



Minutes of Steering Group Meeting Tuesday 11th February 2020

Present: Peter, Alistair, Jane, Norman, Hellen, Richard, Sue, Diane, Liz, Becky

Apologies: Nick, Rhiannon, Julia

Norman welcomed everyone back again, thanked them for sticking with us and apologised for the lack of activity in the last few months. Plan-et advised that this was not a problem, we were moving along nicely and we do not want to be finished before the Local Plan is adopted. The most recent plan trumps previous ones so ideally we want to finish just after the Local Plan. The Local Plan is about to go to independent examination which will last up to the summer.

1. **Call for sites** – Plan-et very strongly recommend that we put out a call for sites and suggest we allocate a couple of sites to future-proof the Neighbourhood Plan. We can select the sites according to our vision and objectives. We can stipulate when development can begin. For example, if a site for 100 dwellings became available SBDC would grab it but if we have a couple of sites sites of 10-12 dwellings which meet our vision and objectives we can offer those instead and prevent the larger development. If SBDC do not achieve 95% of their housing allocation and a developer seeks a large development it could not be stopped unless the NP had established its criteria. This is an important piece of work.

You only need 1/3 hectare for 10 smaller houses, and as the NP calls for more smaller houses this would meet our vision and objectives.

It was suggested that we ask LOCALITY to do a free housing needs assessment for us. Liz and Becky could ask the Town Clerk to organise this. The HNA in the Local Plan is several years old and covers the whole district. LOCALITY would do an up to date assessment just for the Gerrards Cross Neighbourhood Plan area. It was noted that in the Local Plan GX is committed to 174 dwellings over 12 sites but this was from 2014 so many of these will have been built already. It was also noted that one of the Matters, Issues and Questions raised by the independent examiners was *Why is the Green Belt proposed to be altered in some settlements (such as Amersham, Beaconsfield and Chesham) but not others (such as Gerrards Cross)?*

ACTION: Plan-Et, Town Clerk

It was agreed that those available would meet at **9am on Tuesday 18th February** (next week) either at the Parish Council or in the Memorial Centre, to be confirmed, to look at the map and search for sites. We are advised to look at the map realistically and to include sites rejected by SBDC as they will have been rejected according to their criteria but they might meet ours. It was also suggested that we look at using the land more intensely, as being built on now rather than in 1950s. Also to look at sites rejected by SBDC for being too small as they might suit our purposes.

ACTION: All

The Plan-et site assessor would assess sites identified.

The Town Clerk is able to establish who owns the land.

Plan-et will give us a template letter to send to the owner.

2. **Results of 18-50 Survey:** – There had been 28 responses to the survey and Becky had analysed the data. Printed copies were circulated. An electronic copy will be available soon. Notable results were:

Question 2 Should we encourage vitality in the town centre by welcoming new businesses and making it an attractive place to spend time? And Question 13 We should retain and protect green spaces, commons parks, woodlands etc both received 100% YES responses.

Response to Question 7 We need more smaller (1-2 bed) and medium (3 bed) affordable homes was 93% YES and Question 8 We need more large (4+bed) homes was 100% NO

3. **Ranking the Green Belt:** We were advised to hold off on this and concentrate on the call for sites.
4. **Independent Examination of the Chiltern and South Bucks Local Plan.** SBDC should have informed the Inspectors that we were working on a Neighbourhood Plan but Norman would make them aware too.

ACTION: Norman

5. **Updating our plan with photos, lists etc.** Photos had been taken and were stored. We were advised not to do this yet as things would move around but to concentrate on the call for sites. It was agreed that we would ask Plan-et to provide the maps for the plan.
6. **What's next?** It seems that the call for sites is the most important task to be getting on with. We will meet on Tuesday to look at the map. If you can't make Tuesday but can think of a site that could be developed or redeveloped more usefully, please send an email. For anyone, like me who can't visualise a hectare (10,000m²), the grassy area inside a 400m running track is apparently about a hectare, as is an international rugby pitch.

Meeting ended 8.20pm