

GREAT AYCLIFFE NEIGHBOURHOOD PLAN



Notes of a meeting of the Great Aycliffe Neighbourhood Plan Steering Group, held on Thursday 7 May 2015.

Present: Cllr B Hall – Great Aycliffe Town Council
 Cllr I Gray – Great Aycliffe Town Council
 Cllr J Atkinson - Great Aycliffe Town Council
 Cllr J Clare – Great Aycliffe Town Council
 Cllr C Wheeler – Great Aycliffe Town Council
 Cllr M Dixon – Durham County Council
 Mr B Riley – Area Action Partnership
 Mr D Sutton-Lloyd – Community Representative
 Mr M Rowcroft – Public Representative
 Mr S Howarth – Voluntary Sector

Officers Mrs C A Walton – Corporate and Policy Officer
 Miss A Corner – Neighbourhood Plan Engagement Officer
 Miss A Donald – Town Clerk’s PA

Item No	Discussion	Action
1.	Apologies for Absence Mr J Cokill, Mr B Haldane, Cllr M Dalton, Mrs K Clark,	
2.	Declarations of Interest There were no declarations of interest.	
3.	Notes of Previous Meeting The notes of the meeting held on Thursday 19 March were confirmed as a correct record.	
4.	Funding Update Members were given an update on the funding application made to DCLG. A full grant of £7,521 had been received and would be used to finance Soft Market Testing, Survey Monkey Gold Membership, 5 days of planning expertise and printing/delivery costs for the issues and options paper. A character assessment would also be carried out.	
5.	Thematic Group Update Environment - A number of meetings had been held by the Environment Thematic Group. Green open spaces across the parish had been identified and categorised and were currently being transferred to an electronic map. Each green space would be checked to confirm conformity with the NPPF’s designation of Local Green Space. Options were also being considered for Aycliffe Village to prevent urban sprawl. DCC planners were assisting with this. CW noted there will be an increase in demand for allotments with the new developments being planned. It	



	<p>was explained that allotment provision in areas allocated for new housing would be assessed by planners and developers for viability. The Neighbourhood Plan would be able to identify an area suitable for allotments if they were needed. In addition, the Town Council could, if it wished, provide additional allotments. The Town Council review allotments and need regularly anyway and this may not therefore need a planning policy.</p> <p>Consideration was also being given to the identified problem of a shortage of parking, particularly in the older parts of the town. Various options would be considered, including the use of sections of greens or green spaces for a limited amount of parking.</p> <p>MR noted that housing and energy efficiency overlap considerably and there needs to be clear discussions with the housing and environment groups to ensure there is no repeat of information or differing findings.</p> <p><u>Housing</u> - The Housing Group would be having its inaugural meeting on 21 May and would meet on a fortnightly basis. A presentation on renewable energy would be given to the Housing Group by M Rowcroft.</p> <p><u>Retail</u> - It was envisaged that Soft Market Testing would commence in May, carried out by Sanderson Weatherall, who were the only group interested in undertaking the work, and will last for approximately six weeks.</p>	<p>MR</p>
<p>6.</p>	<p>Soft Market Testing</p> <p>Members were asked to consider whether potential site allocations were necessary prior to soft market testing. It was explained that this process would be time consuming and expensive. After discussion, it was decided that the soft retail assessment was required as a preliminary to ascertain interest from retailers in setting up a business anywhere in the parish, prior to identifying any potential site.</p> <p>A further Steering Group meeting would be held in July to receive a presentation on the results of the soft market testing, date to be notified in due course.</p> <p>It was pointed out, once again, that we cannot make the developer come here and it wasn't our job to develop the sites. Residents have requested more retail through the consultation but the County Durham Plan has made no</p>	<p>All to Note</p>

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	allocation for additional retail in Newton Aycliffe as their research shows there is no retail interest. This independent soft retail assessment is being undertaken to help plan the NP next steps for retail and that will depend on the findings of this research.	
7.	Neighbourhood Plan Update Work had commenced on the structure of the plan. Data and evidence were being gathered. A meeting had been held with DCC planners regarding the vision and objectives and any additional documents would be re-circulated to members following some rewording work.	
9.	Date of Next Meeting The next meeting would be held on Thursday 18 June at 6pm, venue to be confirmed.	All to Note