

## Fairford Neighbourhood Plan Steering Group meeting

Tuesday 8<sup>th</sup> January 2019

### Minutes

Present: Richard Harrison, Margaret Bishop, Sarah Basley, Lizzie Garthwaite.

1. Apologies – Jon Hill, Roz Capps, Andrew Doherty
2. Update re AECOM – It is hoped that the updated (corrected) draft Site Assessment Report will be received this/next week (AECOM have committed to 23 January)
3. The SG discussed the likely range of outcomes on the site assessments, assuming the factual corrections requested from AECOM, and the relationship between these and site allocation proposals, which would take account of the neighbourhood plan Objectives, and the Sustainability Appraisal (incorporating Strategic Environmental Assessment).

**ACTION: Need to assess all sites against the FNP objectives – RH to produce draft table**

**ACTION: RH to propose suitable draft wording for a ‘master plan’ policy, based on wording in policies for similar situations in other neighbourhood plans.**

4. Other policies

These are mostly done/in hand. Updates also needed to the supporting text (with reference to the Objectives) to make the reasoning clearer. All further changes should be copied to JH for collation.

- a) Drainage (MB + JH) – Need to identify specific areas where site specific FRA is required (need sound reasons as this goes beyond NPPF requirement in some cases)
- b) Need additional policy re priority allocation of ‘affordable’ housing on the basis of local need, as in other NDPs?
- c) Should more land be allocated for self or custom build [within larger developments]? The local plan requirement under policy H1 seems minimal, and the need would generally be addressed through small individual ‘windfall’ sites.
- d) The East Glos Engineering site is now understood to have been bought by a local builder, although there was apparently some late interest in it for light industrial use.
- e) Coln House School site – It was suggested that this should be proposed for Mixed development; a Ward Councillor had suggested it as a possible future site for an enlarged surgery, and it could also be a suitable site for a community building serving the western end of town, or small business
- f) Horcott lakes – Await outcome of meeting with Hanson on 14 January.

**ACTION: The relevant SG members to consider possible draft wording for these policies**

5. Questions for CDC
  - i) What would CDC suggest as the main elements of a ‘master plan’ policy for Fairford?

- ii) What approach do they think we should take to resolving the issue of traffic on the narrow A417 through the historic town centre?
- iii) What options would they see as feasible and acceptable for the Horcott lakes area as a whole (master plan?)
- iv) What is CDC's view on more specific requirements or FRA based on the Hydrology report?
- v) Can we make use of Local Plan policy H3 (Rural exception sites) in the context of Fairford?
- vi) What mechanisms can/should we (and CDC) use to ensure that infrastructure and community developments are delivered in the future?

**ACTION: RH to draft list of questions and circulate for agreement by SG prior to sending to CDC**

**ACTION: Need to arrange meeting with GCC Highways to discuss the 'north east link road' if the proposal for F\_51B/C is to be progressed**

#### 6. Other Items

- i) MB has been made aware of rights the MoD has to control bird strike risk. This is likely to mean that public access is not feasible on the lake(s) nearest the boundary of the airfield.