



**ONWARDPLAN**  
**MINUTES OF THE STEERING GROUP MEETING**  
**HELD ON 1<sup>ST</sup> SEPTEMBER 2015**  
**AT 7.30 PM AT THE PARISH ROOM**

**PRESENT:**

Pam Verdon, Jeremy Fellows, Stephen Blandford, Alison Tizard, Gill Warsop, Guy Holmes-Henderson, James Harvey, Jim Head

**APOLOGIES:**

David Stewart, Belinda Hallam, Philip James, Helen Fleming, Richard Cooper, Pam Verdon

**1. Minutes, declarations of interest**

The Minutes from 20<sup>th</sup> August were discussed and minor amendments were suggested and approved. Pam will recirculate them and then put them on Dropbox. There were no new declarations of interest regarding sites that have not already been recorded

**2. Update from OPC**

Jeremy reported that Hart had given approval for change of use at Palace Gate for 10 houses over the next three years. He said that councillors had not previously been aware of the parking covenant with Hart but were dealing with all the issues.

Nicholas reported on the informal meeting held with 5 councillors on 24 August for which Philip had already circulated notes. He confirmed that he had made it very clear to them that they were responsible for removing a Deer Park policy against SG wishes, and that they would have to deal with the public response and OPC accepted this. All the SG members at the meeting had formed the opinion that the councillors were happy with the plan and, if there were no further comments from other OPC councillors, would be minded to approve the Draft Plan at the formal OPC meeting on 7 September.

Jeremy reported that OPC have written to the developers (Hallam) wishing to develop Deptford Lane site expressing their view that the developers' consultation had been misleading. Hallam have replied that they are pleased to now be in communication with OPC; however OPC will not be in further contact with them. Hallam have also met with members of Greywell Parish Council.

It was noted the prospective purchaser (unnamed) of the Kitchen Garden had asked OPC for information about the Neighbourhood Plan and it was agreed that they should be told nothing ahead of the formal publication of the Pre-submission version of the Draft Plan.

Hart planning committee have a meeting on 9 September to discuss the Hook Road application. Jeremy said he will be speaking on behalf of OPC and will include in general terms about the emerging Neighbourhood Plan.

**3. Draft Plan Pre-submission version**

There were still concerns from members of the SG about some aspects of the Plan; in particular with the lack of clarity with regard to the numbers of houses being put forward, which with the addition of windfall sites and sites recently approved, increases the total number to over 300.

Guidance recently received from RCOH had advised it is very hard to remove sites from the Plan between Pre-submission and Submission as it leaves open a case for possible challenge by the developers of any withdrawn sites. SG members felt that this advice appeared to be in contradiction of what had been said earlier by RCOH.

Consequently it was thought that the numbers shown in the Plan should therefore possibly be in a range rather than a set number. It was agreed alternative words would in any case be required to explain the numbers more clearly and would be developed for approval by the SG.

Further advice would be sought from RCOH regarding this and also confirmation of what start date should be put on the plan – 2014 or 2015 (or 2016 as we may not finish the NP process in 2015).

Another question for RCOH was to ask if it would be possible to add an extra LGS site between Pre-submission and Submission within the overall LGS policy that is already in the plan.

#### **4. Publication of Pre-submission Draft Plan**

Alison presented a draft poster and a draft of the Chairman's explanatory statement. Any suggested changes/amendments need to be given to her as soon as possible as the anticipated publication date is not far away. The letter to statutory consultees needs to be sent from OPC and the timing for this is critical - Pam has given the Clerk the email addresses and postal addresses of all statutory consultees and has already offered to go into the Parish office to assist them.

It was noted that when comments and representations start to come in from the mandatory Pre-submission consultation period it will be necessary for members of the SG to get together to analyse them and decide how to deal with them. Pam will ask members for their availability from September to mid November. It was noted that as comments will eventually be published it was decided appropriate that addresses and not names would be shown.

#### **5. A.O.B.**

- A member of the SG has been approached by a developer and asked to release information about the Neighbourhood Plan. In line with the previously adopted approach it was agreed no information should be provided prior to Pre-submission. This and any other requests from any person, organisation or company should be treated the same and told that information on the Neighbourhood Plan will be available at the Pre-submission stage.
- James, Stephen, Nicholas, Alison, Gill and Jim plan to attend the forthcoming OPC meeting on 7 September with the Neighbourhood Plan on the Agenda.
- Pam will inform the SG of the dates of future meetings.