

Wolvercote Neighbourhood Forum

Notes of Meeting with Project Manager

Wednesday 31st May 2017

27 Lakeside



Present: Adam Symons (Project Manager), Graham Jones, John Bleach, Mary Brown, Cllr Paul Buckley, David Stone, Angie Goff, Richard Lawrence-Wilson.

Apologies: Christopher Hardman, Cllr Jean Fookes, Cllr Steve Goddard.

1. **Purpose of meeting** – to discuss the contents of the draft neighbourhood plan, presented by AS with all proposed policies brought together in one document. Meeting was led by AS.
2. CH had produced some comments on the draft document. These notes were used in the meeting. AS asked for a copy, which the meeting agreed should be forwarded to him. **Action JB**
3. The introduction to the NP requires information about the fabric of Wolvercote.
4. Most of the policies need supporting text (except perhaps flooding policies, where notes are nearly adequate.) The supporting text should explain why we want these policies.
5. Conformance with the NPPF: where there are possible conflicts, AS advises that we should hold on to what we believe in.
6. Local authorities have a duty to take into account the policies of neighbouring NPs. When it comes to the local authority making a judgement on a particular planning application, it will try to take into account all policies, not just those in our NP. The discipline of Planning is a 'question of balance' and of 'weighing up' all factors.
7. Introductory text by WNF, particularly on Vision and Objectives needs to be reviewed, and possibly shortened.
8. Green Spaces and Biodiversity policies (GB): the term 'Green Spaces' needs to be defined.
9. Policy GBS2 (Green Belt and Designated Common Land): given that Wolvercote Cemetery is full, it was agreed that AS's suggestion that we consider allocating land for cemetery should be discussed, and might possibly protect such land from other kinds of development.
10. Policy GBS7 (Green Space in Developments): consider inclusion of trees and hedges and/or cross-refer to supporting text in GBS5 (Biodiversity).
11. Policy GBS6 (Front Gardents): as this is not in accordance with the NPPF, we agreed to omit it, apart from the statement about permeability of paving.
12. Built Environment policies (BE): consider introductory text for whole section.

13. Policy BES4 (Building Demolition): as this is not in accordance with the NPPF, we agreed to omit the second paragraph. Supporting text is important here.
14. Policy BES7 (Affordable, Specialized and Key Worker Housing): we need to bear in mind that Headington NF have had difficulties with a similar policy, but this should be no reason to abandon the idea.
15. Policy BES9 (Drainage and Flooding): AS, in his draft document, advises deletion of final paragraph this policy, but clarified that this is a suggestion only and not necessary. Therefore further discussion needed.
16. Policy BEC2 paragraph 4 (energy efficiency and sustainable design): Summertown NF has given thought to this subject, therefore we could look at what policies they are proposing.
17. Policy CHS1 (Community Connectivity): supporting text is needed to define the term 'community connectivity' and to clarify the thinking behind this policy.
18. Policy CHS2 (Community and Medical Facilities): this policy requires the developer to pay money and, as such is likely to be struck out by the Inspector. Thus we are advised that 'demands for money' should be removed from the Plan.
19. Commercial policies: AS suggested that a set of policies specifically about the proposed Northern Gateway development could be formulated, which would include, among other things, Commerce.
20. Commerce and Heritage: GJ said that he would be producing more information on these areas of the Plan shortly. He would send his work direct to AS.
21. Transport: PB said that accommodation for buses seems to be absent from the Plan, at present. It was suggested that an extra policy might be added in the Built Environment section.
22. Commerce and After AS had left the meeting there was discussion about the forthcoming internal consultation on the Plan, which we had planned to commence in the forthcoming Wolvercote and Wytham Midsummer Festival (Fun on the Green) on Saturday 17th June. It was felt that we now needed an exhibition to publish the Draft Plan in its present form, using the wording used in AS's Draft Plan document, for display in Wolvercote Village Hall. JB proposed designing a suitable poster(s) ready for this purpose. MB and PB offered help.
(**Stop Press:** posters now printed and ready for display. Volunteers needed for manning our stall and for obtaining comments from locals, using our pre-printed forms.)
23. **Date of next meeting:** to be decided.