

## **Hunsdon, Eastwick and Gilston Neighbourhood Plan Group**

**28 February 2020**

### **Notes of meetings on NP with Landowners**

#### **1 With Briggens Estate 1 at 33 Margaret St W1 11-12.30**

Present

Frank O'Shea and Janine Bryant HENPG

Martina Juvara and Joanna Chambers Urban Silence

Will Lusty Savills and Chris Lovegrove BE1

Update of present position of NP and planned steps to get it passes by September target.

Discussion of points arising on Savills' responses to the NPv1 in Reg 14 consultations;

General appreciation of most amendments made or to be made.

Main points of difference remaining are:

- Content and detail of Parameter plans over policy in NP
- Village Character -NP is too prescriptive
- Phasing and Delivery of Infrastructure-S106 should be the place to deal with delivery and trigger points-there are commercial aspects; we put onus on developer to demonstrate how it meets the needs of existing and future residents in a development of this size.

They will send us a note within 2 weeks of points or suggestions they still have in light of today and of amendments in NPv2 when they have studied it in greater detail.

General matters on OPAs

They have been told that Vill 7 will have to provide 6800 sq.m of employment space on top of the planned office, shop and retail use they had already allowed. Also show sites for Gypsies and travelers. We mentioned recent case in Little Hadham which might have a bearing on EH requirements.

JB raised question of future financial support to enable community to do play its part in this development. The NP itself is already fully financed but future support in line with PfP and the HGGTB would be acceptable. CL will reconsider but not if used to oppose BE1's applications-maybe better after OPA stage to support community engagement in the Masterplanning stage?

#### **2. With Quod at their offices London W1 1pm -3.45**

Present

Frank O'Shea and Janine Bryant and Anthony Bickmore HENPG

Martina Juvara and Joanna Chambers Urban Silence

Rachel Godfrey of Quod and James Anderson of PfP

Update of present position of NP and planned steps to get it passed by September target. Discussion of points RG wanted to raise from their responses to NPv1 . She was looking for clarification of some issues ; reiterated that PfP valued engagement with and committed to collaboration with community to produce a highly sustainable, quality place to live; we shared those aims and wished to assuage her concern that the NP was looking to undermine Policy GA1:-

- Duplication with the DP discussed- but see the CF too and don't underestimate its importance/relevance
- Village and Landscape Masterplans-how did NP fit in? all seeking the same process as now in draft Charter- Landscape led as in both CF and NP
- A number of points of detail and questions from RG to allay concern that NP might not align with the DP or the CF or the draft Charter.
- Local Green spaces-justification? Conflict? Too restrictive might prevent ancillary use on Airfield -but see wording which should address her concerns; and refer back to GA1 re the land not to be developed and protected by triple lock.
- Floodlighting of sports grounds?

Employment use in Vill 1-6 they have been told to provide another 29200 sq. m. and gypsy /traveler sites. What is our policy in light of this?

They will report back to PfP and aim to let us have written of points for further consideration within 2 weeks.

FO'S