

OCKLEY PARISH COUNCIL

Neighbourhood Development Planning Group

Notes from meeting held on Monday 7 February 2022

Present: OPC - Dick Thomas (Chairman for the meeting),
Barry Thorne, Amanda Barclay, Jo Page
Lesley Fletcher (Clerk for the meeting)
Other members of team - Charles Calvert,
Gordon Lee-Steere, Henrietta Senior
Also - Louise Williams (Surrey Community Action)
and James Garside (Planning Consultant)

Apologies: Gill Christie, James Lee-Steere, David Pavey, Zoe Ward

Noted: OPC has a new parish councillor ZW who had sent apologies

1. Minutes of previous meeting

The minutes of the meeting held of 20 September 2021 were agreed (amendments suggested by JG incorporated).

Notes had been circulated regarding meeting with MVDC officers held on 30 Sept 2021 (DT, HS, CC, LF present).

DT had sent an update on progress with NDP on 4 October 2021.

2. Character Appraisal

DT noted that this had been put together by LW but that he and HS had also worked on it, taking LW to visit all areas of the village. A draft copy had been circulated to all members of the team and comments had been invited. Thanks to LW for her work on the document.

The village had been split into eight areas and a report written in the same format for each area (space, routes, key characteristics, building types etc). A large number of photos were included which would be of help when work was done on the NDP regarding design codes. Appendices to be added to the final document.

CC referred to the Reg 19 FMV Plan and the information included in that about Ockley Court which had changed significantly since the 1950's. No evidence based documents regarding planning had been highlighted. GL-S to forward documentation to CC about the area around Ockley Court used when submitting a planning application for St Margaret's church.

The appendices in the Character Appraisal would include photos of views of the area. JG suggested that a policy should be included with the NDP regarding such views. A question could be added to the survey asking if people thought views were important / which views should be protected? Such a policy would have to be justified and have evidence to support it.

It was noted that buildings were very varied in the village, giving a lot of scope to focus on: what is wanted for new buildings (design codes). JG stated that design codes have pictures - once work is done on this for Ockley then it could be published for comments from villagers. JP suggested that a question on design should be included in the survey.

DT commented that details could be highlighted at a village meeting which he thought should be held towards the end of March.

3. Survey

The latest version of the survey had been circulated. Thanks to JP for all the work she had done on the survey. Comments had been received from some members of the team. LW to create / amend survey. LW, through SCA, would organise the survey (online / survey monkey). Paper copies would be made available for those who did not have internet access. Parishioners to be informed of the survey through the parish magazine, FB, noticeboards etc.

The introduction would be updated to take into account Reg 19 FMV. It would also be made more concise.

Discussions were held regarding housing (buy, shared ownership, rent etc), housing needs (affordable, social etc), size of properties, density on site. Sites had been included in the Reg 19 FMV. The Ockley NDP would not include sites. However the Ockley NDP could influence developments in the FMV Plan. Some questions on the survey to be taken out and others amended to take into account Reg 19 FMV. Questions on protected views and spaces, design codes could be added.

Noted that Reg 19 FMV puts number on future development at 52 houses on 3 sites and a further 23 houses on windfall sites. CC voiced concerns regarding sites excluded in Reg 19. 27 sites put forward with 24 rejected. GL-S stated that if a planning application (currently gone to appeal) went ahead then this would take up all the allocated number. The Ockley NDP survey would not have any influence on FMV. Villagers should be made aware of this in the introduction of the survey.

DT stated that Q 53 would be amended to take into account the fact that a team had been set up to look at having a Community Hub in the old school buildings.

Agreed:

- LW to amend survey, circulate for comments then produce final copy
- Survey to be ready for 1 March 2022
- Survey to be completed online - survey monkey link / QR code to be made available
- Hard copy to be made available for those who have no internet access (contact DT who will deliver, see for reply provided)
- Article in parish magazine to provide information and links
- Information and links to be put on FB pages and two noticeboards
- Final response date 21 March 2022
- Public meeting to be held late March

4. Public meeting

JG suggested that the public meeting should focus on the survey; highlighting the work that is being done by the team, noting the points that are being looked at and the context of the plan. He would assist by helping to focus on what was to be done at the meeting.

DT stated that he would ask for volunteers to help with the NDP at the meeting.

BT to check availability of hall.

5. Design and design codes

It was noted that help from the Princes Foundation may not be available. However a free online tool could be used. JG had sent through links regarding design codes for the team to look at. CC stated that he could help with this section.

6. Climate control

DT commented that climate control should be highlighted all the way through the plan. He handed out information regarding CO2 consumption per household - Ockley showing a high figure compared to MV / national.

7. Admin matters

LF had the following matters to report:

- MV consultation on the application for the re-designation of the Ockley Neighbourhood Area would end on 23 February 2022.
- the constitution for the Steering Group had been amended and circulated 3 October 2021 (further amended since parish councillor co-opted).
- OPC had a Health and Safety policy and Risk Assessment that would apply to the work of the NDP team.
- any unspent grant funds as at 31 March 2022 would have to be returned. To date one invoice had been received for payment. A re-application for a grant could be submitted in the new financial year.

JG to send through guidance / information regarding Declaration of Interests.

Noted that parish councillor details can be found on the MV and OPC websites.

Meeting closed at 10 pm.