

**CHEDDINGTON NEIGHBOURHOOD PLAN STEERING GROUP**  
**Notes of Neighbourhood Plan Steering Group Meeting (SG)**  
**Monday 1<sup>st</sup> December 2014 – Methodist Chapel**

**Present** Rob Grant, Christine Fee, Chris Poll, Ann Tarbox, Derek Town, Amie Town, Andrew Docherty, Peter Collins, Kathryn Coulson, Peter Cooper, Nova Strange, Nick Strange, David Finch, Marianne Faux, Alan Lawson, Tiffany Bentley, Phil Jones, Jackie Francis, Mark Wainwright, Ali Wainwright, Ian Wainwright, Stephen Greenstreet, Martin Anwyl.

**Apologies** – Margret Smith, Val Cooper.

**Chairman** Rob chaired the meeting

- Rob addressed the meeting by stating that the two objectives of this meeting were to determine the sites for development and to designate further green spaces.
- The Chairman thanked everyone who helped at the public event on 23<sup>rd</sup>/24<sup>th</sup> Nov.

**Result of the Public Event held on 23<sup>rd</sup> and 24<sup>th</sup> November**

478 people voted which represents a 33% turnout (Register of 1440)

NP Sites

Results

	1st Choice Number	1st Choice %	2nd Choice Number	2nd Choice %	Aggregate Number	Aggregate Percentage
Option A	50	10%	90	19%	140	15%
Option B	179	37%	87	18%	266	29%
Option C	95	20%	161	34%	256	28%
Option D	147	31%	115	24%	262	28%
Spoils	7	1%	7	1%		
No 2nd Choice	0		18	4%		
Total	478		478		924	

After taking advice from Neil and from AVDC Option D (Development of sites 16/17/18) would seem to be the only viable option.

- AVDC will resist any development in sites 21,28a,24,25
- English Heritage mention the Scheduled Ancient Monument in site 7 (for info only)
- Natural England is concerned about site 35 in that it would impact upon views within the area. English Heritage refer to the non scheduled ridge and furrow earthworks.
- Neil considers that there is not enough evidence to try to “join up” the village along Station Road as AVDC would resist the option and to negotiate with them and the landowners would take time, cost extra (unbudgeted) money and is not guaranteed to succeed.
- It was for these reasons that Option D (sites 16/17/18) is to be put forward.

## **Scouts**

The Chairman said that if Site 21 were not able to be developed then the SG would not want the Scouts to lose out. It was suggested that S106 money could possibly be allocated towards a new scout hut. This is up to the PC – not the SG

## **Comments regarding Option D**

- Phased development - two / three phases between now and 2033.
- Access – predominantly not from Barkham Close (to avoid traffic on narrow roads), just a minor access if needed.
- Cycle way in site.
- Walking access to site from Barkham Close.
- Can we have an agreed Development Brief on sites 16/17/18, to protect the access, number of houses, green areas, phasing etc. To safeguard against SMV selling the land (presumably with planning permission on it) to a builder who then decides to try to develop the whole area / higher density / more houses / less green areas etc. as the combined (and adjacent) sites would be sufficiently large to take over the “up to 100 house” proposed.
- Contact Neil with the above comments for his advice.

## **Green spaces**

In addition to those already in the State of the Parish Report to following be added;

- Within the new development - between sites 16 and 17 is a pond and a stream (or drainage ditch). This area should be allocated as a biodiversity site but also a site for people to walk.
- Within site 16/17/18 - AVDC have a policy on outdoor play space provision related to new housing - so presumably there will be other areas designated by the developer.
- Recommend to Neil that site 35 (presumably other than the area which is suggested reserved for a new school playing field) be allocated as a Local Green Space. Natural England, were concerned that If the area were developed this would impact on the views in the area, it has ridge and furrow (see English Heritage comment above) and amenity value – hence the request for it as a green space.
- Area of green between Gooseacre and Brownlow Lane
- Area of green on the corner of Leeches Way and Gooseacre
- We are assuming that Neil will now be able to draw a "settlement boundary" - and that all areas outside this will automatically be subject to countryside restraint or similar policies.
- AVDC have suggested allocating the orchards sites as green spaces, but the SG did not want to do that without consulting the landowners.
- Send this info to Neil and ask for advice / clarification.

### **Site 35**

Part of site is allocated as an extension to the School to be used as a playing field if the need arises. This is up to Smiths Gore and the LEA to negotiate, not the remit of the SG, but it could give the School an option to expand.

### **Timetable**

- After 24th November - let RCOH know the result of option choice asap.
- **5<sup>th</sup> December** – Pre-sub plan from Neil to circulate prior to 9<sup>th</sup> Dec mtg.
- SG to meet on **9<sup>th</sup> December** to receive the first draft pre submission plan in order to approve it and recommend it to the PC for approval.
- PC to have an extraordinary meeting (**10<sup>th</sup> / 17<sup>th</sup> Dec**) to sign off the pre submission draft plan.
- Public consultation from **5<sup>th</sup> January 2015 to 16<sup>th</sup> February**.
- SG to meet on **23<sup>rd</sup> Feb** (tbc)

CNP to AVDC in March

### **Next meeting**

- Tuesday 9<sup>th</sup> December – in the Methodist Chapel at 8pm.

The meeting closed at 9.15 pm