

# **Brize Norton Neighbourhood Plan Steering Group**

Meeting Minutes  
28 September 2017

## **Opening**

The regular meeting of the Brize Norton Neighbourhood Plan Steering Group was called to order at 7.35pm on 28 September 2017 at Phil & Jean Butcher's home, Barnstable House by Les Goble, Chairman.

## **Present**

Les Goble

Chris Meeks

Dickie Corfield

Phil & Jean Butcher

Jenny Bromley

Daisy Campion

Polly Inness

Andrea Pellagram –CFO

Tim Gush

Wendy Way

Pip Squire – Chairman, Brize Norton Parish Council

## **Apologies**

Christine Payne

## **Approval of Minutes**

The minutes of the previous meeting were unanimously approved as distributed.

## **New Business**

1) LG remarked that all surveys had been delivered and a number already returned. He hopes for a 50% return.

2) LG introduced AP and handed over to her to discuss the four topics the group had elected to concentrate on at the last meeting.

### **a) HOUSING**

LG outlined several of the most recently rejected local housing applications. LG asked whether we should be considering allocating additional land above and beyond the 700 homes already planned. The group examined maps which included the 2,552 planned homes.

LG informed the group that the number of homes required has been confirmed by the Head of Planning policy and the leader at WODC. Nothing has changed despite reports in the local press that the original figures were erroneous due to a change in SHMA calculations.

AP asked if there is any likelihood that the five-year supply of land is not going to be secured. LG responded that he doubts there is any problem with land availability.

AP explained that the National Planning Framework is there to ensure that a sufficient supply of land for homes is available. If there is no five-year housing land supply, pretty much any developments will be approved. WODC has a duty to assess how many houses are required, divided by the number of years in the plan and that is how the figure is arrived at as an annual requirement. If this is not met each year, there becomes a 'housing debt'. The Planning Inspectorate is currently requesting clarification about this with WODC and their Local Plan to ensure that there will be sufficient houses built.

A Government Whitepaper introduced a year ago looks to Neighbourhood Plans to allocate housing land. If a NP allocates housing land it only has to prove a three year supply.

WW and PS joined the meeting at 8.00pm.

AP outlined our options:

- 1) Take the hit and allocate a little housing to be safe.
- 2) Take the risk that WODC will provide enough housing and we will be safe.

The Locality website can offer advice and Aecom.com can produce technical studies for free to neighbourhood groups to support determining where development land could be sited.

AP suggested that to allocate housing land we request a 'Call for Sites'. This is where we would contact all landowners and say that we are looking for land to meet our NP plan requirements. WODC can offer detailed help with this. However, AP stated that we do not need to allocate too much as we already have a large development within our plan area. We cannot utilise this development within our NP requirement as it is a WODC strategic site. But, if a new speculative development such as the Lagan Homes proposal, gets planning permission, we can use that as an allocated site in our NP.

AP summarised that: Every time the District Council fails to demonstrate a five-year housing land plan we would be open to speculative development and suggested a conversation to understand options with WODC planning policy makers. LG has already discussed having a meeting with Astrid Harvey (Community Planning Officer) and Chris Hargraves (Planning Policy Manager) to discuss this once the survey results have been analysed.

PS suggested that we could adopt a 'ribbon development' as our policy which reflects the structure and historic pattern of Brize Norton village.

AP advised that we ask Astrid Harvey about land allocation and if this can be phased towards the second half of the Local Plan period.

PS updated the group on the Parish Council's meeting with Bloor Homes regarding their development, that he, WW and other councillors had attended earlier that evening. He remarked that once the S106 funding is signed off, WODC can grant formal planning permission and that this will happen before Christmas.

Bloor Homes will then purchase the land from Christchurch. At this stage, the Parish Council will meet with the development planners, who will begin the development process by discussing details of the master plan for the site. This pre- building phase will take 3-6 months and this is the opportunity for the Parish Council and the NP Steering Group to have an influence on the site development for the benefit of the village.

There will follow a 6-week period where pre-commencement conditions must be met before work can begin. Phase one will consist of 150 houses that will be built adjacent to the site entrance which is the roundabout off Monahan Way.

The biggest risk to the S106 money is the developer building up to, but not beyond, the trigger point for releasing these funds to the Parish Council.

BNPC will be seeking permission from the MOD for a permissive pathway to allow access from Carterton Road into the new development.

AP asked if we feel that the emerging Local Plan is sufficient to provide what our village needs. PS replied that some of the infrastructure will come because of the 700 homes development but connectivity and further infrastructure will have to come as a result of policy within our NP.

WW commented that the new planned community centre within the Bloor Homes site could open up Elderbank Hall to the possibility of change of use to perhaps becoming a full-time playgroup centre and potentially a space for a shop.

BNPC is being given a commuted sum to manage the site going forward. No third-party company will be involved so the sum can be invested in the maintenance of open spaces and as part of the land management plan with Bloor Homes. It will be ensured that planting and other landscaping is low maintenance.

