

NEIGHBOURHOOD PLAN STEERING GROUP MEETING

31 March, 2016

Minutes pages 1 – 3

Present:

Ian Andrew	Neil Pearce (Planning Consultant)
Helen Crook	Clarissa Roberts
Elizabeth Dixon	Richard RSE
Martin Grubb	David Stephenson
Martyn Luscombe	Sarah Summers (Clerk)
Mark Haselden (Chairman)	

1) Apologies

Apologies for absence were received from Phil Applin, Carol Cholerton, Andrew Dow, Peter Emmerson, Roger Matthews and John Scampion.

2) Minutes

The minutes of the meeting held on 28 January, 2016 were approved as a correct record.

3) Chairman's Report

Mark Haselden advised that current work has focussed on four deliverables:

- Written responses to all representations received, particularly from Statutory Authorities and the Development Community. This follows the format tabled for H1 at the last meeting. Extensive professional advice has been taken and policy wording or explanatory text amended where appropriate. Six of the eight sections are nearing completion, with NE and CLW still to go. Responses in these two areas were largely supportive;
- The format, objectives, introductory narrative and explanatory text - but not the policy wording - is being re-drafted for each section. This involves re-designation of certain policies as "projects". The editing process is being done by Peter Emmerson and has been completed for four of the sections. A further two sections are currently work in process and two have yet to be started;

- Neil Pearce is pulling together the evidence base. This will include the consultation statement citing the three formal consultation exercises;
- John Scampion is identifying required photos, illustrations and figures material for two of the sections. Once agreed, the approach will be rolled out across other sections.

A hard copy of the submission draft wording will be tabled at the next steering group meeting on 26 May.

4) Core Strategy

The Chairman reported that the main modifications to Stratford-on-Avon District Submission Core Strategy 2014 is now out for consultation for the next six weeks, with a view to adoption in the summer.

We are reliant on making sure that our Plan is in accordance with the Core Strategy and our intention continues to be to submit the NDP to SDC for examination as soon as the Inspector has issued his final report and the Core Strategy is ready for adoption.

David Stephenson and Neil Pearce gave further details regarding the likely timetable for its adoption. If the NDP is ready for submission as soon as the Inspector's Report is made public, we could be looking at an NDP referendum date in the autumn of 2016.

Neil and David went on to outline the main modifications to the Core Strategy which are all tabulated in a document on SDC's website. Neil also gave details of a robust and succinct report on the 5 year housing land supply, which identifies a 5.4 year supply which has been agreed by the Inspector. Neil cautioned however, that this will no doubt be challenged.

5) Update by NDP Management Team

David Stephenson advised that Phil Applin, who was absent from the meeting due to illness, has been working on the final timetable and overall costings. It will be necessary to update or change some of the Plan, which will include maps and diagrams, and this will inevitably have a knock-on effect on the budget.

David gave a detailed explanation on retaining a requirement for Public Open Space in Tiddington as a Site Specific Brief, underlined by a document dated 2011 which identified Tiddington as being short of two categories of open space. It would appear that Tiddington is meeting its allocation of houses through permitted development commitments.

There was further discussion regarding windfall development which is something that historically happens. The 5 year land supply figure that SDC has identified accounts for windfall as there is an expectation that it will come forward.

David spent some time explaining the built up area boundary which identifies areas within which development can take place in principle.

6) Update from Planning Consultant

Neil Pearce advised that there have been four or five Neighbourhood Plans that have been caught up in a legal challenge, but that he knows of only one, Haddenham, where the legal challenge was upheld. The report is circulated with the minutes and below is the link to the PC website with their response.

<http://www.haddenham.net/newsroom/parish-council-responds-to-avdc.html>

The concern nationwide is that Parish Councils are vulnerable if a District Council surrenders to a challenge. Neil also reported that Planning Authorities should help and support the parishes through the implementation of NDP's, which should include having sufficient resource and manpower themselves.

7) Public Participation

There were no public present.

8) Any Other Business

There was no other business

9) To Note Date of Next Meeting:

At the Town Hall at 6:30pm on Thursday 26 May, 2016.