

## Wye with Hinxhill Parish Council

Meeting May 5 2016

### Strategic Planning

#### 1. Neighbourhood Plan Referendum

It now looks as though the referendum cannot be held until September as ABC seem to be too busy with the European Union one, to do it earlier. This is in spite of clauses in the Housing and Planning Bill now going through Parliament stating that District councils must hold them within 10-14 weeks of their acceptance by the DC. This would provide a final date of mid-July. It will be necessary to advise people regularly that the NP is still important, and I suggest a Public meeting is held in September to alert people, when here may also be more to say.

#### 2. MasterPlanning

A meeting with ABC and TT on April 25 established that the Collaborative approach to preparing a MasterPlan was accepted by all parties. This is very good news, but it raises a number of preparatory questions that need to be answered and so it may be some time before there will be clear results. The actual process may take 15 – 18 months in all.

The preparatory questions are:-

- What is a MasterPlan in the context of the NP and the special circumstances that apply to WYE3?
- Will it be adopted as an SPD by ABC?
- Is the NP accepted as the key context and given the draft new Local Plan will leave a gap for the Wye NP? The LP is due to be published in June for consultation until August, and after Examination in April 17 to be adopted in mid-2017.
- What level of detail will it need to go into?
- To what extent does TT have clear plans or obligations/commitments? eg Free School, ADAS prior Approval.

Some of these questions were beginning to be answered at the meeting.

#### 3. Context

TT and ABC both agreed that the NP *was* the context and TT intend to release a statement to this effect soon, saying they accepted it. ABC accepted that the NP would enter the Local Plan similar in effect to perhaps more than an SPD.

It was agreed that work needed to start on these issues straightaway but that conclusions and further public consultation on specific issues must await the Referendum.

The **level of detail** will depend on the stage of development or resolution of parcels of the site. Thus a balance between certainty and flexibility will need to be found. There was a discussion on the definition of a boundary to development for instance with TT looking for

one but also regarding as something which will in due course with reviews of the NP every 5 years, move. In some senses the NP already goes into some detail on WYE3 in Policy WNP11. ABC emphasised the importance of including Phasing, already identified in the NP for housing, with clear Milestones especially with respect to infrastructure.

TT agreed to prepare a first draft on what an MP would look like for them.

One key issue will be on whether parcels can be removed from WYE3 in the name of getting on with things, without weakening the strict context of the NP. \This applies particularly to Squires and ADAS.

#### **4. TT's proposals or work in hand.**

TT have started detailed work on what they have bought. They have looked at landscape and biology, undertaken a parking survey, carried out surveys, including historical, of the listed buildings, and consulted Historic England.

TT are looking at business uses in the Russell Labs if viable, a mixture of residential and community uses and perhaps business in the Grade 2 and part of the Grade 1.

On the Wolfson sites they have looked again at the proposals and had a pre-app meeting with ABC. A further meeting with the PC will follow on May 9, followed by local consultation.

TT also propose converting the 4 Squires houses back into single occupations.

On ADAS TT are preparing an alternative scheme to the 52 flats allowed under prior approval, with ideas of where this might go. However they are concerned that any delay in this will leave them with dangerous buildings that they cannot demolish.

On the grade 2 and some of the Grade 1 TT are looking at the feasibility of converting it for housing for the elderly.

TT recognise the issue of car parking and how it can be combined with new developments.

#### **5. Community Uses**

TT noted that the NP specified developer contributions would go towards the Village Hall firstly. Improvements there plus the access that the Free School would provide to the Sports Hall, for the village and the Parish and maybe Wye's hinterland in other parishes that use Wye's facilities, needed to be taken into account. A Community Audit might set a good construct for furthering the discussion on what was needed. PC reps thought this a good proposal for collaborative working and David Reece had already done a lot of work on this in preparation for the improvement proposals and the successful bid to KCC. TT indicated some of the Grade 1 would be suitable and also mentioned the Our Place Wye ideas of a community cafe etc.

6. Government **Housing policy** was changing but the NP leaves this policy largely to ABC with the exception of asking for all types of social housing to be integrated with other tenures.

### **Recommendations**

1. The group of councillors (RB,JB,NO (also as an ABC Councillor),BM,TS plus John Mansfield continue discussions with TT and ABC on the nature of the MasterPlan. This group should be called the MasterPlan group. As discussions proceed it should become more defined as to its role and membership.
2. David Reece should initiate discussions on the Community Audit and present ideas on how this can best be done.
3. The following lines in the sand are agreed:
  - a. The context for the MP is the NP. TT should agree this
  - b. WYE3 should remain intact in the context.
  - c. The PC will collaborate with TT and ABC on the preparation of the basis for a MasterPlan and how it would be developed.
  - d. The PC will work with TT on a Community Audit
  - e. The definition of Brownfield land as agreed between ABC and Wye through Richard Bartley and included in the Neighbourhood Plan SD 12, should be checked against forthcoming legislation on setting up a Brownfield Land Register that could lead to Planning in Principle prior approval.

Tony Shoults

26 April 2016