

NEIGHBOURHOOD PLAN STEERING GROUP MEETING

25 April, 2013

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Present:

Charles Bates	Mark Haselden - Chairman
Tom Baxter	Roger Matthews
David Bowie	Harry Nicholls
Elizabeth Dixon	Neil Pearce – Planning Consultant
Andrew Dow	Dave Savage
Miriam Dow	John Scampion
Carol Cholterton	David Stevenson
Helen Crook	Sarah Summers - Clerk

1) Apologies

Apologies were received from Phil Applin, Peter Emmerson, Trevor Honychurch, Jenny Fradgley, Martyn Luscombe, Kate Rolfe, and Moira Tsolakis.

2) Minutes

The minutes of the meeting held on 28 March, 2013 were approved as a correct record.

3) Chairman's Report

The Chairman reported that the Core Strategy timetable had been distributed, which also gives timings of other supporting documents. It is anticipated that the submission draft will be available in July, but there is likely to be an 18 months period between it being finally adopted.

It is suggested that the figures for the housing allocation is 9,500 – 10,000, although it is not clear how many of these houses will be allocated to Stratford.

4) Update on Communication and Consultation

It was agreed to defer this item until later in the meeting, but the Chairman welcomed Miriam Dow, who has joined this working group to help Richard Rose and Val Harris with administration.

5) Update on the Plan content

The Draft Neighbourhood Plan – Version 1.3 was tabled to illustrate the format, although this is still a work in progress document. Some things are still to be included over the next few days, after which the updated version will be circulated with the Minutes.

The Chairman advised that Section 1, which is still to be written, will be an easy to read, executive summary to set the scene. Section 2, which the working group is currently focusing on, sets out objectives and policies, which will feed into the questionnaire. The questionnaire will be circulated before the Open Day and will do three things:

- i) Gather evidence for policies we are proposing;
- ii) Provide feedback that we have not 'upset' people, who consequently would vote 'no' at the referendum;
- iii) Check that we haven't missed anything.

The public will be asked to choose the three objectives they feel most strongly about; and asked to agree or disagree with the possible solutions (policies).

Mark stressed that not all the information that has been supplied by the working groups has been fed into the document as yet; work is still in progress. However, if members have concerns regarding content or format, they are invited to email Mark about anything that needed updating or correcting.

5.1 Housing and Regeneration

Using a slide presentation, David Stephenson focused on Section 7 - Housing and Regeneration . Reference was made to SHMA and SHLAA Reviews; Housing Provisions Options Study update; and Review of Housing Requirements (ERM). The Cabinet was focusing on 9,500-10,000. There would be a meeting of the Cabinet on 29 April 2013.

If businesses at present in zones 1, 3 & 4 could be relocated to a site off the A46, this would release land for 720 homes. If zones 2 & 5 could also be used, that would add another 350 homes, totalling 1,070.

We need to push the regeneration project because this would save building on greenfield.

David's presentation is included as part of the minutes and is circulated as **Appendix 'A'**.

The Chairman thanked David for the huge amount of work he has put into this.

5.2 Town Centre

John Scampion spoke about the five key statements that describe the town centre and people's expectations of it. The objectives and policies have been formulated having taken account of the findings of Mr William Caseley, a shopping consultant. His report is included as part of the minutes and is circulated as **Appendix 'B'**.

Recommendations from this report suggest that:

- (a) We need a proper marketing and leadership approach of how the town can be taken forward;
- (b) The environment needs to be more welcoming for shoppers and visitors;
- (c) Car parking issues need to be crafted to support the competitive and commercial wellbeing of the town.

In particular, things that needed to be addressed as a priority are Town Square which requires appropriate development to be linked with Rother Market, and the Maybird Centre along the Birmingham Road to Henley Street. This should be environmentally improved and linked with the proposed canal area.

Andrew Dow asked whether mention should be made in the Plan of derelict sites. It was felt that it was difficult to put something in as a policy because we may not be able to do anything about it, which would weaken the effectiveness of the Plan.

Neil Pearce advised that the District Council could use a compulsory purchase order; or there are powers under the Planning Act Section 215 to serve notice on any sites that are dangerous or unsightly. It was felt

that the Neighbourhood Plan should make use of this, particularly the latter power.

The Chairman thanked John for his work.

4) Update on Communication and Consultation

Richard Rose provided a Power Point presentation which is included with the minutes as '**Appendix 'C'**'. He advised that the key aim over the six weeks of the campaign was to build momentum for the Open Days.

Elizabeth requested that the questionnaire to be circulated in 'Bridging the Gap' should be at least font 12, with the option of a larger format on request.

There was some discussion about the questionnaire, as some felt that to launch it at Mayor Making on 16 May may be too soon. It was suggested that it might be better if people had more knowledge about the Plan before completing a questionnaire. Mark advised that further thought would be given to this.

Touring the town with a car and loudspeakers was suggested as a means of encouraging people to come to the Open Days, but it was felt that if this marketing approach was adopted, it may be better to 'save it' for the referendum.

Thanks were expressed to Richard for his work.

6) Neighbourhood Plan Area Boundary

The proposed boundary change was presented to the meeting, and Mark confirmed that these changes no longer present a problem to the Plan. Neil advised that apart from consulting with Ward members, there would be no further need for consultation as all the parishes concerned had agreed to the proposed boundary changes.

If the boundary changes cannot be 'signed off' by Cabinet in time for the Open Days, we will present the area as being in line with the new proposal, with the proviso that it is 'subject to final approval'. Both Neil and Sarah were confident that this would go through.

7) Update from the Planning Consultant, Neil Pearce

Neil advised that the Regional Spatial Strategy will be revoked on 20 May. However, all evidence that underpinned the strategy will still be valid.

8) Public Participation

There were no members of the public present.

9) Any Other Business

Sarah advised that shortly, she will be out of action for a few days, and asked if someone could process the application form for grant support of up to £7,000 which goes live on the website on 1 May. Harry Nicholls kindly volunteered to do this.

The Chairman declared the meeting closed at 8.04pm.

Action:

- 1) Everyone on the Steering Group must take the responsibility of communicating the Consultation and Communications Plan to the respective organisations that they represent and feedback to Miriam;
- 2) Elizabeth to give further media contact details to Miriam.

Attachments:

- i) Appendix 'A' – Housing Update slides 1-6 – David Stephenson
- ii) Appendix 'B' – Stratford-upon-Avon The Way Forward – William Caseley
- iii) Appendix 'C' - Communications and Consultation Plan – Richard Rose