

## Watlington Neighbourhood Plan Forum

### Meeting of the Development Sites Group on 6th April 2016 at 7.30p.m.

Present: Tony Powell (Facilitator), Gill Bindoff, Ian Hill, Keith Jackson, Terry Jackson.

Apologies: Luke Johnson, Tony Williamson, Rob Field, Nick Greaves. It was noted that Debbie Davies and Nick Thomas have stepped down from the group.

Declarations of Interest: None.

The Minutes of the meeting of 23rd March 2016 were agreed to be a correct record and will be posted on the NP website.

Matters arising: for information, copies were tabled of paragraph 14 of the NPPF which makes reference to the circumstances under which planning permission may not be granted due to the adverse impact of so doing would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Update on site selection matters:

- (i) **Assessment of the built form of Watlington.** The revised map and commentary had been circulated and were adopted at the meeting as draft working documents. It was agreed that the map and commentary may be need to be retitled to ensure consistency with other documents, while a note should be added to highlight the recognition of site 42 and it's omission from the map for reasons solely due to print area and scaling.
- (ii) **Feedback.** The comments and input from the workshop held on the 19<sup>th</sup> March will be assessed and integrated wherever possible into the final set of selection criteria.
- (iii) **Selection criteria.** It was agreed that we need now to produce a commentary on each criterion with a sense of urgency. Members of the group agreed to draft these criteria by the 18<sup>th</sup> April. (The allocation of criteria to members was determined post-meeting.) These will then be circulated for consideration in advance of the next meeting. It was also agreed that these commentaries would use the Built Form document as a style guide
- (iv) **Selection process.** It was agreed that the sites' spreadsheet needs to be completed as soon as possible. A working group will meet before the next meeting to complete as much as possible of this task.
- (v) **Information about site availability.** This is still awaited on some sites, although status is known most of the larger sites. Peter Richardson has written to Vitra ex Vizona on the 5<sup>th</sup> April to seek clarity on this site. However, all sites will be recorded and assessed irrespective of whether their availability is known or unknown.

**Timetable.** Completion of the sites' spreadsheet is scheduled for the end of April. It was agreed that this target is likely to be met. The final site selection process is planned for June when draft policies are available.

**Strategies for engagement with developers.** There was a consensus that a summary of NP core objectives, desired outcomes, and the potential benefits or harm of development need to be prioritised. The group perceived that a short term strategy is required, in advance of the NP being finalised and agreed, in order to ensure that key objectives for the NP are taken into account if and when planning applications are submitted. This short term strategy needs to refer back to NPPF, relevant planning policies as well as the Vision for Watlington. This will now be progressed by the Forum Coordination Group working with the NP Steering Committee.

**For information.** Priorities indicated by NP public consultations were circulated, with an agreement that a possible update of the Vision for Watlington may be required together with a communication to residents on the changes and challenges we are now facing.

The group were informed that the Environment Agency were working on a new Flood Plain map for South Oxfordshire, with publication scheduled for September this year. It was agreed that this should be noted in the commentary on the criteria used for site selection as it is possible that the EA may make changes to the areas affected by fluvial flooding in Watlington.

**Other business.** It was agreed that a directory of useful contacts, including key contacts at SODC and OCC, should be produced.

The next meeting will be held on Thursday 21st April 2016 at 7.30p.m.

