

# NEIGHBOURHOOD PLAN STEERING GROUP MEETING

25 July 2013

Minutes pages 1-5

Present:

Phil Applin	Jenny Fradgley
Tom Baxter	Mark Haselden - Chairman
Kevin Bond	Trevor Honychurch
David Bowie	Harry Nicholls
Carol Cholterton	Neil Pearce – Planning Consultant
Elizabeth Dixon	Richard Rose
Andrew Dow	Dave Savage
Miriam Dow - Secretary	John Scampion
Peter Emmerson	David Stephenson

---

## 1) Apologies

Apologies for absence were received from Helen Crook, David Langman, Martyn Luscombe, Roger Matthews, Tim Sanders, Sarah Summers and Moira Tsokalis.

## 2) Minutes

The minutes of the meeting held on 27 June 2013 were approved as a correct record.

## 3) Chairman's Report

The Chairman reported that the Open Days had gone well, and that there had been an excellent response to the questionnaires (currently 1187) which reflected on the work of the communications team. Initial feedback, indicating support for most of the plan, was particularly strong for the Regeneration area.

The Core Strategy had been published since the last meeting of the Steering Group. Mark commented that many proposals in the Core Strategy were very similar to those in the Neighbourhood Plan, and in particular the Regeneration area. One of the recurring themes at the Open Days had been frustration with traffic congestion in the town, and we might need to develop this in more detail in the Plan.

Elizabeth Dixon asked why surveys were still on the website. She also noted that the e-shot hadn't taken place and photos were not yet uploaded.

#### 4) Core Strategy

David Stephenson spoke to a briefing note (which had been circulated with the agenda) about the SDC intended submission Core Strategy, which appeared in full in dropbox.

Re: housing - 9,500 new homes had been allocated for the Plan period. Of these, 2,550 were for the town. 1,851 had already been granted planning permission or were in the process of being built. Tiddington was to have 76-100 new homes, and Alveston 10-25.

There were two areas of restraint – the Avon River corridor and Shottery Fields. The “town centre” had been redefined to include land up to the station, and the leisure centre.

The timetable for the Core Strategy was as follows:-

<i>Focussed consultation on new settlement at Gaydon + Stratford Regeneration Zone/new employment areas</i>	<i>Aug/Sept 2013</i>
<i>SDC approves submission on CS</i>	<i>Oct 2013</i>
<i>Representation on “soundness”</i>	<i>Nov/Dec 2013</i>
<i>CS submitted to Secretary of State</i>	<i>Jan 2014</i>
<i>Examination in public</i>	<i>Summer 2014</i>
<i>Inspector’s Report</i>	<i>Oct 2014</i>
<i>Adopt CS if “sound”</i>	<i>Nov 2014</i>

David would put to Paul Harris all the feedback from the questionnaires. We need to keep in step with the Core Strategy.

The proposed business areas were off the A46 (for the warehousing) and east of Birmingham Road, north of A46 (for car dealerships). Concerns were expressed about congestion. **Amended, following agreement at Steering Group Meeting on 29.8.13:** *The proposed business areas which will include warehousing and car dealerships were off the A46 and east of Birmingham Road, north of A46.*

There was some discussion about the timetable and its implications for the Neighbourhood Plan - in particular what effect it would have on any applications for housing in the meantime. The Neighbourhood Plan would not carry any weight until it had been adopted. Neil Pearce thought the Core

Strategy timetable optimistic, and said the Inspectorate was snowed under with work.

With regard to the Regeneration Area, there had been informal discussions with Tony Bird, who had given positive feedback; occupiers of the businesses concerned had been approached by letter; the idea had been publicized at the Open Days; and we have been asked to help with the SDC consultation. **Amended following agreement at the Steering Group Meeting on 29.8.13:** *With regard to the Regeneration Area, there had been informal discussions with a number of developers, including Tony Bird, who had all given positive feedback...*

David said we needed to review the Neighbourhood Plan against the Core Strategy, to see where it correlates, and to make sure there was adequate provision in our policies – for instance, to influence design matters, pursue Zone 5 in the long term, and look at infrastructure projects. Mark asked whether it was right that the Plan must conform with the Core Strategy. Neil confirmed that the Core Strategy should not go into detail, which was the prerogative of the Plan. It was suggested that we write to Dave Nash at the SDC.

There was some discussion about the proposed changes to the boundaries of the town centre area and the significance of extending it, with a view to the implications this might have on any planning applications, retail development or location of a bus station. The town centre area as defined at present is failing on pollution levels.

The proposed Core Strategy had been adopted by 45 to 1, therefore had general support.

The Chairman thanked David for his document.

## 5 Feedback from the Open Days

There was a lot of positive support for the Plan in general, especially the Regeneration area and environmental improvement to the Maybird/Henley Street route. Concern was expressed about the location of the business parks, congestion, parking, flooding, street furniture, weak enforcement of planning permissions, railway line and the Greenway, and the bus station. There was some cynicism and anger about previous planning decisions. Questions were asked about the town square, and how the proposed move of businesses from the Regeneration area would be funded. One young person queries whether the Plan had young people in mind.

There was some discussion about funding issues, which were inconclusive; but once the Core Strategy was approved, it was possible that 25% of CIL money might be allocated to the Town Council.

## 6 Timeframe – what happens now?

The management team would look at this and circulate a draft timeframe, along with feedback from the questionnaires and details of correlation with the Core Strategy.

It was suggested that we ask for help from a professional writer for the first part of the Plan. Another communications campaign would be needed once the Plan was completed, in the run up to the referendum. Members of the Steering Group felt it was important to maintain momentum in the interim, and for regular, monthly updates via 'Bridging the Gap', the 'Stratford Herald' and the website, to keep people aware of the feedback and timescale. Once the Plan is drafted, it will go to the Town Council to implement; SDC will be responsible for the inspection and referendum.

More engagement would be needed with SDC now the Core Strategy is in place, especially with regard to the town centre area and infrastructure. Kevin Bond and John Scampion agreed to liaise with SDC over this.

## 7 Update from the Planning Consultant

Neil Pearce reported that Lepus Consulting had been formally instructed to carry out the Strategic Environmental Assessment and a Sustainability Appraisal. They had agreed a 15% discount due to some overlap with the Core Strategy work. The Town Council has agreed to additional funding. SDC have confirmed that should the Neighbourhood Plan be challenged, then the cost and responsibility of any defence of this will be met by SDC. Some disappointment was expressed that the discount was only 15%.

## 8 Public Participation

Former Mayor, Joan McFarlane, was in attendance at the meeting, and commented on various aspects that had been discussed. She suggested among other things that the town square needed a roof, there being no under-cover shopping area in Stratford; CIL money would need expert help to administer, with more staff; young people be encouraged to attend Town Council meetings.

George Danyluk was also present. He thanked the members for their hard work, and suggested the meetings were advertised more.

9 Any Other Business

- a) The Chairman reported that the Town Council was setting up a body to monitor the implementation of the Neighbourhood Plan.
- b) David Bowie asked that communications with the public sound bold and inviting, otherwise the whole thing comes across just as a process.
- c) Neil Pearce reported that we didn't qualify for direct support in terms of money.
- d) John Scampion thought the controversial proposals were so condensed that this didn't spark off a lot of debate, but that it would be good to head off any attacks at an early stage.

*The Chairman declared the meeting closed at 8.20 pm*