

Little Milton Neighbourhood Plan Steering Group
Minutes of meeting held on 12th October 2017 at Pear Tree Cottage: Haseley Road

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Attendees

Barry Coward (Parish Councillor) – Chairman
Kate Daunt (Councillor)
Raymond Fergusson (Parish Clerk)
Ian Dennis (Resident)

1. Apologies

The Chairman informed the meeting that apologies had been received from Elizabeth Swabey-Collison

2. Minutes of last meeting

The minutes of the meeting held on 27th September 2017 were accepted as true record of the meeting

3. Community First Oxfordshire/Locality Funding

Raymond reported that he had now provisionally completed the application for the third phase and hopefully after checking by Barry it would be submitted within the next week.

4. SODC Emerging Local Plan

The Chairman informed the Steering Group that SODC had published its final version of the Local Plan 2033 and that the consultation period would run from 11th October 2017 for a six week period. The consultation was on the legality and soundness of the plan and as such any comments had to be relevant to those criteria. The Chairman highlighted his concerns over the soundness of the plan with particular reference to the clean water discharge from sewerage treatment works and its potential impact on flooding in Little Milton and Stadhampton Parishes and the Sustainability Assessment scoring for the Chalgrove Airfield site as a Strategic site option.

The Chairman updated the Steering Group on the meeting that he and Raymond had with representatives of the HCA on Thursday 12th October 2017. The meeting was an opportunity for the HCA to update the Council on the Chalgrove Airfield site and any possible infra-structure proposals.

5. Site Assessment and selection

The Chairman referred the document he circulated in respect of the advantages and disadvantages of site selection. He also highlighted the wording of Policy H8 in the draft Local Plan 2033 that indicates that a minimum of 500 new homes are to be delivered in ‘smaller villages’ through Neighbourhood Plans that allocate sites for at least a 5% increase in dwelling numbers above those recorded in the 2011 census and in ‘smaller villages’ where there is no Neighbourhood Plan a 5% - 10% increase in dwelling numbers, above those recorded in the 2011 census, will be achieved through the development of suitable sites and through infill development. Barry pointed out that if we had no site allocation in the Neighbourhood Plan it was likely we would fall into the 5%-10% category. The Chairman went on to detail the further meeting that had taken place with Ricardo Rios on 11th October where again there was a strong recommendation to conduct site assessments and site allocation. The Chairman expressed the view that if the Steering Group chose to recommend site selection it would add six months to the current planned timetable to have the plan adopted by SODC.

There was a lengthy discussion amongst the steering group on the question of site allocation and they decided unanimously not to pursue site assessment within the Neighbourhood Plan and make that recommendation to the Parish Council. The main reasons supporting this extremely difficult decision were:-

- The plan had been consciously based on no site assessment or allocation and however well it was explained there was a high risk that there would be no credibility in the other key aspects of the document.
- There were no guarantees that even with site allocation it would afford complete protection from unwarranted developers.
- It was recognised that pursuing site allocation would place an unreasonable demand on a very limited resource even allowing for any additional support that could be provided by consultants.
- The local assessment was that there was no evidence to support a view that developers were assessing the village for possible sites and therefore there a small risk of unwarranted development.
- The village was constrained for development from planning factors of Green Belt, Conservation Area, flood risk, high grade agricultural land, and nature reserve and therefore development sites were limited.
- The size of the steering group made it very difficult it avoid conflicts of interest in any proposals for potential site allocations.
- The current plan already accepted a 5%-10% growth in housing stock over the life of the plan and the view was we should manage that event when presented with sites.
- On balance of risk it was agreed that no site assessment was the appropriate recommendation

6. Appendices and Evidence Base

There were no further plans to change the evidence base or supporting appendices.

7. Plan Documentation – Progress

The Plan		<ul style="list-style-type: none"> • Seventh Draft but further changes expected following the meeting with Ricardo Rios on 11th October and a t a further meeting yet to be agreed • In the light of agenda item 6 it was expected that the current plan would be concluded without site selection
Consultation Statement	SG/CFO	First and second round of consultations plus fete event documented. Drafting started
Basic Conditions Statement	CFO	Not yet

8. Detailed review of plan policies

The Chairman explained that the meeting with Ricardo Rios SODC only managed to review the first four policies and the policy on Roads. Ricardo was broadly happy with the policies themselves but suggested some changes to the wording to ensure that they would be more acceptable to an inspector. The Chairman highlighted a discussion that he had with Ricardo over the assessment of capacity constraints as it related to potential development. As a consequence the Chairman will speak to the Head of Little Milton School and the Head of the Orchard Pre-School to establish the limits of the school’s enrolment policy.

9. Regulation 14 Consultation Event & Publicity

The Chairman stated that the planned Regulation 14 consultation scheduled between 6 November and 17 December and the public meeting scheduled on 17-18 November in the Village Hall would now need to be re-scheduled as a result of the delay caused by the important issue of site assessment. The Chairman stated that he would re-visit the timetable with a view to carrying out the Regulation 14 Consultation early in 2018.

10. Any other business

There were no matters raised.

11. Schedule of meetings

The next meetings was scheduled for Thursday 23rd November 2017.

12. Date of next Meeting

The next meeting will be held on Thursday **23rd November 2017** at 7.30 p.m. Venue to be agreed nearer the time.