PS finished by adding that the boundary with Carterton should be maintained. Even though this development is on the edge of the village, we feel that it is important to make sure the new home owners feel part of our community. Some suggested names for the development are West Brize Norton and Norton View. A proposal is that a welcome pack is delivered to each home to provide useful information and help homeowners identify with Brize Norton.

#### b) **EMPLOYMENT LAND**

LG explained that originally there were 15 hectares of employment land allocated in the draft Local Plan for the Carterton sub-area, five of which were within Ventura and West Oxfordshire Business Parks. WODC were looking for additional sites to accommodate the remaining 10 hectares and part of this was to remove the pavilion and sports pitches on the corner of Monahan Way and Carterton Road, this would have provided 4 hectares. However, this was subject to finding a suitable site to relocate them to. This still left 6 hectares outstanding.

The Planning Inspector was not happy with the fact that 6 hectares was unidentified and furthermore, there was no site identified to relocate the pavilion and sports pitches. WODC carried out a new survey and it has been calculated that the Carterton sub-area now only needs 3 hectares!

WODC have now deleted the 'removal of the pavilion and sports pitches and all reference to the original 15 hectares' in the revised draft Local Plan and are recommending 6 hectares in total which comprises of 4.5 hectares within Ventura and West Oxfordshire Business Parks and 1.5 hectares within the Bloor Homes development.

AP advised that we do not need to allocate employment land but we should look at writing policies regarding what we want to retain, protect or encourage to come. We don't need to have an opinion on this but might want to consider the sort of industry we might not want and this could be included in the NP. Originally, we wanted to allocate land to try to save the pavilion but as this was no longer a problem she suggested we allocate or put sites forward at the next Local Plan and NP review in 2031.

#### c) **GREEN SPACES**

LG stated that the footpath network is poorly maintained and talked about local Green Space designation. 'Mrs Browns fields' had been put forward as a site we wanted to protect, following its sale and a speculative design for industrial units and housing.

LG said that 'Mrs Brown's fields came out of the Natural England grant scheme in September 2016.

AP remarked that we cannot use Green Space designation to prevent something we don't like. We would need lots of evidence from community groups to demonstrate that it is a place of accustomed activity for the village.

PS informed the group that his aspiration would be to extend the proposed nature trail which would run between the Country Park extension to Carterton Road, onto 'Mrs Browns fields' to give one continuous walking route.

AP added that we need a strong policy on development that affects public rights of way which states that development must not cause impingement on enjoyment by light pollution etc. She suggests we have a plan with the public footpath network that contains lots of detail.

PS and LG said that we need to ascertain the status of 'Ting Tang Lane' as on the maps posted around the village, OCC have marked it with an unknown symbol. LG will approach OCC to get a definition of what its designation is.

AP suggested we collect lots of subjective data when allocating green space. Use words such as healthy, tranquility, peaceful, wellbeing etc. to stress why it's important to the community.

There are the things about planning and land use, but also planning regarding non-use such as parish council and community aspirations. Consider putting these in an appendix or in an outlined box or even as a separate document to complement the NP.

#### **d) TRANSPORT & MOVEMENT**

PS informed the group that no access roads from the new development will lead onto Carterton Road. The intention is to force traffic up on to the A40 via Monahan Way and the B4477.

LG mentioned that Bloor Homes transport consultants, Cole Easdon, have predicted that the traffic flow along Station Road during the rush hour will increase by 44 vehicles and Burford Road by 66 vehicles.

Two new chicanes in the village will form part of the pre-commencement conditions. LG questioned this as currently, the Bloor Homes transport specialists are only indicating a fence each side of the road. This will be investigated.

AP said it is worth the NP anticipating what happens when planning permission is applied for and stating something such as, 'New developments should discourage traffic through the village centre' as part of its policy.

PS added that most of the traffic issues currently experienced are from existing traffic. One of the major issues is the safety of pedestrians on the pavements with large vehicles passing through and negotiating the speed cushions.

AP recommended that we are very specific about which points require safety measures regarding proposed pavements and cycle paths in the new development. Closing advice was that we work within the WODC Local Plan but put our local spin on it. She finished by congratulating the group on the progress they have made and their knowledge and understanding of the NP process and relevant policies and, moving forward, will assist the Steering Group with writing our policies.

LG thanked AP who left the meeting at 9.45pm.

e) **AOB**

LG asked for a small sub group of volunteers to assist with researching the Village Character Analysis which is the next task.

The following people volunteered:

CM

TG

DC

PI (will help if workload permits)

**Agenda for Next Meeting**

Approve minutes

Revisit and update SWAT analysis

Update group on Village Character Assessment

**Adjournment**

Meeting was adjourned at 9.50pm by Les Goble, Chairman..

The next general meeting will be at 7.30pm on October 19, 2017, at Barnstable House, Manor Road, (Phil and Jean's home).

Minutes submitted by: Polly Innes

Approved by: Les Goble