selection. Until the meeting with WCC Officers had been held, little more could be done. JN had asked for a landscape assessment which could also be factored into the site sieving process.  
Prior to the meeting with WCC Officers, a list of sites to be assessed should be sent to allow Officers to give a reasoned opinion. Other points raised were the need to keep in mind where residents preferred to see development. A desire to maintain a wildlife corridor to allow movement between Creech Woods and the SDNP should be included as part of Green Infrastructure.  
The meeting with WCC Officers was proposed for 8 May between 10.00am – 12.30pm in Winchester. Further meeting on a one to one basis with Officers may arise to follow up on key finding. A good range of Officers had been invited to attend who could also advise on any draft policies. NLB asked if a later date could be found as 8 May was proving difficult for SG members to attend. Philip Hayllar and John Payne would also be invited to attend. Alternative dates and times were suggested and JN would follow up to see what could be arranged. SG members would give a list of preferred sites and any draft policies to WCC in advance. **Action: JN to rearrange WCC Officers meeting and site lists and draft policies to be sent ahead of this meeting.**

090/12NPSG Demographics and Housing WP – this had progressed as far as it could and was waiting for a meeting with the Doctors at the Health Centre. The meeting had been arranged.

091/12NPSG Infrastructure WP and Employment WPs – an updated was awaited. Outcomes following the last Business Breakfast meeting had been drafted. These would be sent to all who had attended a breakfast meeting to ask for their agreement and to sign up to them. JN asked about a boundary change to incorporate Parklands. She advised that once changed it became candidate for development, which could result in housing development. She suggested some further analysis of employment trends and for the needs for a boundary change to be reviewed by the Working Group.

092 /12NPSG Recreation & Environment WP – DG summarized the process used to develop his paper and the sources of information. Open Space had not kept pace with development and his paper proposed a moratorium on development until the gap had been addressed. His paper used the space calculations from the 2012/13 Open Space Strategy from WCC. Local Plan part 1 had adopted new standards which differed. These standards had been agreed in 2008, but appeared not to have been incorporated into previous iterations of the Open Space Strategy. It was firmly suggested that a meeting be held with the Open Space Project officer to clarify the standard which would then allow DG to revise his paper.

**Action: JN to set up a meeting with DG & the Open Space Project Officer.**

A meeting had been held with Hants & IOW Wildlife Trust to get help in assessing existing SINC's. At the meeting it was also suggested that wildlife corridor from Creech Woods to the SDNP could be examined. Due to time and resource constraints, SHLAA sites would be examined first. HloWWT were not costing the exercise. JN had already contacted HBIC to enquire of much of the same. She agreed that HloWWT and HBIC needed to communicate with each other.

093/12NPSG. The first draft Plan – a first draft had been received from URS. PA gave a summary of what was included and how it was structured. JN advised that her checklist to be used for those not preparing a Plan but who had housing allocations in the Local Plan part 2 should be factored into the Plan.

094/12NPSG. Any other business (at the discretion of the Chairman) – The following items were raised:

- The website needs to be kept current with regular updates. I
- Use the Chairman's report and send to the email distribution list to show progress
- JN considered the need to tie in milestones in the project to WCC meetings. A meeting between her, NLB and TD would be held on 29 April at 10.00 in The Old School to review milestone and dates.
- Updates could also be communicated to the village using the NHW distribution list which reached some two thirds of households.

095/12NPSG Dates of future meeting

The next meeting would be a meeting of the Forum and be held on Thursday 23 May starting at 7.30pm in The Old School.

Meeting closed at 9.50pm

Copies to            Attendees  
                         Forum and Steering Group members  
                         Parish and Ward Councillors  
                         NP website