



## **Joint St Helen Without and Wootton Neighbourhood Plan**

### **Minutes of the Steering Group (SG) Meeting Held on Wednesday 8 August 2018 at 7.00pm Wootton and Dry Sandford Community Centre**

**Present:** Carole Page (CP), Chair, Jan Banfield (JB Vice chair), Cllr Richard Bahu (RB), Mike Ricketts (MR), Cllr Laurence Brockliss  
G Clarke – minutes

**Members of Public in Attendance:** None in attendance

#### **1 Apologies for absence**

Apologies were accepted from Andrew Lane, John Ashton, Cllr Philip Painting, Rose Osborne, Dennis Walton, Kate Zarnecki

#### **2. Declarations of Personal or Personal and Prejudicial Interests (PorPI)**

No declarations were made other than those previously declared.

#### **3 Minutes of Last Meeting**

The minutes of the last meeting were approved and signed by CP.

#### **4 Matters Arising from Previous Minutes**

Natural England to meet the Steering Group – it was agreed that holding a meeting with Natural England will be kept under review. It was confirmed that comments received had been dealt with and added to the document.

**Action: When the SG meet with Natural England it could also include the CPRE and Sunningwell PCs as they also wish to meet with the SG.**

**It was agreed that the SG would discuss and agree next steps at the next meeting.**

It was confirmed that the invoice from N McGurk is with MR and Nigel and payment is being arranged.

#### **5 Matters Raised by Members of the Public**

There were no matters raised by members of the public.

#### **6 LPP2 Independent Examination Debrief**

An update was given to the SG of the two day hearing which had recently taken place. CP made the SG aware of the complimentary comments received from the VOWHDC and their barrister regarding JB's comments and interventions.



At the hearing it was thought the VOWHDC had around 30 people including a QC, MOD and Carter Jonas also had a good number of people at the hearing – very resource intensive and seemed out of kilter with the localism agenda. This is compared to the number representing the SG who are all volunteers and unpaid.

It is almost certain that an FOI request will be made in order to establish how much public money has been spent by the two organisations for this hearing alone.

There was a good united front from the SG members, PCs and CPRE – all were able to voice their points of view during the two day hearing.

The Examiner seemed confused about 1200 or 4500 houses, however Carter Jonas did confirm they would be putting in an application for 4500 houses next year. The evidence provided with the local plan is for the 1200 houses.

With regard to the number of Neighbourhood Plans that have gone through this process, from data available up to 2016 across the whole country 1900 have engaged in the process. In VOWHDC approximately 6 have been made and maybe 15-20 across the whole country.

It was noted by the SG that Radley is ahead of WSHWNP and is now going to referendum in September.

The WSHW NP is the only one covering 2 communities – and is made up of volunteers with no legal advice. The plan has also been drawn up at speed.

JB thought that during the hearing there was a fair degree of sympathy for the local concerns that have been raised in the NP by the examiner.

The Inspector instructed the VOWHDC to consider the comments and concerns raised by the local communities. The VOWHDC have to give feedback to the Inspector – to either change the plan or give reasons why no change will be made.

CP thanked all for their attendance and support at the hearing.

LB said he would be interested to hear how the developers put their case re not being able to build 1200 houses within the timescale. The Inspector gave the impression that he was not happy with having to judge 4500 with a plan going to 2031.

Note was made that Sunningwell PC had said they had not been consulted which may lead to the plan being delayed.

The SG commented that they had not been consulted during the two day SPD workshop.

The Inspector seemed to be asking for help with regard to judging soundness.

A lot of discussion took place regarding parts of the plan which are not articulated but seemed to be subsumed under the supplementary planning document.



The SG was quite reassured that some strategies were considered in full by the Inspector.

The VOWHDC seemed to show resistance when asked questions by the Inspector which did not show them in a particularly favourable light as far as their preparation of detail for the meeting with the Inspector.

The Inspector is alert to where the SG sits between the DIO and County's priorities as far as the plan is concerned.

