

Great Addington Neighbourhood Plan Steering group

Great Addington Memorial Hall
Tuesday, 5th September 2023
7.30 p.m.

1. Present:

Helen Hoier, Mike Scott, Chris Dean, Pam Dean, Sue Cole, David Harlow, Stephen Chard, Jo Blackburn, Nick May, Colin Wilkinson (CW), Jan Baines

2. Apologies:

Liz Harlow, Wendy Pidd, Elaine Scott, Catherine Baines

AGENDA ITEM	ACTION
3. Minutes of meeting held on 03 April November 2023 Minutes agreed as read	
4. Declaration of interest David Harlow (on behalf of Liz Harlow); Stephen Chard; Nick May; Jo Blackburn	
5. Results of the Neighbourhood Plan Survey Attendees were divided into 4 groups. Each group looked at the responses to the questionnaire and was asked to report their two main observations in plenary when all had viewed the responses. Group 1 reviewed Qs 1 – 14 Group 2 reviewed Qs 15 – 27 Group 3 reviewed Qs 28 – 40 Group 4 reviewed Qs 41 - 58 All were reminded that details from the questionnaire are confidential at this stage and will not be made public until the meeting on 23 rd September. Main points - summary	

	<p>Group 1</p> <ul style="list-style-type: none"> • The character of the village is important to respondents; • People have been clear that they want: a rural setting with good views and a real sense of community. <p>Group 2</p> <ul style="list-style-type: none"> - Clear indication that would like no more than 20 houses to be built in Great Addington; - 2/3 bedroom houses preferred; - Noise from traffic was noted – people would like less noise in the village; - Guidance on design is needed. <p>It was suggested that we should be careful with how we describe the village as the word 'vibrant' may itself suggest noisy and therefore be undesirable. All agreed that careful wording is required.</p> <p>Group 3</p> <ul style="list-style-type: none"> • A demand for smaller houses over the next 1 – 5 years. It's difficult to be specific about what smaller means – bungalows? The idea is that we need property for couples and small families; • Older people may want to downsize but they still want a nice house. Middle aged can't access the larger houses in the village; • We need 2/3-bedroom houses for families; • How people pay for their accommodation should be considered – 40% affordable or shared ownership? Housing needed in the next 1 - 5 years. <p>Group 4</p> <ul style="list-style-type: none"> • Age profile was noted – it's an aging picture; • Amongst the things people want are: a bus, a dentist, a doctor and a village shop; • Responses were anti – energy park; • A significant number of people want the village to be left alone and no development. 	
6.	<p>Arrangements for the 'dissemination' event – 23 September 2023</p> <p>What will be required?</p> <ul style="list-style-type: none"> - As previously, 4 display stands, each having one of the 4 sets of questions; - Tea/Coffee and cake; Steering groups members to be on the stands to discuss any issues; - TV with rolling presentation. 	

	<p>CW was asked if we needed anything more than that for this event – No.</p> <p>Action</p> <p>Four names were requested of those who would definitely attend on 23 Sept:</p> <p>Mike Scott David Harlow Liz Harlow Stephen Chard Sue Cole Chris Dean Pam Dean</p>	
7.	<p>Great Addington Design Code</p> <p>Discussion included:</p> <ul style="list-style-type: none"> - An explanation that the government offers grants and provides technical support in the form of packages e.g., design/housing needs/viability. From experiences he has in the area, CW thought that people wanted to see design guidance. - AECOM have been commissioned by government to support Neighbourhood Plan with these packages. - The next stage is that AECOM will do a video call with the housing group to add further information to supplement what they do when they create a design code. - There will be a video call – on 13 September <p>Action</p> <ul style="list-style-type: none"> - The steering group is asked to read all the questions on the design guide form and to communicate by sending comments to Elaine Scott <p>Further observations:</p> <ul style="list-style-type: none"> - the importance of the build is important for all on the steering group. - The fact that the village is a mish-mash shouldn't mean that anything goes; - The design code will include generic items such as energy efficiency and will talk about materials/ roof lines etc.; - Density of the building – depends on the size of houses being built - You need parking with houses; - You can't protect a view. <p>Action</p>	

	<p>We will use the questionnaire to complete the group preparation form from AECOM.</p>	
8.	<p>Draft Site Assessment Framework</p> <p>Comments:</p> <ul style="list-style-type: none"> • CW - Documents will be sent to outline how you select sites for housing; • CW - Objectivity on site options is encouraged; • We need to decide what our criteria are before we select sites; • We need to do this by the end of September. <p>Action</p> <p>Group to send their comments to Elaine or Catherine</p> <p>N.B. - the criteria must be robust (makes it difficult for people to object if they are);</p> <ul style="list-style-type: none"> - CW has made the criteria relevant for Gt Addington; - Use RAG rating to assess the criteria; - The 5 criteria are: <ul style="list-style-type: none"> • Really good • Good • Neutral • Slightly bad • Really bad <p>Action</p> <p>Feedback must be sent to CW by the end of September so that he can finalise the criteria – which can then be applied to the sites.</p> <p>Comments:</p> <ul style="list-style-type: none"> - CW provides an independent view on the criteria; - CW added that the scoring and criteria have been used before; - Caution was urged - we need to be careful that we don't create loopholes by deciding too quickly; - People have been really clear that they do not want development of more than 20 houses; - CW: there is no such thing as a perfect site - we are trying to achieve the 'least worst' option; - The aim is to go for the least 'reds' in the RAG ratings, rather than the most greens; - Concern was expressed that the criteria should help us to prevent a development of 40 houses; - No weighting is applied to the criteria. <p>Action reminder:</p> <p>The steering group to look at the criteria and feedback</p>	

	<p>Further issue raised</p> <ul style="list-style-type: none"> - What about affordable housing? How much affordable housing? CW: Development of <10 houses does not require affordable housing, though it should be considered. There are many definitions of what constitutes affordable housing. 	
9.	<p>Photographs for the NP</p> <p>Sven Roden has agreed to do the photos and Elaine has done a list of the photographs needed for the final report. Important to take the photos in good weather if possible.</p> <p>Action</p> <p>Comments and observations on the photos are requested asap to Elaine Scott</p> <p>Church Manor Pub Playing field Rushwell Close The Green Lower Street Ridge and Furrow filed View down to the Nene View of church from Brightwell lake</p>	
10.	<p>Action points: included in the minutes</p> <p>Wendy – is organising the roles /catering on 23 Sept.</p>	
11.	<p>Date of next meeting</p> <p>Wednesday, 18 October 2023, 7.30 p.m. in the Memorial Hall</p>	