

## Gerrards Cross Neighbourhood Plan

### Minutes of Steering Group Meeting held on Zoom on 23<sup>rd</sup> July 2020

<b>Present: 11</b>	Sue (Town Clerk), Norman, Julia, Hellen, Liz, Jane, Becky, Richard, Nicholas, Diane, Heather	<b>Action</b>
<b>Apologies:</b>	Sue Z.	
<b>Minutes:</b>	The minutes of Feb 11 <sup>th</sup> Meeting were agreed. We had met on 18 <sup>th</sup> at the Town Council Office and put forward sites but these had come to nothing being either too small or change of use.	
<b>HNA Comments</b>	<ul style="list-style-type: none"> <li>• There were mistakes and repetition noted in the Housing Needs Assessment which would be sorted.</li> <li>• The value of it was in the housing sizes section where it found the priority need was for 3 bedroom houses. This is what our surveys found and this evidence will support our policy on this in the NP.</li> <li>• There is no need for large 5 bed + houses</li> <li>• The Neighbourhood Plan period now runs from 2020</li> <li>• The rise in price of semi-detached properties was distorted by the building of a few new expensive dwellings.</li> <li>• Need to consider whether to specify tenure splits in the NP.</li> <li>• The value of the report lies in its use as evidence for policies in the Neighbourhood Plan.</li> </ul> <p>Becky advised that the Chalfont St Peter Plan had a policy H1 which says : ‘On developments where there is a net gain of four or more dwellings, two bedroom dwellings must be included.’ We could include something like this to ensure we get the smaller homes we need.</p> <p>The Denham Neighbourhood plan is open for consultation until 31<sup>st</sup> July.</p>	
<b>Local Plan Impact</b>	The Chiltern & South Bucks Local Plan is in turmoil. We need to put forward sites that suit us and be in control of the order we want them built on, how many and what type of dwellings are built.	
<b>Colston Court</b>	If we want the Colston Court site to remain as retirement/sheltered flats for seniors we can put it in the NP. If the intention to do this is minuted it will be a material consideration. <b>The meeting agreed they wanted it minuted that Colston Court should remain as housing for the elderly with no change of use.</b>	

	It can also be protected by making it a Community Asset. This means the community has 6 months to see if it can raise the money to buy it. <b>The meeting recommended the Town Council registers Colston Court as a Community Asset.</b>	Town Clerk
<b>Possible Development Sites</b>	<p>The sites we agreed to put forward for assessment were:</p> <ol style="list-style-type: none"> <li>1. Orchehill Rise Car Park</li> <li>2. Station Overflow Car Park – both 1 and 2 in the event that a multi-storey car park is built at the station.</li> <li>3. Land next to the Apple Tree adjacent to A40</li> <li>4. Land belonging to the flats in Raylands Mead. Nicholas said they have too much land and the freeholders would be willing to sell.</li> <li>5. Land north of Raylands Mead on Bull Lane where there is a gap between the housing.</li> <li>6. Strip of land to the west of the A413 by Lower Road, the southern part is within GX boundary.</li> <li>7. Land adjacent to the A413 in the triangle bounded by the A413, M25 and the railway somewhere between Over the Misbourne and the Golf Club where it is in flood zone 2 or better.</li> </ol> <p>For the record, sites previously rejected were:</p> <ol style="list-style-type: none"> <li>1. Colston Court. As the NP identified a need for senior housing there should be a policy not permitting change of use on this site.</li> <li>2. Land to the rear of Gaviots Green and Gaviots Close adjacent to the A40. Too small.</li> <li>3. Housing on top of a potential station car park. Could be a policy but is not a site allocation.</li> <li>4. Behind Bentinck Close. Too small.</li> <li>5. Cottages at Bulstrode Park. Policy not objecting to change of use can be added, but not a site allocation. Ruled out of the HELAA due to the planning permission for conversion to hotel.</li> <li>6. Empty HSBC building on corner of EThorpe Close and Packhorse Road. Policy not objecting to change of use for residential development can be added to the NP, but this is not a site allocation.</li> <li>7. Ditto Lloyds Bank on the corner of Bulstrode Way and Packhorse Road. As above, a policy not objecting to change of use can be added, but this is not a site allocation.</li> </ol>	<p>Liz/Becky</p> <p>Add policy</p> <p>Add policy?</p> <p>Add policy?</p> <p>Add policy?</p> <p>Add policy?</p>
<b>Next Steps:</b>	<ul style="list-style-type: none"> <li>• Liaise with the Buckinghamshire Council to make sure they are aware of our Neighbourhood Plan.</li> <li>• If sites are suitable list in priority order, then go to community to check. We must have the site allocations in place before the screening draft.</li> <li>• Arrange next meeting to be in person, socially distanced in a large room in Memorial Centre.</li> </ul>	<p>Norman?</p> <p>All</p> <p>Sue M?</p>