

Shipston-on-Stour Neighbourhood Development Plan [NDP]

Meeting Notes, January to March 2017

Assessment of the written representations and feedback to the published pre-submission draft NDP.

1. This set of notes records various meetings arranged by the community plan-making team during the period January to March 2017. The meetings were about assessing two sets of written comments that were received in relation to the pre-submission draft plan that was formally published in November 2016 for consideration by the wider community and parties with land interests. One set of such comments was collated by Paul Kelly on behalf of the community team. The other set was a formal planning policy officers' response from the District Council as endorsed at the 13 February 2017 Cabinet meeting.

2. Meeting 1 held on 17 January 2017.

Present: Paul Kelly, Ed Jackson, Phil Sykes, Richard Taylor, Phil Wragg, Stephen Miles. Apologies from Ali Henderson.

2.1 The meeting considered the written comments as collated by Paul Kelly. A small number of those comments were about general points or immaterial matters, these were noted, and it was agreed they would be logged 'for the record' in the Consultation Statement and a 'thank you' note would be sent. The substantive comments were then discussed. Stephen Miles had issued a note listing these comments, it was agreed that note was accurate and a basis for a review. The aim was to decide whether, and if so how as a team to respond, view to making valid modifications to the published draft policies. The topic leaders would consider, and share thoughts as appropriate with the wider plan-making team. Most of the review would be about housing and environment draft policies.

2.2 There was discussion about the contents and implications of the more substantial written representations: RCA Regeneration for Barratt Homes; Gladman Estates; Mr and Mrs Wardak and house builder Linfoot plus consultant Stansgate Planning; Turley Associates; Stansgate Planning for the owner of the field implicated in the LGS2 designation; M J G Smith in respect of policy ENV6; strategic land provider Rosconn. For each noted submission a 'lead' was agreed for the required assessment.

2.3 It was agreed the Rosconn comments were interesting but vague, so they would be invited to a fact-finding meeting to expand and explain.

2.4 Some responses had been received from community organisations, notably the Angling Club and the Baptist Church, which both required specific contacts and responses.

2.5 A detailed and long list of wide ranging comments had been received from resident M Ferrier, it was agreed all the topic leaders would consider, view to a co-ordinated response.

2.6 A comment on the commercial property market had been received from R Tennant, this merited a short meeting if he was willing, Richard Taylor and Stephen Miles to attend Paul Kelly to set this up.

2.7 When the various responses have been finalised notes will be sent to Paul Kelly so they can be collated and added to the record in the Consultation Statement.

2.8 A follow-up meeting was scheduled for 07 February 2017.

3. Meeting with Rosconn held on 06 February 2017.

3.1 This meeting was the response to 2.3 noted above.

3.2 Rosconn was represented by Nick Carr, Daniel O'Donnell and Daniel Hatcher. Ed Jackson, Richard Taylor, Phil Sykes and Stephen Miles were also present.

3.3 The submitted comments were, as requested, explained in more detail. Rosconn has an option on land adjoining and north of the Upper Tilemans Lane industrial estate, extending east to the boundary with the rugby club land. An aerial image was handed out. This land had in part been one of the short-listed contenders for a housing land allocation in the NDP, but had failed when assessed by Warwickshire County Council's [WCC] development team in respect of an adequate highways access. New information from Rosconn was their control of an alternative highways access through the industrial estate. Rosconn indicated that a preliminary assessment of the site capacity indicated 90 – 100 dwellings. It was noted the draft NDP contained in policy EC1 an intention to prepare a Development Brief for this area of the town, the scope could include the now evident Rosconn land area. It was agreed that Rosconn would commission as soon as possible from the WCC development team a re-assessment of the potential highways access and this will be passed to the community team.

4. Meeting 2 held on 07 February 2017.

4.1 The team as listed in section 2 above re-convened.

4.2 Ed Jackson outlined the outcome of the meeting with Rosconn. There was discussion about the appropriate way to handle this potential additional housing site, subject to the highways access being proved as viable. The choice was to include it within the scope of a 'consequent local project' as triggered by draft policy EC1. Or to include it as an allocation. The latter would be a bold move and would likely require a further round of community and stakeholder consultation. It was agreed Stephen Miles would get a second opinion from Matthew Neal at the District Council.

