

**Minutes of the 20<sup>th</sup> Meeting of the Ewelme Neighbourhood Plan Working Party 25 June 2018 at 8pm at the Watercress Centre**

**Chair:** Geoff Watts

**Secretary:** Sarah Maine

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

**Apologies:** Gemma Benoliel, David Solomon

**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:** No new conflicts declared

**3. Minutes of the previous meeting 30 April 2018** were agreed and signed off.

GW reported that the Open Evening had been well attended = approximately 50 villagers had attended – and had generated a lot of healthy debate.

It was agreed to put the draft PSP on the website.

**4: Feedback on PreSubmission Plan(PSP)**

GW had met with RR at SODC for informal feedback on the draft PSP. The following issues were identified as requiring further work;

- Village Envelope. This can be seen to be very prescriptive and therefore limiting and is not generally favoured by SODC. It usually generates a requirement for a Strategic Environment Assessment (SEA). Consideration to be given to use of alternative policy on 'Built-up area'.

NB re-iterated that the AONB and Conservation Area already afford us a high degree of protection. RM advised that SODC had said we shouldn't rely on the AONB for protection.

- Consultation statement – this needs to be more robust – ref Reg 14
- Formal Character and Landscape assessments required
- Policies needed to be sharper to avoid ambiguity and potential challenges

Discussion:

The committee acknowledged the informal comments from SODC. After much discussion it was agreed to continue to pursue the Village Envelope policy. This had been achieved in Brightwell-cum Sotwell.

## **5. Next Steps**

It was agreed that GW would contact Locality, a company recommended by SODC, to share our progress to date, and ascertain how we get from where we are to where we need to be and likely cost. Particularly to ask for technical help with Consultation Statement, Landscape and Character Assessment and SEA if appropriate as well as general advice on the Plan. GW to confirm with Jo Brock the limit for single tender.

**5. Affordable Housing:** There was a long discussion on the current status of Affordable Housing in Ewelme. Committee were reminded that for an Exception site to progress, a site and willing landowner had to be identified, then a Housing Needs Survey commissioned and a Housing Association/Developer found. GW advised that Felix Bloomfield had given positive indication of his willingness to enter into negotiation for Affordable Housing to be built on the previously identified site. GW to confirm this informally with him and ask EPC to seek written confirmation.

## **AOB**

- The committee noted and thanked Brian Lawrence for his offer to help write the final report
- SM to produce article for next Ewelme News based on FAQ
- GW reported receipt of email from property developer on behalf of client offering to provide a playpark and eight houses behind the High Street. This was noted