

# OCKLEY PARISH COUNCIL

## **Neighbourhood Development Planning Group**

### **Notes from meeting held on Monday 16 May 2022**

Present: OPC - Dick Thomas (Chairman for the meeting),  
Barry Thorne  
Lesley Fletcher (Clerk for the meeting)  
Other members of team - Gordon Lee-Steere, Henrietta Senior,  
Rupert Senior, Claire Read, Clive Bordoli, Giorgio Biasuzzi

Also present: James Garside (consultant) and Louise Williams (SCA)

Apologies: Amanda Barclay, Jo Page, Zoe Ward

#### 1. Minutes of meeting

The minutes of the meeting held on 29 March 2022 were agreed.

It was noted that no costs had yet been submitted regarding the Natural Environment topic. DT stated that people were still needed to lead on sections on Housing and Climate Control.

#### 2. Results of survey

Thanks to LW for all the work she had done on the survey. The draft report had been circulated to members of the team. JP had submitted comments – LW to look at them and would contact JP if she had any queries. HS had proof read document. DT noted that the report was a key part of the data to be used in the NDP so comments at this stage were important.

HS expressed concern regarding % figures given regarding housing requirements. The figure of 58% wanting 75 houses needed clarification as it was used often in the report. DT commented that with a limited number of responses figures may indeed need to be explained. LW stated that she would expand in more detail in the relevant appendix of the report.

DT suggested that there should be a policy in the NDP regarding housing number being limited to 75. The first draft of the MV Local Plan had given a lower number of houses. JG stated that a policy should reflect what the Local Plan says – figures may go down / up. It was noted that Ockley would not want to go above the figure of 75. MV had stated that it wanted ‘modest expansion in rural villages’. The Local Plan would confirm the number of houses required.

LW commented that it had appeared that some people completing the survey had sometimes not properly read/understood some of the questions before giving their answers. She would ensure that it followed Accessibility guidelines before being published.

It was noted that the Character Appraisal had now been signed off.

#### 3. Status of Grant and Technical Help

DT reported that grant not used year end 31 March 2022 had been repaid (£7329.67). A further allocation of £5500 would be received for this current financial year.

He had also applied for Locality technical help; DT and RS had held a meeting with helpful representative regarding Design/Design Codes. At this meeting DT had also stated that the NDP Team would like help on Housing Needs. Acceptance for help on these topics had been received – to be taken forward shortly. RS and CB would then be able to take forward the section on Design/Design Codes.

DT to start off Housing Needs but another volunteer needed.

#### 4. Future MV

It was noted that all details regarding the Examination of the Mole Valley Local Plan were available online. Hearings would be held in three stages from June to October 2022. DT stated that he may ask to attend some of the sessions. ZW had spent time looking through documents commenting that some of the MV officers' notes had not seemed appropriate.

#### 5. Vision Statement

To date no comments had been received from team members regarding suggested changes for the statement. Objectives will be developed as sections are being written. The current statement provides a starting point which can be updated.

#### 6. Progress reports on sections

Design/Design codes – no progress as yet.

Natural Environment – useful first draft received.

Transport and parking – useful first draft received.

JG advised that reports/policies need to be in general conformity with the Local Plan, giving more detailed and locality specific information to Ockley. Trends and key issues can be noted from the survey. Some reports may cross over topics (eg. protect Dark Night Sky: AONB, National Parks, Natural Environment, Design/Design Codes). All final reports to follow same template. JG to send through comments on draft reports and template. Thought to be given as to how to present final NDP – one document or evidence report with stand alone policy documents. Documents need to be easy to understand. JG advised that other NDPs gave examples.

GL-S reported that there were currently massive changes regarding grants for agriculture. AONB/AGLV boundaries were being changed which would affect the MV Local Plan. National Parks were their own planning authority – over riding any Local Plan.

#### 7. Housing Needs

Thanks to JG who had circulated a housing paper framework. He had included ideas as to what the paper should include and provided links (one of which was a paper from a similar parish).

DT stated that the survey results and additional data would be included in the Ockley paper. Many of the statistics would not have altered much since the census of 2011, although the age profile was interesting (dip in 20 to 45 age bracket which was way below the national average). The last draft NDP could also be used as reference.

#### 8. Impact of Queen's speech 10 May 2022

JG had stated that significant changes had been announced to the planning system. Most of the changes were to do with plan making at national and local authority level. However any

changes would take time to be introduced. As Ockley had already started on a NDP he advised that the team should carry on with the work as already planned at meetings. It was noted that Housing Association properties were not to be sold off so they can continue to be let at affordable / social rents.

9. Any other business

- DT reported that he had forwarded details of a recent planning application to two members of the team as he felt the potential design was good. Examples of developments started could be included in the NDP.
- JG advised that the team should reach out to groups in the village to make sure they were aware of the NDP and to seek their views. Noted that some groups already represented on the team. Surrey Wildlife Trust (Vann Lake) was mentioned.
- JG to forward Business Survey to DT.
- GL-S stated if the Plan was to go to Referendum May 2023 then pace of work must be stepped up. DT felt that progress was being made but another person could be brought in to help with the housing section.
- JG advised that the plan itself could now be started on with introductory sections being completed. The Character Appraisal to be used as evidence. The plan has to comply with European legislation. Screening advice must be sought from MV. JG to draft letter to send to MV.
- DT to talk to ig design re. website.

Meeting closed at 9 pm.