

North Crawley Parish Neighbourhood Plan Minutes of Meeting

Meeting Held:	via Zoom on 3 rd June 2021 @ 7.30pm
Present:	Ruth Ambridge – RA; Helen Beauchamp - HB (Chair); Steve Garner - SBG (Minutes); Derek Harpur - DH; Nic Sadeghi - NS (Vice Chair); Keith Shaw - KS; Richard Sykes – RS;
Apologies:	
Public Observers:	N/A
Distribution:	All members of the steering group; Parish Council; Parish Council website, Facebook
Meeting No:	28
Agenda item 1 Minutes and Matters Arising	The minutes of the meeting held on 29th April were approved. There were no matters arising.
Agenda item 2 Landowner Sub Committee meeting	<p>Members of the subcommittee (SC) met on 18th May with representatives from Lone Star Land and Roebuck Land who are acting as promoters for North Crawley Estates. The meeting was to discuss the site assessment conclusions and to agree a way forward. The SC felt there was a degree of “push back” on the site allocations but overall, the promoters were supportive of the SG’s position. There was a recognition by the promoters that this plan wanted to limit development to a modest number of houses but that should the community’s needs change in the future then other sites will, of course, need to be revisited.</p> <p>For the record, during the meeting, in answering the question from Roebuck Land, as to why the Slipe had not been considered as a development site, HB had additionally intended to point out that the Slipe had not in fact been put forward as a stand-alone development site. NS referred to the minutes of a meeting held between Lone Star Land and 2 members of the steering group subcommittee in March 2020 at which the Slipe was not proposed as a development site, but merely as a gift to the village in exchange for viable development.</p> <p>There appears to be cooperation between the promoters and the landowner of Site 3 to create vehicular access to site 4 without crossing the verge in Orchard Way (which was an issue of contention with the last plan).</p> <p>RS felt that some residents of the village would be disappointed that with so few sites being deemed suitable, they will not have the opportunity to express a preference for where development should take place. Whilst all members of the SG would have preferred to have more site options, HB pointed out that in order to be approved by the independent examiner there has to be evidence of an objective process for identifying sites that demonstrates application of consistent planning criteria and does not show favour to one group/landowner over another; it must also be compliant with local and national policies.</p>

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<p>Agenda Item 3 Technical Support Update 1. Design Codes</p>	<p>The latest design code plan is awaited following the last submission. KS pointed out that the diagram appeared to consolidate sites 2a, 3 and 4 whereas in reality there was an area of nature reserve between site 2a and 3. HB agreed to have the diagram altered to illustrate the separation of the developments.</p> <p>We will await design ideas from the developer of site 9 as they need to address the technical difficulties of the site.</p> <p>NS pointed out the importance of maintaining trees and hedgerows in the design codes.</p>
<p>Agenda item 4 Technical Support Update 2. Site Allocation and Ranking</p>	<p>No further comments on the draft site ranking document. It was felt that to rank all sites in order would require a great deal of detailed work and the fundamental issue of site suitability would not change. It was not considered worthwhile spending more time on this.</p>
<p>Agenda Item 5 Planning For Further Consultation.</p>	<p>It was agreed that an Open Day was long overdue (because of COVID restrictions) and that we should plan to hold one in July. HB will check availability of the Institute.</p> <p>A planning team was formed of HB, NS, RS and SG to develop plans for the open day and its content. A provisional date for the sub-committee to meet was made for 8th June subject to NS' diary.</p> <p>The sub-committee will produce a leaflet to issue to all residents in June, which will give a brief summary of activity since the last update along with details of the Open Day and the booking system we will need to operate if COVID restrictions are still in place.</p> <p>HB pointed out that we should start the process of preparing the actual plan. The first stage would be to review the last plan and identify which sections remain the same, which need "fine tuning" and which should be discarded. All members of the SG were asked to review the document over the next two weeks.</p>
<p>AOB Actions</p>	<p>There was no other items of business.</p>
<p>Date of Next Meeting</p>	<p>Subcommittee to meet 8th June (tbc)</p> <p>There will be no public meetings until mass gatherings are allowed. All minutes will be published to the Parish Council website and also on Facebook. Monthly updates will be published in the SCAN magazine and distributed to all households in the Parish.</p>