**WORKING GROUP MINUTES**

Minutes of a meeting of the Bledlow-cum-Saunderton Neighbourhood Plan Working Group held on 25th April 2016 at the Lions, Bledlow at 8pm.

Present: Simon Breese (Chairman)

Luca Guerzoni

 Derek Stone

 Andrew Sage

In attendance: Henry Shaw

 Kate Fischer

1. **Quorum**

The Chairman noted that a quorum was present and declared the meeting open. Paul Castle had sent his apologies for absence.

1. **Draft Neighbourhood Plan**

The purpose of the meeting was to review the latest version of the draft Plan (v8).

The WG focussed on the following areas:

* 1. Settlement Boundaries:

There was little appetite to change the proposed settlement boundaries at this point. Paul’s objections to extend GB4 were noted and it was agreed that this issue would be explored further at the next PC meeting and during the public consultation.

* 1. House sizes:

It was felt that the requirement for all houses to be 2/3 bedrooms was overly prescriptive. Instead it was agreed that single house projects could be up to 4 bedrooms and multi-house projects should have a minimum of 50% 2/3 bedroom houses. It was felt that this was a good compromise between the stated wishes of the residents to have more small houses whilst allowing some self-build opportunities on larger plots.

* 1. Plot sizes and density of housing:

The WG felt that the draft policy on plot sizes was hard to apply in practice and it was agreed instead to require development to take into account the size of the house and the plot and how that compared with the neighbouring properties in determining what would be appropriate.

Derek took the action to come up with some wording. He also agreed to provide language designed to keep development within the existing building line.

* 1. Development at the former Molins site:

rCOH has included draft policy wording to support a mixed use development. We know that this type of development is broadly supported.

In the meantime WDC has sent over two draft policies. One is limited to the existing buildings and would afford limited opportunities for, eg, a retirement village. The other is broader but is conditional on the Inspector ruling that the Data Centre is the fall-back position when deciding what development is appropriate.

We have to decide therefore if we:

* Continue with the rCOH proposal;
* Adopt an “either/or” policy such as that being proposed by WDC; or
* Find a third way.

Derek expressed concerns that including a condition in the policy could mean that we ended up with no policy. He felt that the “either/or” approach created a binary solution when what we really need is a range of solutions up to and including the concept plan that rCOH has come up with. He suggested that we consider a policy which states that the NP supports a development which complies with the NPPF and the WDC Local Plan up to but no greater in size/extent than the rCOH concept plan. Under this proposal, anyone making an application after the Inspector has made his ruling will, by that stage, know what sort of development is likely to be approved.

Derek took an action to review the WDC and rCOH wording and make a proposal which included the WDC wording where possible.

e. Design Policy

Andrew and Kate have been looking at the design policies for the Parish as a whole and each of the four proposed settlements. Andrew agreed to include the proposed wording in the next draft.

1. **Meeting with WDC**

Derek, Simon, Andrew and Kate will be meeting with WDC to discuss the draft NP planning policies on Thursday at 12 noon. They will not circulate a further copy of the draft policies before the meeting.

1. **Next Meeting**

The next meeting will be scheduled following the meeting with WDC.

1. **Any other business**

There being no further business the Chairman declared the meeting closed at 10.35pm.

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Chairman