

NEIGHBOURHOOD PLANNING COMMITTEE  
STEEPLE CLAYDON

Minutes of the meeting of the Steeple Claydon Neighbourhood Plan Team held on  
28<sup>th</sup> December 2015 at The Prince of Wales, Addison Road, Steeple Claydon, Buckingham  
MK18 2PY prior to the first village walk

Present: Mr Paul Firth (In the Chair)  
Mr Ian Millard  
Mr John O'Dwyer  
Mr Dave Jenner  
Mr Chris Coombs  
Ms Tonia Vincent  
Mr Adam Graveley  
Ms Julie Milne

1. Introduction

The meeting was opened at 10.40am. The Chairman advised that a proposal would be made to the Parish Council (PC) at their next meeting on 5<sup>th</sup> January 2016 to allow greater decision making by this team, although significant and financial decisions will still be referred to the PC. Councillors will continue to be copied into emails and invited to meetings. All present agreed with the action.

2. Village walk

It was recognised that the whole village could not be covered in the time allowed and there was some discussion as to where we should visit.

Social and affordable housing was briefly discussed and a staggered approach to this was suggested. The Manor Oak site is viable, if planning permission is granted, but this is not expected to be completed for 5 years and the site has been reduced in size from the original proposal which incorporated 300 houses. The piece of land on the north eastern side of the proposed site is not currently earmarked for development but is still vulnerable. There is an open invitation to the Steeple Claydon Neighbourhood Plan group to speak with the developers.

It was recognised that we should look to clarify the green space in the Gladman development with a view to classifying it as such in the Plan. The green spaces that have previously been identified in the Steeple Claydon Fact Pack and circulated amongst the Group, need to be identified in the Plan, if agreed. They are:

Open space in the centre of Ashgrove  
Recreation ground, North End Road  
Open space, Sycamore Leys  
Open Space, St Michael's Way  
Allotments, Buckingham Road  
Open space, Rookery Way  
St Michael's church  
Allotments, Queen Catherine Road

Giving consideration to the moving of the Co-op was discussed and it was recognised that this will have a massive influence on our proposals. It was agreed that the Co-op should be

approached without delay to find out if this is something they may consider. Molly's field was suggested as a possible location due to the good access and available area for parking.

**ACTION: PAUL FIRTH**

The potential for development to the south of the village was discussed, possibly down to the HS2 Maintenance Depot. It was further recognised that if a station is reintroduced on the North-West rail line in Steeple Claydon, it is likely that developers will see potential in sites in close proximity to the station and not on the northern side of the village. These two points will be considered as stage 2 of development.

The need for bungalows opposed to 4 bedroom executive homes was discussed which can be used as whole use homes, later life homes and sheltered accommodation.

The walk commenced at 11.15am and took a route up Addison Road to Molly's Farm, along Vicarage Lane into Challoner's Hill/Queen Catherine Road. Across the field near to St Michael's Church behind the Langston & Tasker depot into Sandholme and through to the green space identified in Rookery Way and eventually onto Buckingham Road.

It was agreed that whether the tree on the corner of Vicarage Lane and Vicarage Close is protected or not would be investigated.

**ACTION: JULIE MILNE**

Vicarage Orchard was previously unowned land that was claimed by the Parish Council. It was examined by the Group and agreed unsuitable for development.

The library, the village hall and the attached cottage were viewed which are owned by the Parish Council. The cottage is now empty and requires refurbishment. Consideration is being given to whether this cost should be met by the PC so that it can be rented privately or if it could be developed for community purposes.

The land next to Claydon Garage was viewed. It is not known why this hasn't been developed and enquiries will be made into this.

**ACTION: PAUL FIRTH**

From information previously shared, the land next door to St Michael's Church is historically sensitive. It was agreed that this should be included in the Plan as a protected green space and celebrated for it, as currently there is no indication of the importance of it.

**ACTION: GROUP**

The triangular piece of land off Rookery Way and the land behind Church was viewed and is considered vulnerable to developers. A local resident (Clive Lavers) advised that he believes the land off Rookery Way is jointly owned by AVDC and the Housing Trust and as no agreement could be reached regarding its development, it has remained undeveloped and is used by local children.

The walk was concluded at 12.45pm but it was agreed that others would be organised.