

**NEIGHBOURHOOD PLAN – STEERING GROUP MEETING  
TUESDAY 4<sup>th</sup> AUGUST 2015 @ 7.00PM**

There were approximately 7 members of the public present.

**Attendants**

- Penny Barry
- Joe Harvey
- Jill Houghton
- Joy Keeley
- Harry Knight
- George Longstaff
- Neil Pearce
- Lee Pound
- Elisabeth Uggerløse

The Chairman welcomed all and advised the purpose of the meeting was to finalise the proposed draft policies and “next steps”.

**1. APOLOGIES**

Apologies had been sent by Jim Langridge, Charlotte Randell, Rob Sussens and Guy Warner

**2. MINUTES OF THE PREVIOUS MEETING**

The Chairman went through the notes page by page. There being no amendments required they were unanimously approved.

**3. PUBLIC FORUM – 15 MINUTES**

- Health Centre allocation at Friday Furlong – what is happening to this?  
The Clerk advised that the doctors/Primary Trust still have an option on this land. If they do not take it up, it will become Public Open Space for a period of 5 years.  
Neil Pearce further explained that after five years, the original applicant could seek to vary or extinguish a Section 106 agreement under current legislation. However, it was possible to secure this as a POS under the NDP through allocating it under the policy which considered green open spaces.

**4. PROPOSED DRAFT POLICY DOCUMENT AMENDS**

The Amended document had been circulated to all members of the Group prior to the meeting.

The Chairman went through the document page by page: for the purpose of these notes, only the items that were amended will be recorded:

- **Page 3 – Strategic Objectives**

- Number of new dwellings changed from 426 to 450
- **Page 3 - Policy H1 – Village Boundary**  
Explanation – amended wording “87% of respondents to the questionnaire would prefer not to see any new development within the Neighbourhood area. It is understood that the latest revised draft of the Stratford District Council Core Strategy will not require further contribution towards the supply of housing in the district.” Was unanimously approved
- **Page 4 – Policy H2 – Strategic Reserves for Future Housing Need**  
It was agreed that site no. H2a Land to the rear of Waterloo Crescent was too small to accommodate 100 dwellings  
This left two possible sites
  - H2b – Land west of Grafton Lane
  - H2c – Land west of Waterloo Road
 The notion is that the NDP supports the safeguarding of a site as opposed to having one imposed.
  - A member raised the issue that if the Core Strategy states no further allocation for Bidford, then there should be none
  - However, another member pointed out that caveats will be implemented that will safeguard the site against un-welcome development
  - Neil Pearce explained that
    - The purpose of a Strategic Reserve site is to reserve the site for potential future consideration rather than allocate it for development now – the clue is in the name.
    - Although the Core Strategy states no further allocation is needed, this has not been approved as yet by the Planning Inspector: he may not agree with the figures SDC has put forward and these will be subject to further consultation.
    - A Strategic Reserve site is, effectively, an insurance policy in case Bidford is required to find another site or if evidence of local need suggests one is required – if it is not needed it will not be developed.
    - It will also help the Parish Council defend other sites on appeal as it will be able to point out there is a preferred strategic reserve site.
    - It is a misconception to think that a strategic reserve site is a green light to developers: on the contrary, they are a safeguard against speculative development

**Proposal:** Does the Steering Group wish to allocate a Strategic Reserve Site?

**Resolved:** motion passed by 6 votes in favour and 2 against

Rest of the amendments on Page 4 were approved – this included:

- Possible allocated site H2b and H2c
- No. of dwellings not to exceed 100
- Conditions for the site to be released for development

At this point Neil Pearce advised that as part of the process all sites have to be assessed, for the purpose of providing an appropriate evidence base on alternative sites..

To date, he has assessed sites 1, 7, 8, 9, 10 and 13. He would not be assessing sites 2, 3, 4, 5 or 6 as it was understood there was no willing landowner. Still to assess sites 11, 12, 14 and 15.

Things that are considered are:

- Status – green/brown field
- Topography – levels
- Landscape character
- Environment Agency flood zone for both fluvial (river) and pluvial(rain)
- Sustainability – using the Fire Station as the village centre, a radius of 300 metres encompasses most of the village facilities – all sites are then measured against it in terms of accessibility.
- Connectivity – walking/cycling routes to the village centre, proximity to bus stops. Whether footpaths were wide enough and lit, etc were all included in the assessment.
- Heritage – not an issue on any of these sites
- Conclusions

Results are then given a red, amber or green light and put into a matrix. The sites could then be assessed individually on that basis. The Steering Group would then be able to look at the public views on the popularity of the individual sites before drawing a conclusion on the most appropriate one to allocate.

