

# NEIGHBOURHOOD PLAN STEERING GROUP MEETING

26 March, 2015

Minutes pages 1 – 4

Present:

Phil Applin	Trevor Honychurch
Tom Baxter	Joan McFarlane
Helen Crook	Neil Pearce (Planning Consultant)
Andrew Dow	Clarissa Roberts
Ian Fradgley (Mayor)	Dave Savage
Jenny Fradgley	John Scampion
Martin Grubb	Sarah Summers (Clerk)
Mark Haselden (Chairman	

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1) Apologies

Apologies for absence were received from David Bowie, Carol Cholerton, Elizabeth Dixon, David Langman, Roger Matthews, Richard Rose and David Stephenson. Neil Pearce (Planning Consultant)

2) Minutes

The minutes of the meeting held on 15 January, 2015 were approved as a correct record.

3) Chairman's Report

The Chairman advised that despite the delay to the Core Strategy following the Inspector's Interim Report, it is anticipated that we shall continue, as planned, with the pre-submission consultation. This will commence after the election on either 14 May or 21 May, depending on the advice of our PR & Communications Consultant, Setsquare.

4) Core Strategy

**Key issues identified in the Interim Report**

- The 60+ page Interim Report on the Core Strategy was published last week;
- As it stands, it was considered unsound;

- The result is that it is likely to significantly delay the Core Strategy, which the Planning Consultant considers could be anything up to 9-12 months;
- The Management Committee's view is to see if it is possible to go ahead of the Core Strategy;
- The Langley Farm site (SUA 3) had been rejected and Atherston Airfield has been suggested as an alternative;
- The site opposite Wildmoor Spa (SUA2) can still go ahead, and there may be a possibility to extend this site;
- It was found that the 11,300 housing allocation was too low and will need to be increased, although it did not say by how much;
- There is a mismatch between jobs being created and houses being provided;
- The reasons for objecting to Long Marston Airfield was found to be flawed so potentially, this could be back in the equation;
- The Inspector sited Stratford-upon-Avon and other main rural centres as sustainable locations for the extra houses.

### **How it will affect the NDP**

- Policy E2 will require amendment to take account of employment land;
- The impact of extra housing will depend on the number required;
- A large increase, circa 3,000 could see a new settlement and would put Long Marston back as an option, with the benefit of a Western Relief Road;
- A small increase, circa 1,500 would see a significant proportion being allocated to Stratford-upon-Avon;
- Policy H1 restricts development to within the built up area boundary and sites allocated in section 9. Currently, the Plan can accommodate the 2,750 house allocation. If this goes up by circa 1,000 additional houses, the Plan will need to show that these can be accommodated, otherwise the NDP will be deemed unsound at examination.

#### **Options:**

- Expand the built up area boundary to reflect the applications granted and in the pipeline.
- Allocate additional sites under section 9.

A protracted debate followed which included consideration of various other aspects, particularly with regard to infrastructure.

The Chairman advised that the Management Group had met to discuss the implications of the Interim Report and the two options:

- i) Wait and see what the new housing numbers are and react accordingly.
- ii) Plan for an additional 1,000 now and make a provision as a contingency and include it in the consultation draft.

The Planning Consultant considered that it would be prudent to adopt option ii) which is in accordance with the ethos of neighbourhood development planning generally.

The Management Group considered it would be difficult to come up with credible contingency sites between now and 14 May, and therefore suggested that we proceed with the consultation based on the 2,750 house allocation.

However, it was considered essential to plan for a contingency so we are ready if it proves necessary to amend the Plan, and such a contingency should certainly be taken into account when we finalise the pre-submission draft.

Being put to the vote it was AGREED that we will proceed in accordance with option i) with the caveat that a contingency should be thought through.

#### 5) Next Phase

The timeframe was covered earlier during the Chairman's Report. Setsquare is currently working on the Consultation and PR Campaign.

#### 6) Update from Planning Consultant

Neil Pearce had no updates to report.

#### 7) Public Participation

There were no members of the public present.

#### 8) Any Other Business

8.1 Dave Savage voiced concern regarding the governance and monitoring of the Plan once it is adopted. The Chairman advised that discussions with the Town Council have already taken place, but further discussions will be held to ensure that a mechanism is in place to monitor the Plan.

- 8.2 Helen Crook expressed sincere disappointment in having 'failed' in her mission to ensure that the Plan makes a provision for recreational facilities for children and young adults, including night clubs. She claimed that since she joined the team, there are fewer facilities than when she'd started. Phil Applin advised that there was a provision in the Plan but it would be considered further.
- 8.3 Helen also advised that the over eighties population in Stratford-upon-Avon had 'gone through the roof' which is putting serious pressure on doctors and the NHS.
- 8.4 Joan McFarlane pointed out that provision should be made for the elderly, not just young people, and sited dementia clubs as an example.
- 8.5 Ian Fradgley made mention of the updated website, which related to the layout and production of the pre-submission document that was touched on under Next Phase.

9) Date of Next Meeting

Thursday 28 May at 6:30pm with the Management Meetings on 23 April at 2:30pm and 21 May at 2:30pm.

*The Chairman declared the meeting closed at 7:44pm.*