

**CHEDDINGTON NEIGHBOURHOOD PLAN STEERING GROUP**  
**Notes of Neighbourhood Plan Steering Group Meeting (SG)**  
**Tuesday 9<sup>th</sup> December 2014 – Methodist Chapel**

**Present** Rob Grant, Christine Fee, Chris Poll, Ann Tarbox, Andrew Docherty, David Finch, Marianne Faux, Tiffany Bentley, Phil Jones, Jackie Francis, Ali Wainwright, Tom Hallett, Margret Smith, Sandra Jenkins, Neil Homer.

**Apologies** –Val Cooper, Peter Cooper, Nova Strange, Nick Strange, Derek Town, Amie Town, Kathryn Coulson.

**Chairman** Rob chaired the meeting.

**Site 21**

- Optimis Consulting have contacted the SG to inform that they have engaged an ecologist to do a survey and recommend mitigation proposals. Optimis have asked whether site 21 could be included in the site allocation for the CNP. AVDC's policy officer has informed Optimis that the site has no restrictions but AVDC's Green Spaces team have advised that it would still resist development on site 21. Neil advised that the sites chosen (16,17,18) are a strong choice and that it would be ill advised for the SG to alter its proposal now. The SG will contact AVDC again before the PC meeting to clarify the situation.

**Vision Statement**

- Neil advised that this should be expanded.

**Draft Pre-Submission Plan**

- The meeting concentrated on working through the Policies and agreeing any amendments as necessary.
- These included the allocation of houses in Policy 2 and suggestions regarding the percentage of affordable housing.
- In regard to Site 16 it was suggested that 33% is allocated for dwellings suitable for the elderly.
- In Policy 4 the station building is added to the list of buildings for possible community use.
- In Policy 7 the green spaces were discussed and the full list will be agreed later but Neil suggested, and SG accepted, that these should include site 35 because of views, historic significance and relation to the High Street. The NPPF Paragraph 77 describes Local Green Spaces as;
  - The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used;
  - Where the green space is in reasonably close proximity to the community it serves.

- Where the green area is demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (incl a playing field)
  - Tranquillity or richness of its wildlife and;
  - Where the green area concerned is local in character and is not an extensive tract of land.
- Once these policies are in force they will be referred to when AVDC consider future planning applications.
  - Other sections of the draft plan which contain typing errors, numbering issues etc will be corrected later. Andrew and Christine to co-ordinate this.

### **Policies Map**

- Rob / Neil to draw settlement boundary map. The map will include sites 16,17,18 and all those that are excluded are deemed to be outside any development area.

### **Section 106**

- The legislation regarding S106 money is due to change in April 2015. The monies will only be available for the specific site's enhancement.
- CIL (Community Infrastructure Levy) is not being introduced until 2017.

### **Timetable**

- PC to have an extraordinary meeting **11th Dec** to sign off the pre submission draft plan.
- Public consultation from **5th January 2015 to 16th February**. (consultation process to be agreed by e-mail)
- Public events in January for residents to view the document.
- SG to meet on **23rd Feb**

CNP to AVDC in March

### **Next meeting**

- Monday 23<sup>rd</sup> February – in the Methodist Chapel at 8pm.

The meeting closed at 9.40 pm