

Minutes of Meeting of Neighbourhood Planning Group

Held in Cross House on 8th May 2014, at 7.00pm.

Steering Committee Members present were: Malcolm Bell (Chair), Malcolm Knowles, Chris Flooks, Peter Hayes, Pilar Owen, Tony Durrant and Henty Pullan

Apologies: George Zaidmann, Louise Hayling, Lucy Knowles.

ITEM COMMENT

- 1.0 Chair's opening remarks.** MB said the purposes of the meeting would be to plan for the public meetings (15th & 22nd May) and have an update on the site assessments. For the public meetings, Mick Downs would present comments on 6 possible sites in accordance with the criteria and in line with BDBC policies.
- 2.0 Discussion of sites.** MB recalled Andrew Hunter (BDBC) saying that if a site for 200 houses was approved ahead of the LDP our allocation would be met. If Cufaude Farm and Razor's Farm go ahead than s106 monies would come to Bramley. In the Pre-submission Plan Redlands numbers have been halved and Manydown has 300 more than in the previous consultation. MB was of the view that 748 house p/a won't meet government requirements.
A full drainage survey needs to be done for Minchens Lane – the predicted 200 build is likely to be over the period 2015-2019. Stratfield Saye Estates are to submit a planning application for 185 houses. These sites are not deemed competitive by BDBC – ie we could have both.
Concern was expressed over the current meagre service provision in relation to these proposed sites; it would be preferable to stagger developments over the full period of the Plan. For 200 houses Bramley would receive a 'small share' of (£1.6 million).
- 3.0 Minchens Lane, Strawberry Fields and Green Farm** CF spoke to, and circulated, a ML site assessment with photos; this was compiled with LH. He said there was a large drainage issue; access would be opposite the Electricity Road, giving problems with sightlines. SF assessment was to be completed. Green Farm – to the east of Folly Lane - was also being considered. MB reported from the Stratfield Saye Estates that all their land in Bramley was available for development.
MB underlined the importance of improving the infrastructure. He suggested a meeting with Sherfield NP to look at traffic issues affecting both parishes.
- 4.0 Format of Public Meetings.**
- Introduction from NDP
 - Status report, using Power Point: Mick Downs
 - Open discussion
 - Working groups
- TD thought it important to emphasise the long-term benefits of the NDP as it will affect what happens in the next planning phase.
He suggested that the NDP put the 200 houses designated for Minchens Lane as the site policy and take views from the PC and borough councillors (ie this would be our allocation and no other sites need be named).

The meeting closed at 8.20 pm. No date was set for the next meeting (after the Public Meetings).