

**Minutes of the Fourteenth Meeting of the Ewelme Neighbourhood Plan Working Party 27th November  
2017 at 8pm at the Watercress Centre**

**Chair:** Geoff Watts

**Secretary:** Shirley Meyer

**Present:** Sarah Maine, Andy Evans , Chris Jenkins, David Solomon, Andy Green , Mary Taylor-Lane, Sue Cooper, David Cooper, Roger Moore, Ellie Clements, Neil Blake,

**Apologies:** Gemma Benoliel

**NB.** For the sake of brevity, participants will be referred to by their initials in these minutes.

**Further abbreviations:**

- NP (SG) Neighbourhood Plan (Steering Group)
- EPC Ewelme Parish Council
- SODC South Oxfordshire District Council
- SC Steering Committee
- SOHA South Oxfordshire Housing Association

**1. GW welcomed those present .**No new introductions were necessary.

**2. Conflicts of interest:** According to the Oxford English Dictionary this is defined as: “a situation in which a person is in a position to derive personal benefit from actions or decisions made in their official capacity.” There was a short discussion about this. NB had previously noted this in an email to SME and CJ declared that he may come under this category. Their names were added to the record.

**3. Minutes of the previous meeting :** were agreed and signed off.

**4. Treasurer’s Report:** The account balance is £3826.26 less £50 Draw Prize paid to Rowena Watts and £23.87 payable to Geoff Watts for printer inks: a nett balance of £3752.39

The Parish Clerk makes sure that VAT is reclaimed so this is the actual figure remaining from our original grant.

We have yet to pay for SurveyMonkey but so far we are responsibly on plan.

We need to agree budget costs for future data analysis services, external consultancy (both of which it is hoped we can manage without) and for printing of necessary drafts. Our goal for a village of this size should be to stay within our current means. We will have a better idea on both once we get further into the pre submission document.

**RM** mentioned that if funds are needed from the EPC then the ENP should speak to the clerk as a budget has to be set around now. **GW** to contact **PC**. **GW** has spoken to **RR** about future top up loans.

**5. Methodology:** **GW** was keen to mention that the committee should adopt a system where emails do not bounce around criticising other people's work/ discussing items which could take place in the meeting forum. It was agreed that this is best practice and should be adopted going forward.

## **6. Pre-submission Plan**

**There followed a part of the meeting in which individuals/ pairs of people reported back with their draft research and policies.**

**GW** shared his example which had been prepared by Zoe Dewar (ZD) on a **draft Education policy** and showed how, currently, the sustainability of the school is dependent on children coming from outside the village and a sample of a policy on finding a new location for the pre school.

**SM** read out the work done by herself and **MTL on Housing**. A large scale OS map was provided and all looked at a proposed definition for the Village Envelope which was discussed and generally accepted. There was a suggestion to explore the location of smallholdings from DERFA. We all agreed that this must provide a tool robust enough to influence planning decisions. Questions arising:

- Does Ewelme actually have a need for affordable housing? AG reported that in the survey the highest response had been in favour of AH but did not necessarily recognise the need for it. The survey never asked the question "How much can you afford?"
- To reach a final conclusion on affordable housing a new a new housing needs survey needs to be commissioned (by EPC) - see Appendix 1
- EPC has previously done a lot of work on Exception Sites...what were the criteria? For some explanation see previous minutes.
- It was noted that between 2012 (last housing needs survey) and 2017 nothing has happened between EPC and local landowners regarding housing provision.
- **GW** had found evidence of an independent survey (SHLAA) of land in South Oxfordshire which has potential for development. In Ewelme this consisted of a plot to the side of Cat Lane, an area off Green Lane and an area near Ewelme Down Farm. These should be mentioned in our report. See link [http://www.southoxon.gov.uk/sites/default/files/20170131\\_5%20SODC%20HELAA.pdf](http://www.southoxon.gov.uk/sites/default/files/20170131_5%20SODC%20HELAA.pdf)

**RM** informed us that the EPC were told at one of the consultation meetings that anyone can propose any piece of land for inclusion in the SHLAA. Inclusion does not mean anyone has assessed the land as suitable. It is just a list of possibilities.

**SC** handed round her notes on **Transport** and reminded us that we cannot actually have Transport policies but can show how new development can be linked to transport aims. Draft policy idea: Any new development should have or provide a safe pedestrian route to local facilities (shop, school, church, pub). Proposals for additional permitted paths will be welcome. Also, there is a need for off-road parking spaces.

**AE** circulated his notes on **Design**

**DS** circulated and read extracts of his Introduction, stating rightly that the narrative should lead us into policies.

**EC** gave a brief outline of her work on water.

Due to the late hour it was decided that a meeting should be arranged in a week's time to continue to hear all extracts.

AOB: **GW** to send summary of the Village Questionnaire to CJ to add to the web site

Date of the next meeting: Monday 4<sup>th</sup> December at The White House courtesy of Sarah Maine at 8pm.

Homework:

- **All to continue to research and draft policies in their designated areas.**
- **Expand on proposed texts and add detail as necessary**

## **Appendix 1**



Ewelme HNS Report August 2012.pdf

# Ewelme

## Housing Needs Survey Report



Suzanne Willers  
Rural Housing Enabler  
Oxfordshire Rural Community Council  
4<sup>th</sup> May 2005

