

# NEIGHBOURHOOD PLAN STEERING GROUP MEETING

30 May 2013

Minutes pages 1-4

Present:

Phil Applin	Mark Haselden - Chairman
Tom Baxter	Martyn Luscombe
Charles Bates	Roger Matthews
Carol Cholterton	Harry Nicholls
Helen Crook	Neil Pearce – Planning Consultant
Elizabeth Dixon	Kate Rolfe
Andrew Dow	Richard Rose
Miriam Dow - Secretary	Dave Savage
Peter Emmerson	David Stephenson

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1) Apologies

Apologies were received from David Bowie, Ann Hicks, Trevor Honychurch, Sarah Summers and Moira Tsokalis.

2) Minutes

The minutes of the meeting held on 25 April 2013 were approved as a correct record.

3) Chairman's Report

The Chairman reported that publicity in the form of a DVD, press releases for the Herald and Observer, etc. and a programme of talks to various organizations, to reach as many people as possible and encourage them to come to the Open Days, was well under way. Richard would talk about this in more detail later in the meeting.

David Stephenson was working on the re-generation project, making sure we contact those who occupy that area and is starting to talk to developers.

Neil Pearce would be addressing the issue of Strategic Environmental Assessment and a Sustainability Appraisal to be done in parallel with the project.

#### 4) Update on housing and regeneration

Using a powerpoint presentation, David Stephenson gave figures for housing as available up to the end of 2012. Total completions and planning commitments up to 2028 (including Shottery) came to 1,907. With the potential for 700 homes in the regeneration area, this means there could be a total of 2,607.

Kate Rolfe said Stratford District Council had voted unanimously against developing greenfield sites, but were in favour of the regeneration project, recommending brownfield zones 1,3 & 4. They did not think zones 2 & 5 were suitable because buildings in this area were of reasonable quality.

There was some discussion about possible areas for re-siting of industrial buildings. Area 1 opposite Wildmoor Spa was regarded as the most suitable for development, with the potential for an access road from the A46 roundabout. The Highways Authority are not objecting to this. Other areas were Burton Farm, Bishopton Lane and Langley Farm on the A34. Helen Crook requested that we keep as much open space around Stratford as we can.

Elizabeth Dixon agreed to help David Stephenson with contacting businesses in regeneration zones; and Mark Haselden would write to chief executives.

Housing mix is important – the District Council wants a percentage of affordable housing across the whole area.

David's presentation is included as part of the minutes and is circulated as **Appendix 'A'**. Mark thanked David for all his work in this area.

#### 5) Update on Communication and Consultation

Richard Rose gave us an update (using powerpoint) on the various presentations and press releases booked in the run up to the Open Days on 30 June and 1 July. He encouraged everyone to download information from dropbox (DVD, briefings, twitter, facebook, etc.) - intended as a tool that can be used wherever and whenever possible. We were aiming at as many levels of communication as we could.

Discussion followed about gaps in the distribution of Midweek, when the questionnaire would go out in 'Bridging the Gap'. Elizabeth Dixon agreed to see that these were put in her block of flats, and other McCarthy & Stone apartments. Peter Emmerson would do Bishopton Hamlet. The questionnaire would also be available online.

Helen Crook wanted facebook to have something for young people, along the lines of 'Spotted in Stratford', to encourage them to have some input.

The use of colours blue and green in the advert going into The Herald was queried, and Richard agreed to tone this down, and reduce the amount of words significantly.

Mark thanked Richard for the huge amount of work he had put into this. Richard's presentation is included as part of the minutes, and is circulated as **Appendix 'B'**.

6) Update on the Plan content

Version 1.5 was tabled. This document covers most of the policies; the heritage section and some points on infrastructure will be changed in the next turn. Mark asked for comments to himself or Trevor. The document will be turned every two weeks. After feedback from the Open Days, it will be finalized, with a summary and more specific brief about regeneration. Inspection and referendum will follow. Mark thanked all those who had contributed.

7) Questionnaire

The proposed questionnaire was tabled. This covers most of the policies. Mark asked for feedback in the next few days, after which time it would be put on the website. This would be printed and sent to everybody in Stratford via 'Bridging the Gap'.

It was suggested that the inclusion of the logo and strapline could make it look more attractive, and Richard invited members to send in any comments. There would be one per household, but if more members wanted to complete a form, they could do so online or get extra copies from the Town Hall. Stratford District Council has a questionnaire department which would help collate all the replies.

8) Strategic Environmental Assessment and a Sustainability Appraisal

Neil Pearce spoke in relation to a document (tabled) recommending Neighbourhood Plans have a backup in case of future complaints about harm to the environment. Although this is not a legal necessity, it is strongly advised. It would need to be prepared in parallel with the Plan. Most Neighbourhood Plans have limited funds, so a DIY pack is provided to work through. Neil could do this, if the Town Council wished.

Neil will explore whether the District Council would help with funding if (a) they incorporate some of our policies in their Core Strategy, and (b) the work done by Neil is used by other neighbourhood plans in the area. Charles thought the Town Trust might help with funding.

It was agreed that if we had a sustainability appraisal in place, we would be better able to face any legal challenges. Andrew Dow proposed that we ask Neil to take this forward, seconded by Elizabeth Dixon, and unanimously carried.

9) Public Participation

There were no members of the public present.

10) Any Other Business

Andrew Dow asked when times would be allocated for duty at the Open Days. It was agreed to contact Val Harris and set this in motion.

Martyn Luscombe mentioned that Friends of Lucy's Mill Bridge needed to raise £15,000 for a feasibility study; then if favourable, funding to rebuild the bridge. If anyone is interested in getting involved, please let Martyn know.

The Chairman declared the meeting closed at 8.07 pm.

**Action:**

- 1) Everyone on the Steering Group encouraged to use Dropbox to inform as many people as possible
- 2) Elizabeth Dixon to help David with contacting businesses in the regeneration zone, and Mark to write to chief executives

**Attachments:**

- i) Appendix 'A' – Update on Housing and Regeneration – David Stephenson
- ii) Appendix 'B' – Update on Communication and Consultation – Richard Rose