4.3 There was discussion about a justifiable way to deal with the Wardak+ Linfoot Homes representations, and it was noted there would be an event at the Townsend Hall to publicise the emerging ideas. The advance stated support of the Town Council was noted, including the contradiction with the policies in the draft NDP in respect of an allocation for that site. The point to resolve was how to reconcile the submitted proposal with the draft policy position given the latter is founded on clear and solid evidence. [Note: Linfoot Homes subsequently requested a meeting to discuss this issue, see section 5 below].

4.4 It was noted that the District Council had resolved to grant planning permission for the re-use of most of the former Turbine Blading site as care accommodation. Progress will be checked such that the draft plan can be updated. This would deal with written representations from Turley Associates on behalf of the care facility developer.

4.5 There was discussion about how best to handle Local Green Space designations, Phil Sykes is working through the submitted comments view to updating and concluding his notes setting out a sound case for the designation. Material to that will be clarification of a field ownership in the LGS2

location, awaited from Stansgate Planning who represent the land owner but no map had been provided.

4.6 It was agreed Stephen Miles could get on with collating the emerging response from the team.

4.7 Stephen Miles will ask Matthew Neal about the requirement as set out in the regulations for publicising the responses to the written representations.

4.8 The modified policies and overall updated draft plan text, the Submission Draft NDP, will require a further graphic design input. It was noted that Brian Cooper has made a funding provision for this work.

5. Meeting held 03 March with Linfoot Homes.

5.1 This meeting picked up the dialogue as noted in 4.3 above.

5.2 Present were Claire Linfoot McLean, Keith Williams [Stansgate Planning for Linfoot Homes], Ed Jackson, Phil Sykes and Stephen Miles.

5.2 It was noted that the District Council had responded to the draft NDP following the Cabinet meeting on 13 February, including comments on the draft policies about meeting local housing needs. There was discussion about how the NDP might better suggest meeting such local needs by way of affordable housing and 'low cost market housing'. Claire Linfoot outlined some projects they were doing elsewhere in the District that might be relevant models. The importance of accurate definitions and agreement with the District Council and their housing provider partners was talked through.

5.3 Claire Linfoot outlined the Townsend Hall event outcome and will provide notes of that event to the NDP team.

5.4 The proposed layout and other design matters, not least compatibility with a sensitive edge-of-settlement location was discussed, Ed Jackson and Phil Sykes had been unable to attend the Townsend Hall event so a summary was given for their benefit.

5.5 It was left that Claire Linfoot would further consider their representations and respond in writing if felt appropriate. The point was made that the team can only deal with the written information as submitted, so at the date of the meeting the only submissions were the already received ones from the Wardaks + Linfoot + Stansgate.

6. Meeting held 08 March with SDC officers.

6.1 This meeting had been requested by Stephen Miles on behalf of the community team. The purpose was twofold: a) to discuss the contents of the published SDC feedback notes on the pre-submission draft NDP, specifically the housing and related environment policies; and b) to outline the community team's thinking by way of responses to the more involved written representations.

6.2 Present were Matthew Neal and John Gordon for SDC and Phil Sykes, Ed Jackson and Stephen Miles.

6.3 The meeting was useful in respect of point a) as above. John Gordon suggested a revised approach to the draft policies in relation to housing land allocations and numbers. This would better comply with the adopted Core Strategy policies and definitions particularly CS.18. There might be three categories identified, and set out in policies: a) safeguarding commitments plus an uplift for

anticipated windfalls; b) a contribution to meeting the future 'reserve sites' District-wide requirement to come from the MRC locations; and c) allocations of additional site(s) to help meet future identified local housing needs. This is set out in greater detail in an emailed note from Matthew Neal dated 14 March 2017, sent to the team members who attended the meeting.

6.4 The meeting was less successful in eliciting SDC feedback on the team's potential responses to the more complex written representation received, Matthew Neal preferring to listen and not comment. That said no sharp intakes of breath were noted from the SDC officers, so a reasonable working assumption is that they have heard what is proposed and were broadly in agreement.

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