

# Compton Neighbourhood Development Plan

## Steering Group



### Minutes of the NDP Steering Group Meeting

Held on Wednesday 20 January 2021 at 7:0pm via video conferencing due to Coronavirus Lockdown.

**Those present :** Dave Aldis (Chair), Alan Garmonsway (Deputy Chair), Sue Garmonsway, David Norbury, Grant Tuff, Tim Lomax, Chris Smith, Sally Duckett, Rupert Reid, Hollie Snyder

**Apologies for Absence –** Aaron Smith

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1. **Matters Arising** – None - all actions had been completed.
2. **Consultation Response** - The Reg.14 Consultation on the Draft NDP was held between 9<sup>th</sup> November – 21 December 2020. A total of 31 responses were received. Hollie Snyder had been asked to collate the responses and had produced a report - Compton Pre-Submission Draft Neighbourhood Plan Consultation Report (January 2021) - to summarise the outcome of the consultation, review all representations received to the consultation and make recommendations for modifications to the Draft NDP. This had been circulated to the Steering Group together with an updated Draft NDP prior to the meeting. The report will form an appendix to the Consultation Report required as part of the submission to West Berkshire Council.

Hollie outlined the 5 key areas that had been highlighted for modifications to the NDP :

- a. **Heritage** – Recommendations from Historic England to add firmer reference to site of Perborough Castle, archeological remains of interest and protection of the Compton Conservation area
- b. **Light Pollution** – comments from CPRE on reducing light pollution and impact on dark skies
- c. **WBC** – comments re their emerging draft local plan that needed to be reflected in our NDP e.g. emerging plan now goes up to 2037 so NDP period extended in line to 2037. The emerging local plan has not increased the housing allocation for Compton, it remains at 140 new houses which serves to back up the NDP position for size of new housing. See other comments in report.

One point they did raise requires further action – highlighted in yellow in the Consultation Report see 3) below.

- d. **Homes England** – made several comments some supporting content in the plan others challenging it e.g. retention of hostel and other buildings , density of housing. However, they have provided no further evidence to the Draft Plan consultation to demonstrate viability/affordability in support of their comments. The comments have been noted but changes to the plan not necessary.

Further discussion took place about the comments made by HE around the viability/affordability and costs of decontamination of the site. **HS** agreed she would speak to Aaron re strengthening our response to these comments in the Consultation report.

One point they did raise requires further action – highlighted in yellow in the Consultation Report see 3) below.

- e. **Biodiversity & Net Gain** – comments made on enhancing and restoring wildlife areas

**3. Points identified for further action by Steering group following consultation:**

- a. Policy C13** – both WBC and HE had raised comments on this policy – around retention of the buildings, ‘Pickled Pig’ and ‘Piglets Day Nursery’ both queried the funding and operational viability of their retention. WBC asked if the Parish Council would be involved in this.

It was agreed that more information was required from the Parish Council as to their willingness to be involved in some way operationally or via a company if the buildings were retained but before this could happen an update from the Preschool as to their current situation regarding numbers, waiting list and additional space needs was required

**AG** reported that he had already contacted the Pre-school asking for an update and was awaiting a response.

Discussion also took place as to whether it would make it more viable to integrate the Business Hub into these buildings. Both **CS & SD** had no objection to this. **SD** also suggested that the café could also be sited there. It was **agreed** that an integrated multi-use business and community approach to the use of any existing buildings would be more efficient. **HS** agreed to discuss with Aaron if some minor adjustments to the policies could be made to allow for this

**SD** asked if more of the fact that there were growing businesses in Compton looking for space should be made in the NDP. **HS** agreed to look at this and discuss with Aaron.

As **DA** had left the meeting at this point it was felt no more progress could be made on this until the next meeting. **AG** agreed to chase the Pre-school for their update and circulate an updated paper to the Steering Group before an approach could be made to the Parish Council.

- b. Errors on Map 5 showing location of employers** – Grant has now updated the map and sent a copy to Hollie & Sue. Thanks were given to Grant.

4. **It was agreed** that the Steering Group accept the changes made to the NDP in response to the Consultation.
5. **Any Other Business** : **DN** asked a question on the Settlement Boundary and the number of houses counted.
6. **Date & time of next meeting – To Be Agreed and via Zoom.**

**ACTIONS TO BE COMPLETED:**

**HS:**

1. To speak to Aaron re strengthening our responses on the Consultation Report to some of the comments made by Homes England. (2d)
2. To discuss with Aaron if some minor adjustments to the policies could be made to allow for an integrated multi-use business and community approach to the use of any existing buildings
3. Look into how the fact that growing businesses were looking for further space in Compton could be incorporated in the Plan. (3a)

**AG:**

1. To chase update from the Pre-school and then circulate an updated paper to the Steering Group