

NEIGHBOURHOOD PLAN STEERING GROUP MEETING

26 September 2013

Minutes pages 1-5

Present:

Phil Applin	Martyn Luscombe
Charles Bates	Harry Nicholls
Tom Baxter	Neil Pearce (Planning Consultant)
David Bowie	Richard Rose
Helen Crook	Dave Savage
Andrew Dow	David Stephenson
Mark Haselden (Chairman)	Sarah Summers (Clerk)
Trevor Honychurch	

One member of the Public was present

1) Apologies

Apologies for absence were received from Carol Cholterton, Elizabeth Dixon, Peter Emmerson, Roger Matthews, John Scampion and Moira Tsolakis.

2) Minutes

The minutes of the meeting held on 29 August 2013 were approved as a correct record.

3) Chairman's Report

The Chairman reported that members were no doubt aware that there has been opposition to the proposed new settlement at Gaydon/Lighthorne, not least from Jaguar/Landrover who claim that they had not been approached by the District Council and were opposed to the development. Stratford Vision, which represents some of larger business and enterprise establishments in the vicinity were also initially opposed.

However, Jaguar/Landrover are now in discussions with the authority, and Stratford Vision has concluded that it is in the best interests of the district to have a Core Strategy in place sooner rather than later in order to prevent further years of delay. They have therefore agreed to support the Gaydon proposal in general.

The Chairman went on to discuss possible housing numbers looking at various scenarios:

Scenario1 : Core Strategy adopted December 2014

Draft Core Strategy (Stratford + Tiddington + Alveston) =	2,550 +
	175 +
	<u>25 +</u>
	<u>2,750</u>
Plus January 2013 to December 2013	
Loxley Road	250 +
Milestone Road	85 +
Other	<u>100</u>
January 2014 to December 2014 as above	<u>435</u>
Total	<u>3,620</u>

Scenario 2: Core Strategy adopted December 2015

Further 12 months delay due to re-allocation of some of Gaydon around the district (but not Stratford)

Total **4,055**

Scenario 3: Pessimistic Case

Delay to end of December 2016

As above, plus a further 12 months' ad hoc development and major expansion to south east Stratford to absorb 1,500 houses destined for Gaydon in the CS period

Total **6,000**

Mark went on to explain that these calculations assumes some increase to the 9,500 allocation for the district, but could be higher if there was a substantial increase to this figure (e.g. to 14,000).

The concern was that this would be without a master plan, so there would be serious implications (although some opportunities) for infrastructure and the Town Centre.

Consequently, the Infrastructure Group has reconvened and is looking in particular at:

- i) Understanding in detail the implications of CIL in comparison to s106 and the likely timing of its instigation;
- ii) Complications caused by further congestion;

- iii) What would be the implications of having 4,000 new houses in Stratford during the plan period (including Shottery, the Regeneration Area and ad hoc development during the planning vacuum). This needs to be taken into account and planned for.

The Chairman advised that the Town Centre Group has also been active, meeting with Dave Nash and Robert Weeks from SDC on Monday 23 September. Councillors Maurice Howse and Jonathan Spence were also in attendance. The meeting was constructive but it was felt that SDC were cautious in their willingness to address three contentious issues:

- Town Square
- Parking
- Shared Space

The next stage is to work through the detail of these contentious issues to see where there is agreement. Mark also confirmed that the Group will be meeting London Regional/Town Trust to discuss Town Square.

Mark drew his address to a close and handed over to the Planning Consultant, Neil Pearce, who confirmed that as there was no five year land supply plan in place, the consequence is that authorities have to say 'yes' to development. Neil predicted that in the next twelve-eighteen months, Stratford is going to be inundated with speculative planning applications. However, Neil confirmed that these applications will still be subject to s106 payments.

Unsurprisingly, this caused some dismay from the floor, because it was felt that it was going completely against the grain of planning policy and localism and that every effort should be made to prevent it, rather than just sit back and accept it.

Ideas that were forthcoming include:

- Getting the support and help of the MP
- Having a face to face meeting with senior members of government i.e. David Cameron
- Writing to the broadsheets
- Asking Will Hanrahan to do a documentary highlighting the congestion which already exists without further development
- Linking up with other disgruntled communities to protest collectively

Mark requested that David Stephenson and Neil Pearce work on quantifying what level of development across the district will be required in order for us to reach the 5 years land supply and that we should all focus on getting the Core Strategy adopted as soon as possible to plug the flow of speculative planning applications.

Neil advised that there could be a situation when the Planning Authority can be put under special measures. This kicks in when a Council loses 70% of its housing schemes appeals. Applicants can then by-pass the authority altogether and go straight to the Planning Inspectorate. It would not take the loss of too many more appeals going against SDC for special measure status to become a reality rather than a threat.

4) Core Strategy

Mark advised that the Management Group had responded to the Core Strategy consultation in line with what was agreed by the Steering Group – support of the re-generation zone and support of a new development within the district.

5) Update on Work in Progress

5.1 Under the Chairman's Report, Mark covered the work in progress of the Town Centre and Infrastructure Group.

5.2 Trevor Honychurch reported on his meeting with Chartered Planner, Bob Keith which was also attended by Phil and David Stephenson.

Mr Keith's role is to be a 'critical friend' and has allocated 13 working days support over the next 12 months which will be paid for by the government sponsored Planning Aid.

Trevor advised that it had been a useful meeting and it was anticipated that Mr Keith's initial timetable, which can be varied will cover:

- i) Review Draft Neighbourhood Plan – 5.5 days
- ii) Provide advice on the 6 weeks consultation – 2 days
- iii) Analysis of evidence (SDC website) – 1.5 days
- iv) Help amend the plan if necessary – 4 days

Although the timetable can be varied, as mentioned above, the overall allocation of 13 days cannot.

5.3 David Stephenson advised that the comparison of the Neighbourhood Plan -v- Core Strategy which summarizes housing and employment is now available in dropbox.

David advised that he'd had a useful meeting with Councillor Victoria Alcock regarding affordable housing which we do not cover in any depth. We need to flesh out the issues: what they should be like, the size of homes, where they should be situated in the district etc. It is up

to the Neighbourhood Plan to put down some markers and build it into our policies.

Tiddington is within the Neighbourhood Plan area, but is being treated as a separate service village in the Core Strategy. It is necessary to engage with Tiddington residents, for there is no one on the Steering Group, and no community or residents' association in existence. David suggested that he would be prepared to address a meeting in Tiddington, and would liaise through the Alveston Ward Members of the Town Council to facilitate this.

6) Planning Updates from the Consultant

Neil, who had spoken earlier in the meeting regarding the 5 years land supply and the increase in speculative planning applications had nothing to further to add.

7) Public Participation

Mr Eric Brookes reiterated his invitation for the Infrastructure Group to review his infrastructure reports and mentioned that he was available to assist if necessary.

8) Any Other Business

When questioned on the timescale for producing the draft plan, Mark advised that the time frame would depend on the proviso that the plan has not changed significantly. The recent developments on housing numbers will result in some slippage but we should still try to produce a draft plan as soon as realistically possible and aim for a draft in November.

The Chairman declared the meeting closed at 7.35pm