

# **CLP HOUSING & DEVELOPMENT PROJECT TEAM**

## **25<sup>th</sup> JULY 2018**

### **MINUTES**

*Our principal objective is that proposals for housing development in the Astons sympathetically accord with the wishes of the villagers as expressed in the Community Led Plan.*

Present: Susanna Brunskill, Anna Dillon, John Short and Steve White.

Naomi Simmonds attended as an observer

Absent: Emma Lewins

#### **1. Minutes of the last meeting**

- a. Accepted.
- b. Enterprise Inns have appointed new tenants to The Chequers. Rebecca Fairman and David Wells expect to open in early August.
- c. The Parish Council has asked Councillor Nigel Hawkey to represent it on this committee.

#### **2. Planning**

- a. Applecroft
  - i. the meeting noted that planning permission for the fence already erected in front of Applecroft has been rejected by the PC.
- b. Upthorpe Farm:
  - i. AD reported on the meeting on 16<sup>th</sup> July called by Henry Venners of the John Phillips Consultancy, acting on behalf of the developers, to discuss with local residents Phase 4 of the Upthorpe Farm plan. Those present, who were mainly from The Croft, raised concerns. More villagers from across the Astons would have gone had it been better publicised.
  - ii. The principal objection concerns sustainability. The SODC's Local Plan 2033 is still in draft, but all drafts, including the latest, make reference to the requirement of small villages such as the Astons to expect an increase in homes equal to between 5% and 10% of the total existing at the time of the 2011 census when there were 215 homes in Aston Tirrold and Aston Upthorpe. This would lead to no more than 22 new homes by 2033. So far, 16 new homes have either been built or approved for building since 2011 including five in Frimley Yard, Bramleberry Cottage and 10 in phases 1-3 of the Upthorpe Farm development. The developers propose 15 new homes in Phase 4, nine homes beyond the suggested maximum and leaving no slack for developments that might arise in the next 15 years. SODC's yardstick for small village increase is based on sustainability and the Astons would struggle to accommodate a further 15 new homes on top of the 16 already built or approved. The total increase in population from 31 new homes would probably be at least 80 people, a c15% increase on the 2011 census number. The revised National Planning Policy Framework, published in July 2018, puts sustainability of development at the forefront of government thinking and policy. The Astons have no

destination facilities - employment, retail, recreation, nor town centre facilities. Added to which are poor public transport and pretty hazardous cycling routes. Pressure on services, scant as they are, would be significant and road safety would be compromised further than it is already, especially at the approaches to Croft Corner and the A417 junctions.

- iii. Village residents at the meeting spoke of the Astons special characteristics and the place of the villages in the AONB. The Astons Community Led Plan refers again and again to these special qualities. The CLP has been acknowledged and accepted by SODC as a true reflection of what the Astons want.
- iv. We agreed to urge the PC against approving Phase 4 at all. It's a step too far and the developers should accept that the 16 new homes approved already are sufficient.
- v. We agreed to recommend to the PC that an extraordinary village meeting be called as soon as possible, ideally by the PC itself.

### **3. Conservation Area Management Plan and Character Appraisal**

- a. Sarah James of SODC is unable to help us encourage the OS to make a further overfly in order to remap the Astons.
- b. Concerning the sarsen stones, historic walls and war memorial, AD spoke to Kate Whittaker of Historic Englsnd and SW spoke to Samantha Allen of SODC.
  - i. With the support of Historic England we should be able to achieve listed status for the war memorial, especially as HE and the War Memorial Trust have a centenary programme in place;
  - ii. Kate Whittaker was encouraging about the sarsens, but a decision is needed about those that are buried, especially under roads;
  - iii. it's likely that applications to list more walls would succeed, but owners would have to want to take this step.
- c. **AD** will continue to review opportunities and report back.

### **4. Planning constraints within the Astons**

- a. **AD** to report.

### **5. Oxford-MK-Cambridge Expressway.**

- a. The chosen corridor will be announced before the end of July 2018.
- b. As well as the corridor, we can expect news on sub-routes.

### **6. AOB**

- a. None

### **7. Date of next meetings**

7.30pm on 12th September at The Chequers if possible or The Old Church Barn if not. Because of his work, Nigel Hawkey has asked if we can meet in the evening.