

# Watlington Neighbourhood Plan



Minutes of NPCC meeting 8pm, Monday 30th March 2015

Held in Watlington Parish Office

**Present:** Nick Hancock - Chairman  
Neil Boddington  
Neil Mitchenall  
Andy Hocking

**Officer:** Rachel Gill

Members of the public 14

18/15 Apologies for Absence  
Rhian Wood.

19/15 Declarations of interest.  
None.

20/15 Minutes of the 2<sup>nd</sup> March 2015 as a correct record of the meeting  
As the minutes were circulated late please submit corrections RG.  
**Resolved** that these minutes to be agreed and signed at the next meeting.

21/15 Matters arising from the minutes of 2<sup>nd</sup> March 2015

1. Neil Mitchenall reported back on the RICS process for choosing an examiner. It seems that there would be a choice of 3. Nigel McGurk seems the best choice as he has local knowledge.
2. RG has updated the developers folder. NB is still waiting for C2 output before making contact.
3. NM has held a meeting with the Watlington Business Association. The main comments were around parking, specifically additional parking, especially in the High Street and better use of existing parking areas. Businesses said they were strongly affected by the road works.
4. NB – nothing to add having reviewed the Nick Greaves document on housing numbers.
5. Website redesign – now complete but some links need to be restored – action RG.

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## 22/15 Consultation 2 report

AH gave a summary of progress so far on analysis of the consultation 2 questionnaires.

The response rate was approximately 28.4%, based on 1000 questionnaires and 284 completed and returned. The analysis so far has looked at the answers to the Yes/No questions in the opinions section, the number of houses people feel appropriate and of what size and preferences of Options ( Pepperpot, East, West and South ) and Most/Least appropriate sites. AH went through how the analysis has been done so far.

There was some discussion over response rate, AH stated that 25-40% is within a normal response rate. It was asked whether people outside the NP area were allowed to respond, NH stated that they were and that some areas outside the NP area may also be included in the referendum area. The inspector will decide the referendum area.

The next stage will be summarising comments by the 60+ comment codes and also completing inputting of all detailed comments. RG is compiling a file of 'Special Comments', ie more lengthy comments as these also need to be taken into account.

How to deal with sites withdrawn from development was discussed, i.e can these sites still be considered and included in the plan as 'back-up' sites to help balance the numbers, or if a site is included do we have to commit to include the numbers? This is a grey area and advice needs to be sought. Action NH.

It was requested that landowner information be added to the website. Action RG.

## 23/15 Scoping report

NH has completed a draft copy of this report, although appendix 1 (SODC core strategy policies applicability to Watlington) needs completing. This will be added to the website shortly. The report runs to 40-50 pages. NH will highlight areas which need further work.

## 24/15 Items arising from meeting with Peter Canavan

PC will review C2 report and Scoping report for us pre-examination.

Legal challenges were discussed, there are 2 periods when these can happen, typically they come from developers. This is a grey area and can add significant cost and delay. The risks are that the NPCC run out of steam and resources and also that the Election may result in changes to 'localism' reducing the impetus to use it. Law is passed once the plan is in place, but the risk is getting it in place. NB explained that the plan would gain 'weight' as it progressed.

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## 25/15 Public Questions

There were a number of questions from members of the public.

1. Following the meeting organised by the Marlebrook residents what effects will there be on the process as a result?  
The process will continue, the next formal consultation will be consultation 3, however documents can be submitted and meetings held at any time.
2. What was the result of the Pyrton meeting?  
There has been no formal meeting with Pyrton Parish Council, NH has met with some residents who will keep in touch. They may be developing their own NP.
3. How will individual comments from C2 be recorded and dealt with?  
All comments will be input to the database and so reports can be made by question.
4. What is the timeline for Consultation 3?  
NH estimated that it will most likely be September and it will be a 6 week consultation period. The process will be defined early August followed by adding content and preparing documentation.
5. Can you do another questionnaire for C3 and try to word the questions more subtly, e.g “would you like to see a reduction in traffic?”. Also include the impact of proposals as this was not covered in C2. Consider that the West option has consequences, how can these be mitigated. An impact assessment is required.
6. When will the actual number of houses required be defined ? The Core Strategy (to 2027) is being replaced with a new local plan with a longer period (2031). Consultation on this ends on Thursday 2<sup>nd</sup> April. Assuming a mid-point this would be around 126 houses. We are obliged to make provision for an extra unspecified number, assume 150.
7. Pepperpot was discussed as a concept, in summary it is a spread of sites over the area.
8. Windfall sites – i.e. non allocated sites do not count towards the number.

**There being no other business the meeting closed at 9.55pm**

26/15 Next meeting will be the first Monday after the newly elected full council meeting.

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