

## Minutes of Whitchurch Neighbourhood Plan Group

Date : Feb 7<sup>th</sup> 2022

Venue : 4 Crabsgrove

Present : Caroline, Charlotte, Mel, Judith, Jane, Helen, Keith

1. Review of minutes of meeting Dec 6th 2021
  - a. Item 1 re. how other villages have promoted final NP to their residents : It was agreed that this is now a lower priority given the delays to the plan
  - b. Item 2 re. wildlife elements, this is now being looked at in the context of green corridors and specific separate meetings are being looked at
  - c. Item 3 re HNA errors : This was provided to Aecom with everyone's comments collated in December
  - d. Item 4 Design Code : Keith has chased Aecom for the first draft which was initially expected by early February
  - e. Item 5 : Comments on the SEA were successfully collated and provided to Eecom in December
2. Group Feedback to Aecom on individual sites Jan 22<sup>nd</sup> request
  - a. This had been completed successfully on time and provided to Aecom. Keith and Charlotte met with Aecom on Feb 3<sup>rd</sup> to review and answer questions
  - b. Aecom are now underway with SEA assessment and it was confirmed it would be managed remotely
3. Absence of target number of Homes
  - a. It is now clear that we may not receive a target number from Bucks for the period 2033-40.
  - b. The group remain concerned that our designation of the village as a large village because of our school and surgery is not reflected in our facilities or population size.
  - c. Keith agreed to collate thoughts on how we might address the target number of homes and ensure that we are engaged with Bucks to start to get their buy-in to a manageable number for the village **ACTION KA**
4. Initial Settlement Boundary (ISB)
  - a. The purpose is to agree an initial Settlement boundary based on the village today and not taking into account the fact that certain sites may or may not be proposed as development sites within the NP. The settlement boundary will be agreed based on a totally uniform and fair application of the draft settlement boundary rules.
  - b. The final SB would be extended when a site outside the ISB today is incorporated into NP so being outside the ISB does not preclude inclusion in the eventual NP.
  - c. Keith circulated an outline of the village which did not include the Newman Close extension. Keith will therefore update based on the agreements reached and provide to ONH **ACTION KA**
  - d. Site 2 N.Mrston Lane : This was the proposal that the ISB should follow the built environment south on North Marston Lane from the cattery and its built environment and encapsulate the barn style building and be extended from the original proposal to include the barn style property opposite. This met with policy 1 and the group agreed its inclusion in the ISB.
  - e. Site 2A Newman Close extension : This is underway, omission was therefore an error and it was agreed to include it in the ISB under policy 3.
  - f. Site 3 Behind Two Hoots, Oving Road : This is agreed to be added to the ISB on the basis of policy 3.
  - g. Site 4 Manor Farm : It was agreed that although the site looks quite isolated on a map the reality is that it is immediately opposite Rickyards Close and only separated by the A413 and a short access road, the main house is adjacent to the popular

footpath through the Butts (site G), there are industrial units present including the busy pet suppliers. It was therefore felt not to be excluded by policy 7 and should be included within the ISB.

- h. Site 5 Church Headland : The two properties at the south eastern end were not shown on the map. This is a clear error and they will be added to the ISB but excluding the paddock that is adjacent to the church burial ground.
  - i. Site 6 Little London (site J) :
5. Local Heritage Assets :
- a. The group had previously considered that we did not need to add these to a village with nearly 50 listed buildings.
  - b. It was agreed that we would relook at this and Jane to provide a suggested list of buildings to potentially list as Local Heritage Assets. **ACTION JANE**
6. Green Spaces :
- a. Separate meeting to be set-up in the next two weeks or so. **ACTION Jane**
7. Next Meeting will be Thursday March 10<sup>th</sup> at 7:30pm Crabsgrove