

**LOCALISM/NEIGHBOURHOOD PLAN
STEERING GROUP MEETING
17 November, 2011**

Present:

Phil Applin	Ann Hicks
Neil Basnett	Roger Matthews
Tom Baxter	Jenny Murray
Lezley Bott	Harry Nicholls
Helen Crook	Neil Pearce (Planning Consultant)
Elizabeth Dixon	Kate Rolfe
Peter Emmerson	Dave Savage
Jenny Fradgley	Donna Savage
Mark Haselden (Chairman)	Sarah Summers (Clerk)
Trevor Honychurch	Moira Tsolakis

Observers:

Councillor Chris Saint and Susan Evans.

Apologies:

Victoria Alcock, Kevin Bond, Jonathan Collis, Bill Dowling, Jeff Downes, Jean Holder, David Langman, Charlie Michaelis, Geoff Williams

1) Minutes

The Minutes were approved as a correct record.

2) Chairman's Report

The Chairman reported the successful launch of the website and the first phase of the consultation process on 15 November, 2011. The event achieved good press coverage, which included two weeks in the Herald, a long article in the Observer and mention on Touch FM news.

Mark reiterated the importance of making everyone aware of what we are doing, the necessity to capture everyone's views in order to ensure the Plan is based on objective evidence and representative of what people want, thus ensuring a good turnout at the referendum.

The Chairman went on to warmly welcome the Leader of Stratford-on-Avon District Council, Councillor Chris Saint. He advised that since 2006, SDC has been working on the

enormous task of producing the Core Strategy for the entire District under different governments and now, different planning laws.

The last draft was issued in February 2010 and although the scope is expected to have changed when the next draft is issued in January, 2012 the Deputy Chairman, Phil Applin has been reviewing the 2010 draft to identify items relevant to Stratford-upon-Avon and how the Neighbourhood Plan can be structured to work in parallel with the Core Strategy.

The Chairman confirmed that Phil Applin will elaborate further during his presentation and that Neil Pearce will be giving an update on the Localism Act, which became law on 15 November, 2011.

2) Working Party Updates

2.1 Consultation and Communication

David Morgan presented the update on Consultation & Communication on behalf of the Chairman, Charlie Michaelis who was absent.

David thanked those who had participated and helped with the successful launch. He advised that everyone is now involved in the wide spread distribution of mood cards, which so far has seen the release of 9,000 cards through the secondary schools, BID, and two major sports clubs. Hotels remain one major area for distribution which is yet to be undertaken. Now that the Polish translation is ready, it is expected that this task will be completed by the end of next week.

Ian Fradgley has devised a register to record those who take cards for distribution from the stock at the Town Hall. David requested that everyone is vigilant in signing the register, even for small quantities, as this will be included as evidence for the independent review.

2.2 Statistics and Data Collection

David Morgan, as Chairman of the Statistic and Data Collection Working Party, went on to advise that the 'Blue Book' is progressing well and has been completed as far as 'P'.

David closed his address by making a final plea to Steering Group members to provide any additional statistical information (however small) before the editing and final formatting stage begins in December.

2.3 Young People and Families

The Chairman of the Working Party, Helen Crook provided a very comprehensive Power Point presentation. From the presentation, it was evident that this Working Party will have a number of cross-over issues, some of which may prove quite thought provoking, which was also evident from the questions posed.

It was noted that children's centres had not been included but this will be addressed.

The Power Point presentation is circulated with the Minutes.

2.4 Infrastructure

Kate Rolfe began her address by advising that the District Council unanimously turned down the Kipling Road application, sighting it as 'Lego Land' design, with inadequate social housing, access, play areas and open space. She advised that the developer, Taylor Wimpey has since asked Stratford-upon-Avon Ward councillors and three Kipling Road residents to participate in a Design Workshop.

In Kevin Bond's absence, Kate went on to present the update on Infrastructure which is circulated with the Minutes. The group considered it too premature to circulate the first attempt at its 'Straw Man', as this document currently represents work in progress.

2.5 Housing, Planning and Design

The Chairman, Tom Baxter gave a detailed account of the work in progress which is currently reviewing:

- Empty Houses – 650, a third of which represents second homes;
- Social Housing – 300 applicants for every one house available;
- District Council's Design Guide
- District Councillors' input, which has identified some conflicting currents:

- Heavily trafficked areas causing problems;
- No bus station, poor ambience at railway station approach;
- Government money should be allocated to SDC not WCC;
- Development of 80 dwellings at the north end of Birmingham Road;
- Brownfield development not being explored strongly enough – Warwick House should be used for housing, as should upper floors of retail properties;
- Developments should not exceed 100 dwellings;
- Social housing should be mixed throughout developments – no ghettos;
- There is no design vernacular – no identifiable ‘Stratford-upon-Avon style’;
- Character study of each neighbourhood to determine design criteria;
- Second road bridge between Stratford-upon-Avon town and Tiddington;
- Plenty of green open spaces;
- Back-land development is not necessarily a bad thing.

