

OCKLEY PARISH COUNCIL

Neighbourhood Development Planning Group

Notes from meeting held on Monday 26 July 2021

Present: OPC - Dick Thomas (Chairman for the meeting),
Barry Thorne, Jo Page, James Lee-Steere
Lesley Fletcher (Clerk for the meeting)
Other members of team - Rupert Senior, Henrietta Senior, Charles Calvert,

Apologies: OPC - Amanda Barclay, Lucy Hogarth
Other members of team - Leigh Jones, Gordon Lee-Steere
after the meeting - Gill Christie

All present gave consent that their e-mail addresses could be shared with other members of the team. LF to contact others regarding sharing of addresses.

Documents circulated prior to meeting:

- agenda for meeting
- Ockley NDP main section v 1
- Ockley NDP appendices and sustainability v 1
- Ockley Steering Group constitution v 1
- Ockley NDP - draft survey 2021 v 2
- additional information re. agenda
- Rural Housing Alliance - parish councillors' guide to rural affordable housing

DT outlined reason for meeting:

Work had been done on the NDP v1 since 2012. Meetings had been held with MV Planners re. MV Local Plan and how the Ockley NDP would fit in with it. The Local Plan was then superseded by Future MV. Ockley had been consulted regarding sites to be considered for development in the first draft of Future MV. However there had been no further consultation regarding sites for the next draft now due to be published September 2021. Ockley currently had no information regarding allocated sites being included in the next draft. Ockley had been advised not to do any more work on a NDP until the next draft had been published. However the publication date had been delayed several times already. Thus it was felt that work should start once again on a plan for Ockley.

Ockley Parish Council had accepted the sites chosen and published in the first draft; total 62 houses with 25 being affordable houses (Modest Expansion to Rural Villages). However recently two major proposals had been put forward totalling 110 further houses (Elderslie and Coles Lane). This could bring the total for Ockley to 172. At a recent consultation event parishioners had expressed concerns regarding the proposal to build 50 houses on one site. Current number of properties in Ockley - 350.

JL-S stated that he was keen to get a NDP in place as soon as possible:

- it would increase amount of CIL available to the parish
- once ratified that the village would have more control over development in the area

It was noted that MV was in need of additional housing. Most of the development had been allocated to the north of MV but some wanted more housing 'pushed' to the rural south of the district.

1. Chairmanship of Group

DT stated that as he was the Chairman of OPC he did not want to take on the additional work that Chairman of the Group would entail. He asked that other members of the team consider taking on the Chairmanship.

2. Review of Constitution of Group

It was noted that the constitution needed to be updated.

It was an important document - MV has a copy.

3 to 8. Review of NDP v1 and other items on the agenda covered here

It was noted that the plan was out of date however it was a good starting point and provided a basis to work on.

CC stated that a planning consultant should be involved in the process.

There was a protocol to follow in order to get to referendum. A whole new level of rigour was needed re. setting up. There must be a watertight process in place. Advice from a MRTPI (Member of the Royal Town Planning Institute) planner was needed.

DT stated that an approach had been made by a planning consultant August 2020.

He had given examples of groups that he had assisted. Grants were available to help with costs but had to be spent by March 2022.

HS had a contact at the Princes Foundation who may be able to offer advice.

CC to send through names of other consultants to contact.

DT suggested that before the updated survey was sent out a meeting should be held in the village to explain the process to parishioners. He wanted to ensure that all in the village were aware of this updated initiative. JP stated that the survey was being dealt with by Surrey Community Action - responses to be sent to SCA and not to OPC. Analysis to be done by SCA. It had been redrafted by JP, circulated to councillors for comments and then circulated to members of the team.

RS asked whether MV should be informed that Ockley was starting work again on the NDP. It was noted that an e-mail had been received from MV regarding the timing of resuming the NDP.

General discussions regarding planning in the village followed.

Also noted that meetings being held regarding a community hub at the school buildings - agreed no separate questionnaire / village meeting to be held regarding the hub.

Actions

- LF contact planner JG
- LF contact other parish councils / village associations re. planner
- HS contact Princes Foundation for advice
- CC provide names/contact details of others who could provide advice (MRTPI)