

# NEIGHBOURHOOD PLAN STEERING GROUP MEETING

28 May, 2015

Minutes pages 1 – 6

Present:

Phil Applin	Trevor Honychurch
Tom Baxter	Clarissa Roberts
Helen Crook	Richard Rose
Elizabeth Dixon	Dave Savage
Andrew Dow	David Stevenson
Martin Grubb	Sarah Summers (Clerk)
Mark Haselden (Chairman)	

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1) Apologies

Apologies for absence were received from David Bowie, Carol Cholerton, Neil Pearce (Planning Consultant), and Harry Nicholls.

2) Minutes

The minutes of the meeting held on 26 March, 2015 were approved as a correct record.

3) Chairman's Report

The Chairman advised that:

- The pre-submission draft has been issued. Mark expressed congratulations and a sincere vote of thanks to all those who had worked so hard on this comprehensive 129 page document which has been compiled by consensus across an enormous spectrum of people.
- The six weeks consultation period will enable us to become aware of things that we may have unintentionally got wrong, areas that need to be expressed differently, improved, expanded upon, but most importantly, to flush out contentious issues now, rather than when the Plan has been submitted to the District Council prior to the referendum.
- To this end, we will be highlighting what we consider could be potentially contentious policies in the Herald with the expectation that we will receive feedback which we can act upon now rather than later in the process.

- Stratford-on-Avon District Council has asked for extra time to formally respond to the pre-submission draft. The Management Group has considered this request and on balance, has taken the view that it is important that we receive a considered response to a thorough review, rather than a rushed reaction to fit in with paper release dates and meetings. However, we have requested an officer response within the six week period, subject to formalities, and a meeting with certain members. A formal response from SDC is expected following the Cabinet Meeting on 27 July, 2015.
- A summary of the Plan is available on the website which refers to nearly all the policies and the rationale behind the main ones. The Steering Group was asked to promote the Plan by pointing this out to people who may perhaps be unable to read the whole document. The public will then be able to drill-down to the relevant sections of the complete Plan if their interest has been aroused through the summary document.

#### 4) Pre-Submission Consultation

Management Group member, Elizabeth Dixon, who has been leading on the pre-submission consultation advised:

- The pre-submission document was released for a six week consultation on 21 May which will close on 3 July, 2015;
- The document is available on the website, with hard copies in the Library, at the Town Hall and in Reception at Stratford-on-Avon District Council;
- Just over 1,000 people have been contacted which includes the statutory consultees, those that left email details at the Open Days, and those on the database;
- The Herald issued a whole page feature article at the start of the campaign;
- In the following three weeks there will be paid advertising in the Herald;
- A special issue of Bridging the Gap will be published in the penultimate week;
- A further feature in the Herald will wrap up the consultation;
- The Observer also published a front page article;
- The Chairman was interviewed on Touch FM;
- To date, eighteen on line responses have been received at SDC and Trevor and Phil will be analyzing the responses in due course.

Martin Grubb highlighted an issue in Tiddington with regard to the distinction between developing the northern and southern parts of Tiddington Fields. It was agreed that we should strengthen the policy wording which will add real weight if the Plan is ultimately adopted.

Although mentioned later in the meeting, the following points raised are relevant to the campaign and future promotion of the Plan:

- There will be no individual road shows at the pre-consultation stage. However, we will be focusing on looking at the document and will consult, where necessary, with target groups where there may be some resistance;
- There is a likely to be a very different approach in the run up to the referendum;
- Peter Emmerson wondered whether anything specific had been arranged for engaging with local schools. Elizabeth responded that the head teachers of the secondary and primary schools had been contacted, although there had been no engagement with students. It was considered that Facebook and Twitter could be used to address this, which will be discussed further with Ian Fradgley;
- The market, the Shakespeare Celebrations 2016, and the Leisure Centre were deemed prime sites for further consultation in due course.

#### 4) Core Strategy

The Chairman drew attention to a letter on SDC's website which sets out the timescale for further work on the examination of the Core Strategy. For completeness the letter from SDC's Planning and Housing Policy Manager, Dave Nash, is attached as **Appendix 'A'**.

Mark went on to outline some potential alternative strategic sites of up to 3,000 houses which, if chosen, could significantly impact on the Plan:

- The development of Long Marston Airfield combined with a western relief road.
- The development of Wellsbourne Airfield, with a possible relief road linking the existing river crossing at Barford to the Banbury Road.
- Development of South East Stratford – extensive development at Banbury Road and Loxley Road towards Tiddington, with a river crossing possibly opposite the allotments.

Overall, the requirement for additional strategic sites will depend on how many additional dwellings are needed. A lesser requirement might be absorbed in Stratford upon Avon and the Main Rural Centres with no increase planned for Local Service Villages.

Tom Baxter asked for clarification on the methodology and reasoning behind SDC's/government housing needs assessment, and David Stephenson gave a detailed response.

The Chairman closed the discussion by advising that there is likely to be further public consultation on the Core Strategy in August and September. Amendments will be presented to the Inspector on 23 October, so the likelihood is that the Core Strategy will be pushed well into next year.

## 5) Next Phase

- Processing consultation responses, with particular reference to those received from the statutory consultees, including WCC and SDC;
- Will focus on how we can accelerate the process and get the Plan adopted as quickly as possible, ahead of the Core Strategy if necessary. Much will be dependent on SDC as they appoint the Inspector and pay for the referendum, but they do have a duty to assist in the Neighbourhood Planning process;
- Work with the Town Council who now has a 'business plan' and must capitalize on their role to ensure that, with the aid of CIL money, what is contained in the Plan becomes a reality. This includes:
  - Provide a Housing Needs survey for the town, not the district in line with Policy H6;
  - Look at designating local nature reserves and compiling the evidence needed for open green spaces;
  - Provide a pro-active approach to instigating a design and review mechanism. In addition to the planning based policies, the Plan contains many visionary aspects of how people want Stratford to evolve and it will need to be proactively driven forward by the local authority.

6) Update from Planning Consultant

The Strategic Environmental Assessment has been completed by Lepus which Neil Pearce was asked to review and submit a brief statement for the minutes:

The draft assessment of NDP policies by Lepus is a supporting document forming part of the evidence base for the NDP. The assessment looks at each allocation and NDP policy and assesses it against a set of criteria giving it in effect a traffic light model. The results are encouraging and do not indicate any fundamental issues or problems.

There are a few areas where policies or allocations score negatively but these mainly relate to technical areas such as archaeology, flooding, air quality, heritage and agricultural land classification.

Such issues have been highlighted as, I believe, a precautionary approach rather than a specifically identified problem. None of them I believe are show stoppers to our plan. Any developments coming forward on those sites would need to be furnished with supporting documents, reports and surveys which will confirm there are no adverse impacts on these constraints.

One issue which may be worth acting upon in the redraft after the public consultation is the inclusion of residential in the identified mix of suitable uses in Policy TC9 and TC10.

7) Public Participation

There were no members of the public present.

8) Any Other Business

8.1 Via the Herald articles, the public should be invited to advise of any additional green spaces, supported with evidence, that is not currently included in the Plan or already safeguarded from SDC surveys or the blanket retention of sports fields.

8.2 Encourage everyone to respond to the Plan. We need positive responses which highlight policies for which there is strong support as this adds to the evidence base.

9) Date of Next Meeting

30 July, 2015 at 6.30pm at the Town Hall.

*The Chairman declared the meeting closed at 7:42pm*

**Attached:**

Appendix 'A' – Letter from Mr D Nash to Inspector P Drew  
Examination of the Stratford-on-Avon Core Strategy –  
Timescale for the further work