

## Gerrards Cross Neighbourhood Plan

### Minutes of Steering Group Meeting on 17<sup>th</sup> November 6.30pm on Zoom

		<b>ACTION</b>
<b>Apologies:</b>	Alistair, Heather, Julia, Brian	
<b>Present:</b>	Diane, Hellen, Norman, Jane, Nick, Richard, Jaspal, Liz, Sue, Becky	
<b>Welcome:</b>	Norman welcomed everyone, was grateful to those sticking with the SG and thanked Amy for setting up the zoom.	
<b>Minutes:</b>	The minutes of the last meeting on 29 <sup>th</sup> September were approved.	
<b>Matters Arising:</b>	<ul style="list-style-type: none"> <li>• Jaspal has email confirmation that the GX housing allocation has been met and will forward to Becky.</li> <li>• Hellen had sent the list of clubs at the Community Association but they do not appear. Becky will add in as an appendix.</li> <li>• Hellen has created the evidence base page on the website and also uploaded all the minutes and details of public consultations. Many thanks.</li> <li>• Norman has submitted a definition of the core retail area.</li> <li>• Jaspal and Hellen identified 4 strategic gaps</li> </ul>	<p><b>Jaspal</b></p> <p><b>Becky</b></p>
<b>Strategic Gaps</b>	<p>It is feared our strategic gaps are too large but if we want to leave them as they are and see if they get through the external examination, we need to provide good evidence why they are necessary. There is no 'acceptable' size, it depends on the evidence put forward. There are 4 gaps designated in the plan, Becky redrew the lines to make this clear:</p> <ol style="list-style-type: none"> <li>1. Beaconsfield Gap which is from the edge of Bulstrode Park (already protected) up to the Crown Plaza, encompassing Wapseys Wood which is meant to be returned to green belt.</li> <li>2. Chalfont St Peter Gap which is the triangle between Bull Lane and the A40 encompassing Raylands Farm.</li> <li>3. Higher Denham Gap, east of the A413</li> <li>4. Tatling End Gap, west of A413 and south of A40.</li> </ol> <p>Liz and Becky are certain that we need stronger evidence than we have. Vulnerability to development is not a reason. Everyone is asked to take a look at the gaps and send Hellen your thoughts on why they should be kept, which she will pass on to Becky. Email <a href="mailto:hellenorme@gmail.com">hellenorme@gmail.com</a> by Wednesday 24<sup>th</sup> November. We all find this difficult to understand, not being planning experts so the Secretary was asked to share Hellen's note and Becky's examples with everyone. If the examiner thinks anything is there to stop development, they won't allow it; we have to find other reasons why these gaps are important to the town and what they provide, so need to get creative.</p> <p>We then faced the problem that our possible development sites GX3, GX4, GX5 and GX7 in the Green Belt, were also within those strategic gaps so the meeting took the decision to remove them and agreed the new boundaries with Becky.</p>	<p><b>All</b></p> <p><b>Diane</b></p>
<b>Site</b>	We needed to decide what we would like to see on the non-green belt site of Orchehill Rise carpark. Given its long, narrow shape, it was felt that between 5 and 8, 2 and 3 bed townhouses with small outside spaces would be appropriate, with a parking area to include a charging point for electric vehicles. The meeting agreed this.	

<b>Station Carpark</b>	Norman and Jaspal confirmed nothing further had been heard about the station car park and currently there were plenty of empty spaces so it seems unlikely there is an appetite to build a multi-storey one.	
<b>Town Centre</b>	<ul style="list-style-type: none"> <li>• The policies we want to remove and/or replace need considering as they will alter all the subsequent policy numbers. This is work we can do while the screening draft is being examined.</li> <li>• A footpath map is available from the council office but seems not to be in digital form so Hellen will scan and send to Becky. Jaspal will seek out a map of cycleways to send to Becky.</li> <li>• Jaspal advised Bucks may be activating Article 4 which amends the new permitted development rules so that a planning application needs to be made.</li> </ul>	<b>Hellen</b>  <b>Jaspal</b>
<b>Publicity</b>	Denham's Neighbourhood Plan is going to referendum and Diane had seen a thread on social media where residents, having received their voting cards, claimed to know nothing about it, not to have been consulted etc. In order to try to avoid this happening in GX she suggested a post on local social media now explaining where we were at with the GX Plan and referring people to the website for more information. The wording suggested in the agenda was agreed.	<b>Diane</b>
<b>Next Moves</b>	<ul style="list-style-type: none"> <li>• We can keep working on the plan while it goes away for screening.</li> <li>• Liz explained that the town council have to submit it to the Planning Officer at Buckinghamshire Council but she can provide a template letter to go. Bucks should acknowledge and give a rough timescale. It has to be sent out to Natural England, English Heritage and Historic England to decide whether we need environmental screening. This is possible as there is a lot of Green Belt. If we do, Locality can provide technical support.</li> <li>• The council will usually offer feedback on the plan so far.</li> <li>• This process is likely to take 8-10 weeks so if it gets sent off at the end of November, we are looking at a response mid- February.</li> </ul>	
<b>AOB</b>	<ul style="list-style-type: none"> <li>• Although the Steering Group can't do anything to influence town centre regeneration, we were concerned about the state of the High Street so Norman had written to the Community Board and spoken to WeAreGX. Jaspal advised that the council can't influence commercial decisions but the mayor had met with landlords and he could confirm that some of the large empty units will be occupied soon. There was also a parking consultation in which it was planned to increase free on-street parking around the town centre from 1 hour to 2 hours which should help shoppers.</li> <li>• Clarification that we are not actively putting sites forward for development but if there has to be development in GX, these are the sites to be looked at first</li> </ul>	
<b>Next meeting</b>	This was pencilled in for Thursday 13 <sup>th</sup> January.	