

**EPC meeting with Peter Jones (Project Promoter)
regarding development of land behind the Red Lion**

on

Thursday 9th March, 2017, 7.30– 8.30 pm at Aynho Village Hall

ATTENDEES

- Peter Jones (PJ)
- Cathy Knott (CK), Clerk
- Jean Morgan (JM), Chair
- Cathy Ellis (CE), Vice Chair
- Mike Baul (MB)
- Jeff Peyton Bruhl (JPB)
- Nic Hamblin (NH)

JM chaired the meeting and welcome everyone. She advised that the meeting was completely without prejudice and the council would not be expressing any views. She advised PJ that the site in question is outside the current village confines.

PJ gave some background information about himself saying he had been involved in the development of the Sawmills site in Brackley since 2005. Through this, he has liaised with Andy Darcy at South Northants Council (SNC) and Pegasus Planning Group.

PJ said it is premature to meet with SNC. The draft local plan will be published in June, when it will allocate sites and if this site is allocated he will arrange to meet with professional planners.

He advised that access to the site would be through 7 Rudgeway. PJ has been instructed as Project Promotor for the site and has met with Charles Woodgate, who with Nick Woodgate is owner of the land behind the Red Lion and Bicester Hill, down to the stream.

PJ advised there was only one feasible vehicular access to the site; an access on Bicester Hill would have visibility problems. There would be a pedestrian access to the side of the pub.

PJ will also be working with Canon Consulting (traffic engineers) and Pegasus Planning Group who will provide further advice on access, parking, traffic etc if the development goes ahead.

He said the development would be well screened and tucked away, but is aware that Bicester hill residents objected to the proposal.

The development would consist of a mixture of houses and possibly bungalows, including semi-detached and detached houses.

JPB asked about other types of housing, such as affordable.

PJ responded that part of the development would be sold with the forthcoming government initiative of 20% discount of the market value making them more affordable. He added that 2300 houses are being built in north Brackley, with a high percentage being affordable housing, taking away the need.

He didn't think SNC would expect to see such a small development in Evenley offering affordable housing.

JM asked about numbers.

PJ responded that the development would consist of 20 – 25 homes which would be easily accommodated on the five-acre site.

Councillors advised PJ of traffic and parking issues in the village, asking if he had thought about how local roads would cope with another 50 or so cars.

PJ replied that he would liaise with his traffic engineers to overcome issues.

JM asked what this development would bring to the village. PJ asked what does the village need?

He advised that £105.00 per square meter of the gross area would go towards the Community Infrastructure Levy (CIL) which is a tool for local authorities to help deliver infrastructure to support the development of the area. (JM commented that this applied to all developments in the District.) There will also be section 106 monies available which PJ would be willing to discuss best how to use.

JM asked PJ if he would do a planning brief. PJ replied that he would, as soon as the site has been allocated.

CE asked if PJ expected a problem as the site is not within village confines.

PJ responded that if SNC say they won't give permission for this site as it's not in village confines, he will ask them "where then will you put the properties you think Evenley should have, as all sites put forward are not within the confines". PJ went on to say that he didn't think the other sites were suitable. He said this site is not overlooked or intrusive, and is well-screened.

JM advised PJ of items on the wish list:

- Pedestrian and cycle access to Pocket Park
- New, larger play area, with high quality equipment
- Cycle paths
- Other new community facilities, including repairs to village hall roof

PJ asked for more information about access to Pocket Park. JM replied that he should take a look, and access is currently very muddy and unsafe. It would be good to have an access through the site to avoid walking along Bicester Hill.

PJ did not think that this would be a problem.

CE stated that residents are concerned about traffic coming in and out of the village and the number of cars there are in School Lane. She said at the junction of Broad Lane, it can be like a single-track road if there are parked cars there. PJ replied that a roundabout may be necessary at the junction to School Lane.

JPB wondered, as there is such a lot of traffic on School Lane, there could be some thought as to turning the School Lane grass verge into a parking area. PMJ replied that this could form part of his responsibilities.

JM advised that the land belongs to South Northants Homes who she thought would be co-operative in this.

CE asked PJ how he saw the design of the homes.

PJ said they would be in-keeping and would make sure they would be acceptable to the residents. He particularly likes the design of Spencer Close. He has no personal preference as to whether they would be brick or stone clad. JM added the whole design should be in-keeping, including the streetscape - eg materials and lamps, but this may be out of his control although NCC/ SNC may dictate what materials they should use. PJ replied that it would make sense to confer with the parish council about design.

JM advised that the parish council has to represent the whole community and JPB added that there will be residents for and against the development and the council will have to give an overall view. We are all concerned and it will impact on everyone so every issue should be very carefully considered.

PJ said if outline consent is given, they would talk about materials, adding that Spencer Close would be a good model. The discounted homes are intended to encourage younger family members (next generation) in the village to purchase. They may well have a restriction on them making them unsellable for seven years.

JM thought this may be a good opportunity to have a larger play area in the village which would be accessible from the Red Lion and The Green. PJ advised that there would be a lot of green space with 20- 25 reasonably sized plots on the five-acre site. He advised that in the bigger developments in Brackley, there are 12 houses per acre (which would equate to 45 houses on a plot this size) adding that he felt 25 homes would be enough.

CE asked at what point this development became unviable.

PJ said taking into account the CIL, Section 106 and planning costs there would be a £1 million investment (including access to the site) before starting, therefore he could not go below 20-25 houses.

JM advised PJ that CK will put the notes together and send to him for accuracy and agreement. They will then become a public draft document to be signed off at the Annual Meeting of the Parish Council in May.

The meeting closed at 8:30 pm