

Notes of the NDP meeting held Tuesday 19th November 2019 at The Memorial Hall , commencing 14.00hrs

Those attending :-

Barry Turner(BT) (Secretary and Chair), Keith Sullivan (KS), Alan Coles(AC) , and Peter Everton (PE)

Apologies received from / minutes to be sent to, Liz Beth (LB), Ben Guzman(BG), Ann Martin(AM), Andy McGrath.(AMcG), Chris Jennings(CJ) Dylan Griffiths(DG)and Liz Nichols (LN)

Declarations of Interest . None declared

No members of the public were in attendance.

The minutes of the meeting held 15th October 2019 were not formally agreed as none of the members participating had attended that meeting apart from the author . No comments have been received from members who did attend the 15/10 meeting since circulation on the 19/10.

2019/123 Update on Site Selection . BT reported that he had received a telephone call from Danny Dixon re - a formal response to the screening determination. This in effect confirmed that the modifications agreed to be made to the Plan (as described in 15/10 minutes 118-120) had been discussed with Historic England and that SGC were waiting for formal confirmation that Historic England were satisfied and willing to leave the determination response up to SGC Judgment. It was anticipated that a formal response from SGC would be received soon .

On this basis work has commenced on the draft regulation 14 version of the plan, essentially this is to bring the plan in line with the latest understandings and drafting site specific policies for the two remaining proposed development sites .

2019/124 Additional information relating to Site Selection .BT reported that during the telecom with Dan Dixon(DD) the subject of the Aecom Site Assessment was raised . As already understood Historic England were critical of the quality of the document Aecom had produced and SGC also had some reservations . BT advised DD that he did not agree with Historic England and that the Report satisfied the remit that Aecom had been given. BT advised that he intended to send formal comment to SGC in this respect as he felt the record needed to be kept straight . The response when drafted will be circulated to the Working Group for critique and comment before sending to SGC. The Working Group agreed that this was the correct course of action

Back ground information - As some working group members know, a lot of time and energy has been consumed trying to determine the most suitable sites , even before starting the NDP the constraints as seen by the authorities to some modest development were well understood . The work the Parish Council had participated in with SGC in respect to the Policies Sites and Places Development Planning Document (2014/2015) made it clear that opportunities for development in the Village were limited . This NDP work in effect spawned the Neighbourhood Plan after the involvement of our MP and advice from the Environment Agency and SGC.

Perhaps naively, when embarking on the NDP, it was believed that if a proportionate SFRA2 could be produced which would identify sequentially the most suitable sites for modest development from a flood risk perspective the process for constructing a NDP would be straightforward. There was a genuine belief that the principle of a Neighbourhood Plan which has to conform to certain basic conditions is that the community can determine the significance of how development might impact on the existing environment whether that be ecological or heritage. On balance it was felt that the proposals contained within the screening version of the Oldbury Neighbourhood Plan provide a balance to the opinions of all concerned and that the assessment process used was sufficiently thorough to achieve this. This has not proved to be the case. For more information re the steps that have been taken to arrive at the final two sites see **Oldbury on Severn NDP Site Assessment Process and Rationale v2 updated Nov 2019** (circulated with these minutes)

2019/125 Drafting the Regulation 14 version of the plan. This as previously mentioned has commenced. Specific policies for both remaining sites are in the process of being drafted. These will need to specify the maximum number of dwellings for each site. This is made more complicated with site 13 in so far as it is not one complete area in one ownership. Unless it is possible for owners to combine their holdings the number of dwelling cannot be fully optimised. It was suggested that more dwellings could be accommodated if 'back land development' was included. This would be contrary to the findings of the community engagement responses which a significant number of responders felt should be in line with the current pattern of mostly Linear Development. It was also agreed that more flexibility as to the type of housing permitted on Site 13 to include custom/self-build in a similar manner to Site 9. It was agreed that outside the meeting more work would be done to understand what is considered possible for both sites. The first 25 pages of the plan are in the course of being reviewed. The remaining appendices will in some cases require modification to reflect the removal of Site 7. The target for this work to be completed is to have a draft document ready for the next Working Group Meeting in January 2020.

2019/126 Next Steps BT to liaise with LB to determine what further work needs to be done in preparation for a Regulation 14 event. The statutory requirements for this have been circulated in earlier documentation.

There was no other business discussed.

Next Meeting is scheduled for Tuesday 21st January. Agenda to follow