

Compton Neighbourhood Development Plan



Minutes of the Steering Group Meeting

Held on Wednesday 1st May 2019 at 7:30pm at The Foinavon, Compton

Those present: Dave Aldis (Chair), Alan Garmonsway (Deputy Chair), Tim Lomax, Chris Smith, David Norbury, Sally Duckett, Debbie Smith (Sec), Aaron Smith (Consultant).

1) Apologies for Absence

Peter McGeehin, Rupert Reid, Grant Tuff

2) Minutes of the last meeting

The minutes were agreed. DN proposed, CS seconded. DA signed (Chair).

3) Matters arising

- **Sharing Information / Google Docs update – DS**

DS confirmed she has set up a Google Docs account for the NDP and added (all but the most recent) NDP documents to it. All steering group members have been given full access, i.e. both read and write so that they may add documents to the folders already set up for their workgroups and create new folders if required. DS asked that as she is the administrator that she be notified by email of any new additions. Also that although all changes are tracked, no changes are permitted to the minutes. Any minutes requiring alteration should be addressed through the steering group before they are signed and published. Emails can now contain a link to Google docs rather than attaching the file.

Action: DS to update Google docs with any outstanding documents and as and when required.

4) Feedback on meeting with HE/ Aecom (DN)

DN highlighted the key points from his comprehensive notes on the sub steering group members' meeting with HE/ Aecom on Friday 26th April 2019. It was a fairly positive meeting and HE/Aecom agreed to establishing regular meetings with the NDP. They also intended to hold a Public meeting. At this stage they would not be drawn on the number of houses they would be putting forward on the site, claiming that the site had to be viable and that the remedial work would be costly. Indications were that it would be more than the 140 homes in the SPD. However they did recognise that the site has a number of established trees and included in the Environmental Impact Assessment (EIA) they have undertaken a tree categorisation survey, topographical survey, ecological survey etc. The investigation into ground contamination is complete and the analysis of this should be complete by end of May. The EIA being undertaken by HE/Aecom is also nearing completion. HE/Aecom plan to submit an outline planning application by late summer/early autumn. In parallel they will oversee the remedial work using one of their subcontractors on the site which could take a year and commence marketing the site. Access to view the inside of a number of existing buildings on the site was requested for repurposing for village community use. HE/Aecom agreed to consider this if a reasonable justification was put forward for each building. It was agreed that the NDP Steering Group should produce a sub report of key findings to date to submit to HE/Aecom and WBDC Planning Team asap.

Action: All Workgroup leads to draw up a list of their key points and send to the NDP Secretary by

Action: Members to send NDP Secretary justification as to which buildings they wish to view inside by 14th May 2019 for forwarding on to HE/Aecom.

5) Response/ Next Steps – (Aaron Smith)

Aaron agreed the NDP steering group should engage with HE but recognise that we do not hold the power but may be able to influence. The NDP should identify the key points we want as our direction of travel, draw up a statement for the Pirbright site and lodge it with HE and WBDC. Aaron emphasised that the Council's position is for 140 homes on the site. The NDP should also hold a public meeting to obtain a clear mandate from the community. It was discussed whether this should be before or following HE's public meeting, but no definite conclusion was drawn. The fete should be used as an opportunity to demonstrate the outlined way forward. In preparation for this another NDP working groups workshop with the Consultants is planned for 11th June 2019 in the Wilkin's Centre. Venue to be confirmed.

Action: DS to book venue and confirm back. Workgroup leads to invites members.

Aaron suggested we consult Bryan Lyttle at WBDC as to whether some working consensus with HE on more houses would be taken out of Compton's 2036 housing allocation. Further analysis of questions 12 & 14 should be undertaken to understand the level of support for more houses and location. Acceptance of more development could provide material for negotiation to facilitate community gains (e.g. Doctor's surgery, school etc.) if this was accepted by both the community and HE. Aaron agreed to produce an outline for the statement.

Asked about the Roads & Transport element of the NDP Aaron agreed this was one of the hardest and would consist of non-policy objectives. These findings should form an appendix to the policy identifying issues and concerns, particularly the impact of >140 houses. When looking at cycle ways, footpaths etc there is considerable overlap with Environment Green space & Parks.

