

Minutes of Fairford Neighbourhood Plan Steering Group 23 June 2016, 10.30,  
Fairford Community Centre

Present: Malcolm Cutler, Richard Harrison, Margaret Bishop, Sarah Basley

1. Apologies: Alison Hobson, Carolyn Symcox, Jennie Sanford

2. Matters Arising

- RH had a good meeting with the students of Farmors School. The students will now work in groups and Sarah Dawson will collate their ideas and deliver them to RH who may return for a further meeting.
- WILD proposal is probably more appropriate for the FTC initially, while SG concentrates on the main planning and land use issues. **MB/RH** to liaise on the next steps here.
- Support for the consultant's follow-on proposal from the Town Council will be sought (contact to be made with the Works and Community Committee of FTC about some elements, which could form the basis of future projects). **MB + RH** to prepare a covering document to present the case to FTC. This document, including budget proposals, should be circulated to SG members **first** for comments.
- **MB** will prepare a budget to include leaflets, room bookings and consultancy.

3. Conservation Area boundary

- AH and SB have been looking at the current conservation area and are suggesting that the current conservation area boundary be extended to take into account a) the new developments and b) Horcott, which has never had a conservation area of any kind. RH warned against layering too many protections on one piece of land – it is important that the strongest protection should be selected for each site. **SB** to contact CDC to discover timescales, possibilities, procedures etc.

4. Alternative and potential future development sites

- It has been suggested that the 2 CDC selected SHLAA sites should stand and not be replaced with alternatives. This goes against advice from Joseph Walker and the SG consultant. The SG should explain to CDC that the 2 sites (Faulkners Close/Milton Farm) are not appropriate (with reasons) and that the FNP SG has alternatives. Once landowners have been consulted, meetings should be arranged with local councillors to explain the situation.
- Football club/K&E/Bovis developments are coming forward with proposals for 120 new houses. Proposal should be to listen to them and then a response prepared.

- Horcott Lakes. Further clarification of details need to be sought from the landowner/s. MC to contact Stephen Andrews (local CDC councillor). The landowner will need to prepare a hydrological survey for this area – the SG and FTC should investigate the possibilities of sharing costs for a hydrological survey for a wider area of Fairford + work with WILD. Other developers could also contribute to the survey. **RH** to contact John Hill (as part of a FTC initiative) to co-ordinate the hydrological survey.
- Suggestion FTC should explain to CDC that because of the persistent flooding problems in Fairford any developer must produce a Level 2 Flood Risk Assessment before any planning application is processed. This requirement should also be one of the policies included in the FNP.
- Meeting with ECT – Monday 27 June 7.00pm. This should, initially, be a listening exercise to discover the scope and nature of their ideas. Key questions – what are ECT’s intentions re. Milton Farm SHLAA site? What are their long term intentions (ie. post 2031) for Fairford? What is/could be the extent/nature of their interest in Horcott Lakes?

#### 7. Consultant’s proposal.

- Some clarification is needed re. the difference between NP and NP Lite + what the figures refer to (Hours? Days?).
- Also clarification about what the SG is expected to do for the SEAs (this is, essentially, a FTC exercise) **RH** to pursue through FTC. The costs of SEAs for new sites should borne by landowners/developers whenever possible.
- Need to review all the SG’s major policies. How can they be written in such a way as to be acceptable for the FNP document?
- ParishOnline mapping. **RH** has been working on this and will email the various layers to the SG consultant. Will these be OK for the Policies Map? Thanks to **RH** for all his work on this.
- Documents as yet unrepresented to the consultant need to be done now. **Transport** (**MC** will produce this using the James Hunter report). This should include a policy to ensure that any development to the south of the A417 includes some safe arrangements for crossing to the north and the main town area. **Drainage** (**MB**).
- A meeting should be held with Ray Theodoulou (County Councillor) once the policies are agreed and landowner response is understood.
- **MB to initiate** (+ **RH** + **John Hill**) a written short, simple explanation of surface water issues to go to the SG consultant so that an effective policy can be developed.

Date of Next Meeting: Thursday 7 July 2016, 10.30. MC will book the room.  
Apologies from SB in advance.