

## **Minutes of the Neighbourhood Plan Steering Group (NPSG)**

**Virtual Meeting via Zoom on Tuesday 23<sup>rd</sup> February 2021 at 7.30pm**

**Present:** NPSG Members: Alison Alexander (Chair), Mike Loverock, Cheryl Loverock, Tom Lowry and Andrew Mogford  
**Attending:** Karen Smith (Clerk)  
and 3 Members of the Public

### **1) Parishioners Time – Points Raised and Questions**

- *A member of the public raised the increased volume and size of traffic coming through Staverton.* NPSG noted and will come into the transport section of the Plan, but suggested that the Parish Council might be the better forum to raise. Cllr Vidler, present as a member of the public, advised that it is a current issue that Council are looking at.

**2) Apologies received from Bruce Thorogood, Ian Catherall and Jacqi Hodgson.** Alison not yet heard from Chris whether decisions taken at the last meeting change his position.

**3) The minutes from the last meeting on 09/02/21 were approved with the amendment shown below under matters arising.**

### **4) Matters Arising**

Under 6) Draft Evidence Paper, last para, change to 'listing ALL sites put forward in assessment order agreed by NPSG'. Clerk will circulate amended copy. Alison will update Website copy.

### **5) Declaration of Interests and Dispensations relating to particular Sites**

- Alison Alexander (Chair) declared a financial interest in Site 8.
- Tom Lowry declared a personal, non pecuniary, interest in Site 21.

### **6) Finance**

Invoice for 4 hours work on Evidence Paper not yet received from Lee. Alison will chase and pass to Clerk for payment by end of week.

### **7) Correspondence – Lee & Duncan's response, Site 10 and JLP AGM**

- Lee & Duncan's responses very much as expected. Lee still seems to regard Staverton Bridge as a settlement area. NPSG feel is case for some small development, but not to extent Lee. It was discussed whether leaving out an allocation in Staverton might reduce the chance of them being built at all – the group did not think so and the Plan will influence type of development in terms of size/design/infrastructure.
- The minutes of this meeting will be sent to Lee/Duncan clarifying that the NPSG are moving forward on the assumption that they are happy for us to proceed as decided at the 09/02/21 meeting.

- Alison has received several emails from Parishioners regarding Site 10 and has responded. All these emails have been circulated to the steering group and will be added to the evidence correspondence for that site.
- NPSG members were encouraged to join JLP AGM on Thursday – Alison will circ details.

## 8) Housing, Design & Energy Efficiency Policies

The housing policy section under the draft Plan (Jan 2020 edit) was revisited and the draft document was edited during the meeting as follows:

- Section 4 Aspirations, it was agreed to split the 40 into 20 Woolston Green/Landscape and 20 Staverton.
- In 4.3, it was agreed to add in current sale average value (obtained from Zoopla) - £373,208 for Staverton and £491,000 for Landscape. It was also agreed to add in the national average for England (obtained from the ONS) at £256,000. All valuations as of date of meeting (23/2/21).
- In 4.4, change wording to 'whether by a local community group, a Community Land Trust or an individual, and has the clear support of the local community'.
- In 4.5, Chris to be asked to check the numbers.
- In 4.6, remove the word 'sufficient'.
- 4.7 needs a re-write to incorporate 'The plan proposes some new homes on allocated sites, ~~with the majority of development focussed in Staverton and in Woolston Green/Landscape~~'.
- A new 4.8 will incorporate Alison's para 'Three sites at Landscape/WG were considered acceptable. These are Site 1, suitable for 6 dwellings with 2 affordable; Site 28 suitable for 14 dwellings with 5 affordable and Site 26 for one open market dwelling. No sites within the village boundary were received for Staverton. Several sites spreading out from the village centre were received. None were suitable for large development for various reasons. No satisfactory way could be found to allocate 20 dwellings with the requisite number of affordable homes in keeping with local aspirations and constraints. Therefore no sites have been allocated in Staverton.' It was agreed to highlight the inclusion of Site 26 as something to revisit.
- Strong statement required that new homes should be encouraged to be primary residences.

### Site Assessments

- 4.10 wording here was edited live during the meeting. Agreed to remove reference to SHELAA.
- 4.13 removed

### Policy SNP4

- Bring in work already done by Tom when doing Development Strategy paper. Add in a para about Staverton (add text from Aspirations)
- Adding something about considering further impact on traffic (beyond parking) was dismissed as not in our remit
- Need to define a 'Connectivity Statement' – Alison to query with Lee if this is internet only, or covers utilities. Include here and in Telecommunications Policy

- Add a broader point about small developments. Preference of over 50% Parish responders – pick up with Lee on how to word, Strete document hits right note – their 3 points under SNP8 are all relevant for inclusion (removing AONB ref). It was agreed that the points from Strete SNP8 are specific to Staverton but should also be a general policy. Tom edited this section at the meeting.

#### Policy SNP5

- Still important to include Single Plot Exception Policy – update needed from Duncan on his approach to Shropshire
- Agreed need to retain e) and f). Ian was to check on the size (under e)
- Lee has to advise further on this. Alison to email, after clarifying flexibility of grant situation with Chris.

#### **Actions**

- The NPSG will attempt to go through the whole Plan by the end of March
- Lee to have as one big final edit, not multiple drafts
- Tom to send policies to Alison to go into her document.
- Everyone to look at the Design Section for next meeting.
- It was noted that it is important that the Plan should be pictorial (like Strete).

#### **9) Date and form of next meeting**

Tuesday 9<sup>th</sup> March at 7.30pm. This will again be a virtual meeting, open to all.

Meeting closed 9.15pm

Karen Smith, Clerk