Action: DS to organise contact between work group leads.

6) Housing Design & Layout (PMcG)

PMcG's email was shared with the group in his absence. His comments noted it was confirmed that the Housing & Development group would be updating the Village Design Statement for incorporating in the NDP. The retention of the cricket pitch in some form of green space accords with the Environment, Green Space and Parks work group and conforms with the discussion with HE.

Action: DN to look at Village Design Statement

7) Compton Housing Stock Report – (DN)

DN outlined the key points from the Housing Stock Report. Several questions had been raised following its circulation and the answers to these are being worked on. Aaron had mentioned earlier that it was not appropriate to use National Averages as a measure for social housing as the percentages of social housing is cognisant of the location. The group acknowledged that Compton had a slightly higher proportion of social housing than the national average due to the past nature of industries that existed within the village; farming, horse racing, foundry and crane business.

8) Draft paper for discussion outlining objectives on Communication with the Community – (SD)

SD suggested we have news items on the website from each group. We could also put up pictures of the site visit.

Action: DS to ask HE if we can use photos taken of IAH site on the website.

Action: SD & DS to jointly write article for Compilations – deadline 21st May 2019

9) Review of Interim Summary report – (RR)

Superseded by statement on Pirbright site – Item 5

10) Work group lead's progress feedback

a) **Housing & Development** - key points from DN:

- i) Outlined changes to workgroup structure – leavers & joiners
- ii) Unable to sign up a housing association tenant. DA to action

- iii) Survey analysis on Question 11 almost complete.
- iv) Establishing contact with Housing Associations. No response from Sovereign. Obtained contact name for Dominion. Nothing as yet for Clarion.
- v) In the process of contacting Land Owners re: rural Exception site.
- b) **Environment, Green Space & Parks** – TL reported on current progress.
 - i) The EIA scoping document has generated lots of discussion.
 - ii) Mapping of green spaces nearing completion. TL has software and getting involved with this. Once draft map complete, they will be ready to collaborate with other groups
 - iii) Accumulated a lot of useful data ready to make progress on draft document.
 - iv) Consideration given to wildlife corridor on Pirbright Institute site, path to walk, cycle through.
 - v) Member of group to consider a related activity for children at the fete.
- c) **Education, Young People, Community & Facilities** – AG taken on responsibility for this group as RR stepped down due to work commitments.
 - i) Renaming group to Community, Education & Facilities. Having Young People in the title discriminatory and Community is about all age groups. DA proposed revised name, AG and SD seconded.
 - ii) Shelley Bowdery is working with Primary school and plans to get pupils do some activity aligned to neighbourhood development plan.
- d) **Business & Job Opportunities** – CS summarised current position.
 - i) Trialled survey with 4 businesses so far. Expressed interest in hot desking/office space from small sample size.
 - ii) Spoken to Baxters and Carbosynth.
 - iii) Would like to gain understanding of how community businesses are owned. Community Infrastructure Company. Aim to find out how they are managed elsewhere. Local examples are : Community Hall in Chilton, Community Shop in Hampstead Norreys.

11) Planning for fete

Potential to use fete for Public Meeting. Need to have Provisional statement by then. (6th July 2019).

There would need to be an Extraordinary meeting of the Parish Council to endorse the Provisional statement. Scheduled for end of July, as PC do not meet during August. DS said this was getting late if hope to influence HE as they plan to submit outline planning late Summer.

Action: DS to book Wilkins Centre for day of fete. All to consider whether support/further guidance needed, if so in what form and when.

12) AOB

a) Building on Institute site

The committee agreed the buildings they would like to view inside.

Action: DS to circulate the agreed buildings list to members who should respond with justification for why they wish to view.

b) Email from Rupert in his absence re: independent professional feasibility/cost study

DA stated that it would be committing resources the PC was not willing to do as we do not own the land. It was agreed to add as an agenda item for next time. SD proposed, TL seconded.

Action: DS to add this item onto the next agenda.

c) Development Presentation

Jason Highet has made a request to give a presentation at the next NDP Steering Committee.

13) Date of next meeting Wednesday 15th May 2019 @ 7:30pm in “The Foinavon” Compton.