

OCKLEY PARISH COUNCIL

Neighbourhood Development Planning Group

Notes from meeting held on Monday 13 September 2021

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

Apologies: Gill Christie, David Pavey

1. Minutes of meeting held on 26 July 2021

No comments made.

DT highlighted action points:

LF had contacted planner JG

LF had contacted other parish councils / village associations re. planner (positive comments had been received about JG)

HS had contacted Prince's Foundation for advice

Nothing had been heard from CC

2. Appointment of JG

3. Review of DT notes from meeting with JG (circulated)

DT reported that he and HS had met with JG. They had both felt that he was knowledgeable, presentable and conversation had been pleasant. He was fully qualified regarding work with Neighbourhood Development Plans (to check PR insurance/copy for file). DT had circulated notes from the meeting. Date to be decided for first village meeting when JG would attend.

JG had commented:

- asking what Ockley wanted to do in the NDP - advising against including allocation of sites in plan (would take longer/more costly)
- happy with survey - had made a few suggestions (survey not to be sent out prior to first village meeting)
- need to have several village meetings in order to consult widely

DT stated that ideally he would like 50 people in the hall at a consultation event so that discussions could be held as to what was wanted in the village. As the consultation for the Future MV Local Plan would soon be published then it was felt that people would come to a meeting. However people would have to comment on the plan individually. MV would probably not change the plan but comments would all be noted.

costs for preparation of plan

DT reported that maximum grant of £10,000 could be received - any application over the amount would be rejected.

current figures to be put in application:

consultant fees JG	£5775 (day rate £350) most of writing to be done by Ockley with JG guidance)
Bimby through Prince's Foundation	£2250

Surrey Comm Action (character appraisal)	£1300
website additions	£ 300

Survey costs over and above this so additional monies to be sourced through parish precept if agreed by councillors.

DT currently working on grant application and it was noted that work could not start on the plan until one month after the grant was submitted.

CC suggested that JG be asked to give a written brief of work to be included in his fee. He stated that if an initial draft had to be changed after comments/complaints from villagers then an additional fee could be charged. DT replied that the fee proposal from JG was fairly wide ranging. JP queried when reviews would be carried out - after village feedback / after MV feedback. DT commented that talks would be held regularly with MV. All currently in early stages.

DT stated that he would like to write to JG to appoint him as consultant.

Others wanted to meet with him first so that they felt they were fully informed as to what was included in his fee.

4. Relationship with MV fyi - not discussed at the meeting

A meeting is to be arranged with MV planners regarding the re-starting of Ockley NDP. A statutory matter as far as MV concerned - re-designation of the Neighbourhood Area to be done at a MV meeting to be held at the end of November (should be a formality) They had suggested it may be nice to have some additional information about the aspirations for the plan as part of the report on the re-designation of the area.

5. Topics for the NDP

DT circulated 'Suggested format of new NDP'.

He asked those present to study this format and send him any suggestions regarding amendments.

Sections 1 and 2 to be the same as last time

Section 3 Character Appraisal - LW at SCA had offered to do this (fee to be charged). It was noted that most villages had included a character appraisal in their NDP - useful information 'setting the scene for the village'.

Nine section headings in total including the above together with housing, design and design codes, natural environment, village businesses, transport and parking, recreational facilities.

Team would have to agree as to whether sites to be put in plan taking into consideration additional costs and timings. If Ockley plan put in much lower number of houses to be built than in the MV Local Plan then it would not be accepted. Noted 27 sites highlighted in Local Plan with only three going forward. No consultation on Reg 19 plan which showed plans for one site in Ockley that had never been discussed between Ockley/MV.

Discussion held as to what advantages there are having an Ockley NDP which has to be in line with MV Local Plan. Guidance to be sought from JG. 'If MV already has sites allocated then is Ockley wasting time/money going ahead with a NDP?' A question/answer information session with JG would be of use.

Noted that MV plan cannot be delayed and could be rejected by Government if quota of houses lower than it should be.

6. Application for grant

DT had worked on the application and it was agreed that it should be submitted.

7. Volunteers to help with drafting topics in various topics

This item not discussed.

8. Chairmanship

DT stated that with his other commitments with OPC and Community Hub he was not able to deal with all matters quickly and asked for another member to take over Chairmanship of the team.

Thanks to DT for all work he had done to date.

9. Village meeting

No date arranged for meeting.

Actions

- DT to submit grant application form
- DT to contact JG to ask him to attend meeting of Team for Q/A session on work he would do on behalf of Ockley NDP team
- HS to ask whether BB from Prince's Foundation could attend at same time so Bimby could also be discussed

Date of next meeting to be arranged to fit in with the above.