

# NEIGHBOURHOOD PLAN STEERING GROUP MEETING

30 January 2014

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Present:

David Bowie	Trevor Honychurch
Helen Crook	Roger Matthews
Elizabeth Dixon	Neil Pearce
Andrew Dow	Richard Rose
Miriam Dow (Clerk)	Dave Savage
Peter Emmerson	David Stephenson
Mark Haselden (Chairman)	

Eric Brooke was in attendance as a member of the public.

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1) Apologies

Apologies for absence were received from Phil Applin, John Scampion, Sarah Summers and Moira Tsolakis.

2) Minutes

The minutes of the meeting held on 19 December, 2013 were approved as a correct record.

3) Chairman's Report

The Chairman, Mark Haselden, reported as follows:

3.1 Timetable for preparation of Provisional Draft

A list of key dates in the next two months was circulated, attached as **Appendix 'A'**.

3.2 Next Steps

The Management Group will meet to discuss issues in more detail; and will represent the Steering Group at a Town Council Workshop. The Provisional Draft will be reviewed, and a timetable for consultation agreed at the next Steering Group meeting on 27 March. David Stephenson said we might need to take into account the re-drafted Core Strategy which is due in May.

Mark reported that SDC are going public on 31 January with a six week consultation period on five options for reaching the required housing target, and encouraged everyone to respond as individuals.

One of the options is for 2,500 homes in South East Stratford, which will impact on the Neighbourhood Plan Area. There was some discussion whether the Steering Group should respond as a body. Mark suggested that the Management Group, having looked at the consultation, make that decision, and submit a response if they consider it appropriate, which was AGREED.

### 3.3 Town Centre

Draft Notes relating to the Town Centre were tabled, and attention drawn to the following points:

- Elizabeth Dixon raised the issue of congestion on the Tramway Bridge, and agreed to look into this with David Bowie;
- David Stephenson thought there should be a new group set up to look at Design;
- The size of out of town retail development should be limited.
- Town Square.

### 4) Work in Progress

David Stephenson tabled a paper detailing the Core Strategy changes, attached as '**Appendix B**'.

Concern was expressed about the implications of these changes in terms of housing numbers. There was some discussion about the size of the proposed Jaguar /Land Rover site, and how this might impact on the option for housing at Gaydon.

Design of street layout was thought to be very important, in view of the shortcomings Trinity Mead. The question of window and room size was mentioned, and Neil warned against being too specific. He said that developers tend to build market homes to the lowest standard allowed, and that affordable homes were generally built to a higher standard, but that building regulations were changing. The Neighbourhood Plan could set a standard, as long as this was within accepted criteria laid down in the Core Strategy.

### 5) Identifying land areas for solar and wind farms

Peter Emmerson reported that Old Stratford & Drayton had met last week, but the application for a solar farm at Bishopton is yet to come in. There had been general agreement that:

- (a) solar was preferable to wind in terms of environmental impact/visibility;
- (b) roofs of industrial buildings/old car-parks were preferable to agricultural land;
- (c) brownfield sites preferable to greenfield;
- (d) they were against solar farms on agricultural land unless in very

exceptional circumstances.

Peter suggested preparing a draft to go first to Roger Matthews, and then the Management Group.

Helen Crook asked if we should be considering water based power generation. It was agreed that we should be encouraging the use of renewable energy, whilst at the same time discouraging development which is intrusive on the greenbelt.

6) Communications

Mark Haselden suggested that when weekly updates of the Neighbourhood Plan are emailed to members of the Steering Group for their feedback, the website should also be updated. A timetable for the consultation period will be addressed at the next meeting on 27 March.

7) Updates from the Planning Consultant

Neil Pearce reported that in the last ten days, two more Neighbourhood Development Plans had been adopted: Broughton Astley, Leicestershire, and Cringleford in Norfolk. Two had also failed: Winsford, Cheshire – due to legal submissions from an objector, and an issue of timing; and one in Sussex which failed the first hurdle due to European Environmental requirements, and lack of evidence about housing numbers. Lepus Consulting have finalised their Strategic Environmental Assessment Scoping Report and it is now out to consultation.

8) Public Participation

Eric Brooke did not wish to make a comment.

9) Any Other Business

There was no other business.

10) Date of Next Meeting: Thursday 27 March, 2014

*The Chairman closed the meeting at 7.52 pm.*