

CLP HOUSING & DEVELOPMENT PROJECT TEAM
28th APRIL 2017
MEETING

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, Emma Lewins, John Short and Steve White
Apologies: Anna Dillon

1. Making planning applications more accessible

- a. The new website is live and includes planning applications within the PC section.

2. Action Plan

- a. The meeting approved the most recent update of the Action Plan.

3. Conservation Area Management Plan and Character Appraisal

- a. This initiative cannot begin in earnest until May.
- b. However, we noted that SODC's Astons Conservation Area map is out of date with some house extensions missing and no Tree Protection Orders shown. AD said the Environment Project Team would be taking the tree issue up with SODC. We considered asking householders in the Astons to comment on errors in respect of their houses and land. The map includes buildings of note and open spaces.
- c. EL/AD will review the Astons' History Group archive for any insights into changes over time.
- d. The Environment Group will undertake a tree survey, funded by villagers.
- e. JS will distribute information about the protection of veteran trees. **JS**

4. Astons Constraints Profile

- a. AD will have more to say in June. Meanwhile, she will distribute maps produced by the Environment Agency showing water and other features.
- b. We should be aware of the Thames Valley Recording Centre and the Berks, Bucks and Oxon Wildlife Trust.
- c. The BBOWT keeps an index of significant landmarks. JS to source and distribute. **JS**

5. Planning applications review

- a. As a trial, we agreed to review the next planning application that might have contingent problems of geology and soil, ground water, access, etc. and suggest which questions regarding these matters the PC might ask the developer. If the PC and we

believe this is useful, we would make it a standard procedure. As most planning applications are straightforward, we do not expect to look at more than a small handful each year. **ALL**

6. SODC Local Plan

- a. SB said the PC welcomed our report on matters of note within the SODC Local Plan. Specifically, she reported that:
 - i. The PC has no plans to upgrade the CLP to a NDP;
 - ii. The PC will seek clarification of the status of AT and AU within the settlement hierarchy. We note that until about ten years ago each village was listed separately and fell below the level of “smaller villages”. There would be a significant impact on development planning if SODC returns the Astons to this designation;
 - iii. When developers build five or more houses in a village within the AONB and must make 40% of the agreed number affordable homes, these houses need not be in the village itself.
 - iv. The PC is alert to the development of the Didcot Garden Town. The southern boundaries of the Astons lie well into the Downs, making the villages distinctive elements of the AONB.
 - v. SB reminded the meeting that there might yet be more drafts of the Local Plan to review.

7. Affordable housing

- a. JS spoke to Craig Dansfield of SOHA, who said that SOHA would consider developments of five or more houses in small villages, but not flats.
- b. We agreed to postpone work on writing a Housing Needs Assessment because of its complexity and cost.

8. Relationship with PC

- a. The PC has approved a satisfactory protocol for Project Teams to report and seek advice from SODC and others.

9. Dates of next meetings

Wednesday 31st May at 15.00

Wednesday 12th July at 15.00