

Ashbury Parish Neighbourhood Plan Group

Notes of Meeting held on 14th June 3.30 -5.00 at Pauline's

Those present: Christopher Prentice, Peter Cowx, Dominick Donald, Pauline Smith: Chair .
(The Group welcomed Richard Meeks as a new member, not able to attend this meeting as only appointed the previous week)

1. No disclosure of interest made for these agenda items
2. **Notes agreed from the April 2022** meeting following report on the matters arising from those notes:

Item 2 NP on Amber risk alert

- 2.1 NP remains on Amber alert
- 2.2 as no written verification received via our Councillor Elaine Ware that the Vale land and build supply calculation is safe. PS had sourced and read the most recent Vale Cabinet meeting which recorded the planning Cabinet Lead was confident of land supply, though no evidence was provided to back this claim.
- 2.3 Mitigating action 1. PS has now mapped the agricultural land plots across the parish, with information gained from Oliver Green (OG) and the remainder from James Reade. OG agreed to act as the 'expert specialist' named person for our NPG panel, for farming. PS received confirmation information (unnamed in the meeting) that a 5 acre plot of land owned by G/P Reade family had recently been sold.
- 2.4 PS had been exploring with Bluestone since early May 2022 (as they were co-authors of our NP, with a NPSG contract to provide editing and formatting input also) how to access a word document copy of our NP for editing and review purposes. They confirmed they do not hold or have in their archive storage a word document copy, that the final version of the plan was formatted in 'page plus to pdf version' – and had thought that someone in the steering group had purchased the desktop publishing page plus, so as to manage final editing and uploading of photos etc.
 - 2.4.1 PS had not been able to source any purchasing of page plus by members in the SG and so had requested Bluestone to unpdf the document and back to word – this had been done but with no editing and held on a google link --- with notification that it was a very large file and would need reformatting. PS laptop was not able to manage these so actions in limbo

NPG group suggested further contact with Bluestone to quote for producing a formatted word document copy: **Action PS**

Item 3 NPG Annual Report

The first NPG Annual report had been submitted

Item 4 Resource Pack

4.1 Following feedback from and NPG member, the NPG Orientation pack for new members was assigned the title of 'Resource Pack'.

4.2 It had been forwarded to ONPA as requested by the Exec Team for circulation to all ONPA members – ONPA Chair will adjust to remove the Ashbury specific material, while acknowledging our NPG generating the materials.

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4.3PS confirmed following discussion that she would forward a copy to the APC Councillors – as a way of briefing and keeping them informed of the current processes now undertaken by NPG re planning applications **Action PS**

Item 5 NPG Year Plan

The Year Plan already has some additions – the sections on planning in the Levelling up and Regeneration Bill now proceeding through Parliament processes. And PS checked with CP the dates the Vale had forwarded to each Parish Council for them to have the opportunity to discuss any planning matters with the Vale Planning Team Leader and a Case Manager. No correspondence available **Action PS to follow up**

Item 7 Recruitment to NPG

7.1, 7.2 PS has recruited a further member to NPG and more experts/specialists for the NPG panel

MAIN AGENDA Items

2.To discuss and agree way forward to our NP Policy 4 – re use of term ‘Limited Infill in a settlement’

Advanced planning process for NPG: Given the information of a land sale of a 5 acre plot and that the plot already has shared access from the main road to the site, group members discussed how NPG would use the NP plan and policies and how they might apply in the event of a planning application being submitted by any new land owner, during the summer months (in anticipation of group members being away/unavailable)

The following records the approach in this situation:

- Any planning application for build of multiple dwellings on this plot of land in this location would be ‘outside the scope’ within our current plan of the term in our policy 4 ‘limited infill in a settlement’. The row of houses already in place are not considered to constitute a ‘settlement’ but rather as a feature of entry into the Ashbury part of the parish.
- This piece of land is sloped upwards, and any build would be an interruption to the views towards the ridgeway from land and paths below any such build.

3. Joint Local Plan 2041 Consultation – our NPG response

This part of the consultation has a focus on VISION and THEMES to be addressed in the next stage of the development of the local plan

It was noted that:

- PS had already asked Corrina Morgan (one of our Specialist/expert NPG panel members) to review – the Sustainability Appraisal (SA) screening scoping report and the Habitats Regulation Assessment (HAR). *These subject areas are her current work expertise and speciality areas.*
- Her comments had been circulated prior to the meeting as had those from CPRE in response

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- PS had already identified and circulated a list of key concerns about the process used to develop the ‘vision and themes’ by Vale and South (*recorded and used in the NPG response so not recorded here*)

The discussion of how we would respond was put in context of:

1. Government have removed their backing for the Oxford/Cambridge ARC process. It was noted this would likely have an effect on final agreed house and infrastructure build – the expectation would be for reducing these
 - a. It was though also noted that Oxford City Council last December (2021) had refused to agree proposed housing build numbers for the city by the Oxford 2050 Futures Board – this had already delayed progress of the Oxford 2050 plan – this Board would be responsible for setting all Oxfordshire DC house build till 2050 and would be needed by South and Vale to be able to progress the development of their new local plan (so vision and themes being developed in a part vacuum)
2. the new Levelling up and Regeneration Bill. DD provided a summary of some of the difficulties being experienced in the delivery of this agenda and the likely delays or changes expected to the Bill.

Key features of The Bill that could affect development of the local plan:

- The proposed Bill contains a section on planning (section 3) providing the expected update and changes to national planning framework (NPPF). Any changes and or delays we would have expected to have been raised by the Vale/South draft material circulated for our comments - it was noted this was not so.
- Attempts needed to tackle land banking – and focus more on provisions to protect agricultural land for our food security
- The removal of the ‘duty to cooperate’. It was noted that Oxfordshire house build allocations are built on the principle of duty to co-operate and removal may have impact on workings of Oxfordshire 2050 plan. There are a host of other ‘duty to co-operate’ areas affecting build and infrastructure.

It was agreed to provide a summary response from NPG to the draft local plan request to comment on vision and themes by highlighting the importance of the context/national and Oxfordshire currently not framing this draft.

ACTION PS to submit NPG response 21st June 2022