

## East Challow Neighbourhood Plan Steering Group

### Minutes of Meeting

On

**14<sup>th</sup> May 2018**

Attendees

#### **ECNP Group**

Les Cannings (LC) Helen Butcher (HB) Francis Webb (FW) Chris Nugent (CN)  
Caroline Dunstan (CD) Olwyn Nugent (ON) Trevor Hayes (TH)  
Apologies: Peter Rumsey (PR), Vanessa Bosley (VB)

**District & County Council** Yvonne Constance

**Dandara** John Richards

#### **NOTES**

The meeting was in two parts:-

1. (Dandara not present) To allow the ECNP Steering Group to discuss the Dandara proposal for development of 750 houses on the fields of of HELAA land parcels EACH8, 10, 11, 12, 13 and construction of the Western Relief Road. In particular to decide whether we should consider embracing a detailed study of this development within the ECNP.

We have taken advice from our planning consultant ( Dr Andrea Pellegram MRTPI ) regarding the issue, quoted below:-

*"I am worried that you are considering preventing development on such an extensive tract of land that it will not be considered sustainable development and you will have the NDP thrown back at you by the LPA and/or the examiner. You can (in carefully constructed circumstances) restrict development in small areas but it becomes more difficult if you wish to sterilise very large tracts. This is because the new NPPF (in draft) is asking for more housing and for local plans to be reviewed very 5 years. This means that planning authorities will always be looking for new development land and they will resist any NDP policies that might cause them difficulties in the future."*

*"...the link road is in the local plan and the transport plan. You can't just put together a petition and say you don't want it anymore! If you really don't want it, you will need to work with the planning and highways authorities to convince them in the next round of their local plan and local transport plan that the proposal should be dropped. Until you do this, the policies encourage private sector finance (such as Danderra <sic>) to provide this infrastructure. "*

She concludes that if we want to examine the possibility of restricting development on EACH 08, 10, 11, 12, 13, we need to hire either a planning professional or a landscape professional to fully review all the sites around the village (in more detail than the existing Landscape Character Assessment) and prepare a full planning analysis.

The original objectives for the ECNP included to "encourage sustainable development if it can contribute to the development of the Western Relief Road and reduce the current traffic flow on

the A417." The Group concludes that we do not have funding for the additional cost of doing this, and are reluctant to delay the NP programme in the light of our consultant's comments above.

2. To respond to Dandara's request for a meeting to present their latest information and proposals; Dandara were present for this part. Dandara presented results of latest traffic analyses and other studies comparing before and after construction of the Western Relief Road.