There was a question raised around the new definition of Garden City principles and when the plan was developed using the 2016 definition. It was hoped that the Inspector would accept the comments/references from WSHWSG. JB will speak with A Maxted regarding this point.

JB confirmed she had sent a copy of our neighbourhood plan to Ian Kemp following the request from the Inspector so he could look at it. That request was received via the St Helen Without PC.

If accepted into evidence it will need to be added to the evidence base held by the VOWHDC.

## **7 Neighbourhood Plan Update**

JB and Gwen Morgan (graphic design) worked late into the night to finalise the plan and attachments ready for Reg 15 submission to VOWHDC.

CP thanked both for the tremendous amount of work and asked for this to be formally minuted.

The SG is lucky to have such talented and good people.

GM had produced two copies of the brochure free of charge for the JB and the SG.

The document has been e mailed and is available on drop box for all the SG to see.

The VOWHDC has confirmed that all of the documents submitted are now on their system – Sam Townley, Enquiries Officer acknowledged receipt.

CP reported that Ronan Leydon from VOWHDC referred to Bluestone s the external consultant employed by VOWHDC and allocated to look at the submission by the SG. When asked, the VOWHDC was not able to confirm the process now that the submission had been received by them.

It is thought that the VOWHDC will now need to nominate an examiner. Ronan Leydon said the VOWHDC would need to check the SG had complied with the basic condition statement – the SG felt this was incorrect and that this process was not in their remit.

The 6 weeks will end mid-September – the time they will have to nominate an examiner.

**Action: CP will check with Radley to find out if VOWHDC kept to the 6 weeks timescale.**



From viewing the Radley plan, the timescales would seem to be around 5 months from submission to the referendum being held. If this is correct, then for the WSHW NP this would mean Christmas time for the referendum to take place.

It was noted that there may be some funds available for the SG to do some campaigning with regard to the NP.

It was agreed that constant review would take place to ensure that the timeframe was not delayed. The local MP and District Councillors would also be copied into any chase ups sent to VOWHDC by the SG in this regard.

It is thought that the Inspector may ask VOWHDC to change the LPP2 slightly following on from the recent hearing.

It was confirmed that the examination of LPP2 is different to that of the NP.

## **8 Next Steps/Timeline**

The question was asked – *now that the plan has been submitted, should the 29 August meeting take place?*

**It was agreed that the date would be kept in the diary and the meeting cancelled nearer to 29 August.**

The independent Inspector will restart the LPP2 examination in September 2018.

It was agreed to put an insert into the WADS newsletter outlining the present position and anticipated timeline.

**Action: RB confirmed he would draft something to send by 15 August.**

CP referred to a briefing for the community being compiled by St Helen Without which will go into the newsletter. RB will liaise with the parish council.

## **9 Any Other Business**

CP asked who will be able to confirm the venue for the meeting on 10 October as that had not yet been confirmed.

**MR indicated that Wendy Quigley looks after the bookings for WADS and should be able to confirm whether WADS is available.**

Wendy Quigley is taking over from MR as Parish Clerk but she is not taking on any work on behalf of the SG/NP.

**MR said he would ask WQ to open up WADS for the future meetings.**

CP informed the SG that she is waiting to find out the fuller picture with regard to finances. MR stated that he had a planned meeting with Ian Bristow.



It was confirmed that steps are being taken to ensure all documentation is uploaded onto the WSHW NPwebsite so the community have access to them.

Following discussion, CP said she would e mail VOWHDC asking them to contact JB as CP would be on holiday during August. This e mail notification would be copied to Sam Townley at VOWHDC.

RB said that as far as he was aware, Andrew Maxted is the official nominated officer at the VOWHDC and the contact for the SG.

The meeting concluded at 2005 hrs.

**Next Meeting – 29 August 2018 WADS – 7pm**

***Dates for 2018:***

*19 September (Shippon Church Hall), 10 October (TBC), 31 October(WADS), 21 November ( Dry Sandford Primary School), 12 December (WADS).*