Regarding site H2b and H2c – both have potential for development;; both are green field (but all of the sites are green field); H2b has better access whilst H2c is a better contained site.

Which site has the greatest advantage? It was highlighted that site H2b attracted significant objections from the consultation exercise, and this must be borne in mind at the time of a referendum.

The Steering Group then considered whether it was still looking at a mixed unit site. Neil Pearce said it would be premature to allocate a site at this stage as the exercise of assessing all sites was incomplete. However, he added there was potential for both sites to be mixed although H2c would be too small to accommodate both industrial units and 100 dwellings.

On the basis that there are underused industrial units, it was **Proposed** do we need to allocate a strategic reserve site for employment development

**Resolved** by 6 votes in favour, 1 against and an abstention that a strategic reserve site for employment use was not required.

The Steering group was asked to resolve which of the 2 proposed sites should be allocated as a Strategic Reserve Site:

**Site H2c** – unanimous vote in favour, so H2b was not put forward.

However, the allocation of site H2c is subject to confirmation following the release of evidence of the site assessments, after which a final decision will be made.

- **Page 5 Policy H3 Promoting an Appropriate Mix of Housing for the Neighbourhood are**

Concern was expressed about the mix of homes – the survey showed not a great deal of support for 4 bedroom houses

Neil Pearce explained that the document had to be acceptable to both the local community and statutory consultees

- **Page 8 ECON 1 Protecting and Enhancing Employment Sites**

Amendment – Proposals for the development of land that is currently underdeveloped for commercial use will not be considered until all existing identified land is fully utilised – approved

- **Page 9 ECON 2 Strategic Reserve for Future Employment Need**

No longer required as the group has resolved not to allocate further sites

- **Page 12 ENV1 Renewable Energy**

Addition of : All new developments should maximise energy efficiency through the provision of high energy efficient buildings – approved

- **Page 13 ENV4 amended to read Reducing Flood Risk**

- **Page 13 ENV2 Green Infrastructure**

- Add “...with appropriate native species of nursery stock”

- Delete “Large scale”

Both approved

- **Page 14 ENV5 Foul Drainage**

All development proposals must demonstrate that there are or will be adequate water supply and water treatment facilities in place to serve the whole development. Proposals that would result in an unacceptable risk to the quality and/or quantity of a water body or water bodies will not be permitted.

Proposals to expedite the improvement and upgrade the existing foul drainage network in the village will be supported

All developments will be expected to demonstrate that there are suitable and satisfactory arrangements in place to deal with foul water

This additional policy was approved

Neil Pearce to supply the explanation

- **It should be noted that with the addition of the above, all ENV policy numbers increase by one from now on**

- **Page 17 Policy AM2 Protecting and Enhancing Education and Library Facilities**

Add “...but such expansion should not be at the expense of the existing play areas, sports areas and landscape”

Approved

- **Page 19 Policy AM4 Protecting and Enhancing Green Spaces**  
Add "...and enhanced where appropriate by CIL funds"  
Add to green spaces in Bidford the following sites
  - 9 – Friday Furlong POS
  - 10 Health Centre allocation on Friday Furlong
- **Page 20 Policy AM5 Allotments and Growing Spaces**  
It was resolved the size of gardens should be increased from 60 sqm to 80 sqm
- **Page 21 Policy AM6 Promoting Walking and Cycling**  
Add "...in all new development. Where appropriate the use of CIL funds will be used to enhance and expand these routes  
Approved
- **Boundary**  
Map circulated and the boundary as shown agreed.  
Map to show development on Land to the South of Salford Road which has planning approval

## 5. NEXT STEPS

- Neil to finalise the site assessment and enter into matrix
- Circulate matrix
- Confirm allocation of strategic reserve site following the site assessment
- Point out any errors of fact in the assessments
- Agree final version of document
- Prepare maps to show
  - Village Boundary
  - Open spaces
  - Strategic reserve site
- Prepare additional material for inclusion in the final pre submission document
- Approve the Pre submission consultation draft
- Make sure all evidence has been referenced properly
- Publicise the plan for a period of 6 weeks by sending it to SDC and all statutory consultee (Matthew Neal to provide list?) and
- Promoting it via
  - Stratford Herald
  - Website
  - Make hard copies available

Meeting closed at approx. 8.45pm with thanks from the Chairman for the hard and purposeful work of the Steering Group.