In answer to a question which arose, Councillor Saint advised that currently developers contribute to a ‘centrally aggregated pot’ controlled by WCC which provides infrastructure, schools etc. This will no longer happen. In future, developers will have to contribute to CIL (Community Infrastructure Levy) in accordance with the policy yet to be determined by the District Council which covers payments for infrastructure.

Tom confirmed that the next meeting is on Wednesday, 14 December when they will be working on an Action Plan which will be presented to the next meeting.

2.6 Mature Stratford

In the absence of the Chairman, Geoff Williams, Mark gave a very brief update advising that a full presentation of the work to date will be given by Geoff at the December meeting, which will also include some of the views and vision of Stratford Voice.

2.7 Business & Tourism

The group held its inaugural meeting on 15 November and has yet to appoint a Chairman. On behalf of the group, Neil

Basnett introduced the members and gave an account of the meeting, which is circulated with the Minutes.

2.8 Finance

The Chairman, Trevor Honychurch advised that the Finance group will meet on 7 December and has requested all Working Party Chairmen to provide an estimate of total anticipated expenditure in order to produce a budget for 2012/2013.

3) Content of Core Strategy and Approach to 'Straw Men' and Neighbourhood Plan Document

Phil Applin gave a succinct presentation which is covered in detail in the Power Point Presentation circulated with the Minutes.

As outlined in the Chairman's Report, Phil has been reviewing the 2010 Draft Core Strategy to ascertain scope and structure for the Neighbourhood Plan in parallel with the District Council's Core Strategy. This had identified a number of questions, which the Leader of the District Council addressed.

Councillor Saint gave an account of how change of government had affected previous planning legislation, including the abolition of the regional special strategy and other national policies.

Although the District Council has four times as many people to plan for than those in Stratford-upon-Avon, Councillor Saint explained why Stratford-upon-Avon town, unlike the district generally, had suffered from previous government policy whereby development could only take place in an area with over 8,000 existing dwellings. In future, diverse, smaller scale development not exceeding 100 in total is anticipated.

The latest draft of the Core Strategy, expected in January, 2012 will look at:

- Housing – dispersed in the district (the 30% Stratford allocation he hopes will be reduced);
- Employment land;
- Impact of development on landscape;
- Review of design guidelines;
- Sustainability and climate change – new building regulations helping.

Councillor Saint confirmed that the Core Strategy will not be detailed on site location; this will be covered in another document

on where they will be dispersed. Site identification will concentrate on the mandatory 5 year supply plan. The Core Strategy will be published in January, 2012 and will be subject to consultation until March. Things will then be held in abeyance until after Council elections. Analysis and a revised version should be available in June, 2012.

The Steering Group Chairman voiced concern that there could be a possibility of duplicating work on supplementary documents covering design and housing allocation. The Planning Consultant confirmed that this indeed was a possibility, although now the Bill has been enacted, the District Council has a duty to co-operate in the drawing up of Neighbourhood Plans and will need to work in parallel to ensure no fundamental disagreement. Councillor Saint concurred.

4) Update from Planning Consultant

Neil Pearce confirmed that after 15 months, the Localism Bill received Royal assent on 15 November, 2011 and was now an Act, representing 497 pages of legislation.

The Act provides a legislative framework for consultation and the regulations are unlikely to be adopted until April, 2012. He reported 'no surprises' but for further details, referred Steering Group Members to Part 6 schedule 9 of the Act which relates to planning and neighbourhood plans.

The Chairman once again expressed concern regarding the various planning legislation yet to be adopted, which includes the NPPF (National Planning Policy Framework). Mark wondered whether once adopted, would it be binding on the District Council, for example, as the Stratford-upon-Avon Neighbourhood Plan is in preparation, the District Council should not address local matters in its Local Plan.

Mark requested that the Planning Consultant address these issues, and reports to the December meeting of the Steering Group.

5) Any Other Business

- i) Those willing to help giving out the mood cards at the Christmas Lights Switch-On should contact David Morgan. Anyone wishing to attend the Town Council reception for this purpose may gain entry to the quadrant by reporting to the

attendant at the barrier on the corner of the Town Hall, opposite HSBC Bank.

- ii) Harry Nicholls advised that he will work with the Town Centre team on the Business & Tourism Working Party. He went on to provide some initial feedback to the Youth & Families group.

6) Date of Next Meeting

The next meeting will take place at 6:30pm at the Town Hall on 15 December, 2011.

The Chairman declared the meeting closed at 8:14pm.

Action Notes

- (i) **Members** to provide David Morgan with any further statistical data for the 'Blue Book' - david.morgan@warksgolf.co.uk
- (ii) **Geoff Williams** to give a presentation on Mature Stratford at the meeting on 15 December;
- (ii) **Neil Pearce** to provide answers to queries relating to planning policy – 'which trumps what'.

Attachments

- (i) Young People and Families – Power Point Presentation
- (ii) Infrastructure update – Word document
- (iii) Business & Tourism update – Minutes of Meeting held on 15 November, 2011
- (iv) Content of Core Strategy and Approach to 'Straw Men' and Neighbourhood Plan – Power Point Presentation
- (v) The Localism Act – NALC (National Association of Local Councils) Policy Briefing