

Brightwell-cum-Sotwell Neighbourhood Plan Steering Group

Minutes of the meeting held on August 19th 2015 at 8pm in St Agatha's Church Room

Present: Jason Debney (Chair), Celia Collett, David Fox, Steve Capel-Davis, John Rodda, Bob Neilsen, Adrian Wood, John Arbuckle and Lucy Dalby (Clerk).

1. Apologies for absence were received from Helen Baines, John Geddes and Ed George.

2. Scoping Report

SODC have now commented on the draft Scoping Report. The report will be submitted on Friday subject to any comments from the Steering Group.

3. Housing Needs Survey

David Fox raised concerns that the responses from 5 people who live outside the parish may mean that the results of the survey cannot be relied on to draw conclusions from.

Jason Debney will seek clarification from ORCC regarding the results.

The following key messages were identified from the survey:

- Support for Community Land Trust
- Need for downsizing properties
- Affordable Housing
- 2,3 & 4 bedroom houses
- Self Build
- Over 50% of comments broadly in favour of development
- Owner occupation
- Terrace and semi-detached

It was agreed that a column should be added to the scoping Report Table to confirm that decisions fit in with the HNS results.

The steering group need to be mindful that site selection needs to comply with local and national core strategy policies.

It was agreed that additional policies are needed to protect design.

It was agreed to meet with the Neighbourhood Planning Officer to clarify which policies are relevant to the Neighbourhood Plan.

4. Tied Housing

The farms and school have indicated the need for tied housing in the Parish. David Fox will investigate the legal position of tied houses. It would be a shame to miss the opportunity to provide this type of housing but any plans would have to comply with Local and national Policy.

5. Site Selection

Celia Collett will ask Carole Dennis for case histories relevant to particular sites. Site selection will have to be mindful of infill and edge of settlement policies.

It was agreed that a ceiling number of houses should be set as the aim of the Neighbourhood Plan is controlled expansion of the Parish.

Sites should be ranked using planning history and criteria encouraging the top sites for development.

Land within the Parish has already been banked by developers who are keen to meet with the NP steering group. It was agreed that it would be useful to meet with developers but at least two members of the group should attend such meetings.

The meeting was closed at 9.45pm.

Signed.....Dated.....