

TIBBERTON & CHERRINGTON PARISH NEIGHBOURHOOD PLAN

STEERING GROUP MEETING

February 20th 2020

Present: Cllr Nick Eyles (T&C PC), Kathy & Paul Cunningham, Nick Greenall, Steve Jaggs, Ben Locke, Scott Marshall, Gabriella Parkes

20/11 Apologies

None

20/12 Minutes

The Minutes for the meeting held on 09/01/20 were adopted

20/13 Matters arising not covered elsewhere on the agenda

None

20/14 Short report on meeting with TWC Officers (10/02/20)

It was agreed that, in response to Gavin and Ian's comments at the beginning of that meeting, they would now receive the minutes of all Steering Group meetings. (See separate notes sent on 11.02.20 for report on the meeting)

20/15 Settlement Boundaries

PC explained that Settlement Boundaries, whilst not currently used in TWC, were a widely employed tool in planning elsewhere and were used to clearly differentiate between land within a settlement and the open countryside, or in TWC Local Plan terms, between land governed by planning policy HO10 and that by HO11. It did not mean that there would be no possibility of building outside the settlement boundaries but that the stricter criteria of HO11 would then apply.

When raised at the meeting on 10th Feb with TWC officers, their response had been cautiously supportive but we still awaited confirmation from Gavin Ashford that the principle of Settlement Boundaries would be acceptable at a senior level at TWC.

It was noted that since the start of the Local Plan period in 2011, 116 new dwellings had been or were definitely going to be built in the Parish, representing 145% of the approximately 80 houses that the LP had considered would be required across the five named rural settlements up to 2031. In spite of this, the proposed settlement boundary around Tibberton still accommodated space for a further 27 properties which had at least outline planning permission, plus the possibility of additional limited in-filling.

After discussion about the details of where the boundaries should be positioned, the need to consider a site for the possible re-development of the village hall/shop, and, in particular, the principle of a settlement boundary around Cherrington, **the SG resolved that both settlement boundaries should be published, unaltered, as a supplementary consultation for comment until April 10th.**

It was also agreed that: -

- the information on Settlement Boundaries would be presented as a separate document.
- a single page summary would be put on the 3 principal notice boards, inc. Cherrington's.

- NG offered to produce an article for the Parish Magazine.
- the information would also be available on the 'Tibberton Talk' Facebook page and the Parish Council website.
- responses could be made on-line to the Parish Clerk or on paper to the collection boxes in the Sutherland Arms, the Village Hall and the community shop.
- it would be valuable to produce a version of the SHLAA map which was colour-coded to show the annual progression of granting final planning permission to sites.

It was recognised that the TWC's current SHELAA process might ultimately have some effect on the boundaries but as the period for submission of sites did not close until September 2020 and the results would probably not be available until 2021, it was agreed not to delay with developing the NP at this stage.

20/16 Habitat Regulation Assessment (HRA) Screening Statement

The screening statement drafted by PC was adopted

20/17 Strategic Environmental Assessment (SEA) Screening Statement PC

The screening statement drafted by PC was adopted

We now need to hear from TWC the identity of who would process these screening statements.

20/18 Landscape Character Assessment

The SG agreed to the principle of commissioning a Landscape Character Assessment. It was felt that it would provide a necessary professional and objective analysis of the quality of the built and natural environment in and around the Parish, and help underpin the numerous comments already made by residents about the need to protect local character. It was also hoped that it would provide greater clarity about the quality of the local agricultural land.

It had not so far been possible to contact Michael Vout who had conducted the Edgmond NP LCA. Gavin & Ian at TWC had offered to enquire if someone in the planning dept was qualified & willing to undertake it but had not reported back yet. NG offered to approach Geoff White.

NE would approach the PC about releasing funding when financial details were available.

As Edgmond's LCA had taken 3 months to prepare, it was recognised that it would probably not be completed in time to be incorporated initially into the NP but would nevertheless be a valuable stand-alone document that could inform planning decisions.

20/19 TCNP v2.0

PC proposed not publishing v2.0 of the draft until after the results of the consultation had been analysed. Therefore, the current working document will continue to be v1.6 coupled with the new separate Settlement Boundaries paper.

There have, however, been further revisions to v1.6 which PC summarised; these included: -

- New Annex A on Settlement Boundaries (other Annexes renamed B-D)
- Consultation date now runs until 10 April 2020
- 'Setting the Context' now includes a brief summary of the proposal for settlement boundaries
- The Process now includes an explanation of why we needed the supplementary consultation
- The Framework section has been rewritten to include T&W's revision to the Local Plan

- The Evidence base includes: details of the questionnaires (numbers sent and returned); rationale for supplementary consultation; and the proposal for a Landscape Character Assessment.
- Policies RCH 2 & RCH 3 now include mention of the settlement boundaries
- RCH 4 now includes the need for proactive measures to support wildlife and biodiversity (using the example of 'hedgehog highways'). It will also include the need for energy efficiency (solar panels etc) as a result of comments from the drop-in sessions.
- The renamed Annex C (Parish Profile) introduces the SHELAA. The Geography section (now named Geology) includes an input from Geoff White and there is mention of the Strategic Landscape (Weald Moors) at the end.

It was agreed that 3 historic geological maps supplied by Geoff White would also be included.

Duration of NP. During discussion, the SG reaffirmed the value in having the length of the NP tailored to the duration of TWC's Local Plan, even though this would only give it a life of 10 years. It was essential that the NP's policies were in alignment with those of the LP. It was acknowledged that it would probably be necessary to have a preliminary review of the NP after the recently announced LP review had been completed.

20/20 Drop-In Sessions

NE reported the following attendances at the last 3 drop-in consultation sessions in the Village Hall.

Saturday, January 18th - 24

Monday, January 20th – 15

Tuesday, January 21st – 9

The written comments have been circulated to the SG members, the PC and, where relevant, to TWC Highways & the Tibberton Community Shop committee.

Almost all the comments seemed supportive of the aims of the draft NP.

20/21 Questionnaires

With the deadline not closing until February 29th, there had already been 40 paper and 23 on-line questionnaires returns submitted.

NG emphasised the importance of trying to incorporate some of the ideas raised by Tibberton School Y.6 pupils when they attended the Parish Council meeting on Jan 23rd. NE said that he and the PC Chairman would be visiting the school to talk to Key Stage 2 pupils.

20/22 Timelines

NE said that he was awaiting feedback from TWC about providing help with the analysis of the questionnaires. He was also exploring other possibilities with the local CPRE branch.

SJ will contact Statutory Consultees during the coming week, giving a response deadline of April 10th.

NE will liaise with the Parish Clerk over contacting adjoining parishes.

The Landscape Character Assessment would not be allowed to hold up the time-scale.

It was agreed that the version of the NP to be submitted to the PC should be ready and circulated to Cllrs by May 7th. NE would speak with the Chairman to decide if it would be considered at regular May 21st meeting or at a specially-convened earlier one.

It was agreed that the current Reg.14 Consultation would still end on Feb 29th except for the Statutory Consultees (see above). The separate Supplementary Consultation on Settlement Boundaries would begin this weekend and end on April 10th.

20/23 Any other urgent matters not already covered!

PC & KC requested more feedback when documents were e-mailed out. Amendments, disagreements, support and queries were all preferable to silence!

20/24 Date & Venue of Next Meeting

7pm, Thursday, March 12th at Gabriella's – 2 Hay Street.