

Stoneleigh and Ashow Neighbourhood Plan Advisory Committee meeting

3 July 2023

Minutes

1. Welcomes and apologies

In attendance: Richard Hancox, John Astle, Sophie Matthews, Gary Kirk, Becky Maoudis.
There were 8 members of the public present.

2. Declarations of Interest

None

3. Minutes of last meeting

The minutes of the last meeting were reviewed and approved.

4. Designation update

Warwick District Council has agreed to designate the Neighbourhood Plan area for Stoneleigh and Ashow.

5. Funding Situation

The funding has still not been announced. Gary explained that there is still an expectation that funding will be available for this year. Ordinarily, YourLocale would have submitted invoices for work done for Stoneleigh and Ashow Parish Council but has held off until the funding is announced.

6. Technical Support update

The design guide is in process. The draft will be supplied for comment.

There has also been a Housing Needs Assessment meeting, which gathered information about the Parish, the make up of individuals in it and the housing stock. It will provide a detailed picture of the parish. It is incredibly detailed and very useful.

7. Questionnaire

The questionnaire is live on the parish council website and will be open for three weeks. The group are hoping to get as many responses submitted as possible.

8. Residential Site Allocation discussion

The outstanding issue that needs deciding is whether to pursue the potential of making a residential allocation within the plan. There is no requirement on the parish to allocate a site for residential development, the Neighbourhood Plan does not have to allocate sites.

Where there is an allocation in the Local Plan – the NP could choose where to locate the site or the decision could be left to the Local Authority.

There is no requirement on this parish, to allocate a provision in the current Local Plan. Warwick District Council has met its 5-year land supply and has a good buffer (approx. 7 years). Should WDC fall below a 5-year land supply the existing policies would fall away, and the area would no longer be protected. Government has decreed that should we offer a site for development and the Local Planning Authority falls below the land supply; the Neighbourhood Plan would continue to offer protection through its policies. There could be circumstances down the line whereby allocating a small site could offer protection against larger developments. There is protection from WDC if the responsibility and decisions are made by the NP.

There is an area in Stoneleigh Village that could possibly be put forward as an allocation for development within the NP which would protect the whole area.

The SWLP could have an impact on the housing supply as timescales are not likely to be met. Once policies become out of date, it could leave parishes such as Stoneleigh and Ashow vulnerable.

If a decision was taken to pursue making an allocation, there would need to be an independent survey. All landowners would have the opportunity to offer up sites for development.

The NP can designate the most important local spaces as local ‘green spaces.’ In those areas, development would be ruled out in perpetuity. Local Green Space Land needs to be special, and this will need to be demonstrated to the examiner. Landowners will need to be made aware that the land is being designated as green space but does not have to agree to it. AECOM would assess any sites that are put forward for development on a red, amber, green basis. This report would then be presented to the advisory group and the Parish Council. There would be another open event at Stoneleigh and Ashow before the pre-submission consultation. There will be plenty of opportunities to change and mould the plan.

AECOM are a specialist agency engaged by the government (Locality) who fund the process. They are a planning organisation with a range of skillset. Whilst they are paid by Locality, they work for the interests of the Parish Council.

Ultimately the Parish Council will make the final decision on any potential allocation.

There will not be an immediate decision to allocate a site/s. A decision to progress needs to be made first. Newsletters/letters can be distributed to explain the process and issues to residents.

Gary will send a statement that can be shared with residents.

9. Approach to Sustainability Chapter

The sustainability chapter prepared by Gary was circulated prior to the meeting. It is based on consultation carried out so far in the process. Gary would like a representative from the group to add detail that may be lacking.

Clerk to send the sustainability chapter to members for comment and additional detail.

One member asked what could be done in the plan for the two golf courses. Gary informed the group that as they were both outside of the village boundaries they would be protected by countryside.

10. Environmental Group Review

John Martin is pleased with how the initial meeting went. There was a good attendance, with four people from each village. The meetings are open to all.

11. Date of Next Meeting

The next environmental group meeting will be held on 14th August 2023 at 7pm at Stoneleigh Village Hall.

The next Neighbourhood Plan update meeting will be held on 18th September 2023 at 7pm at Ashow Village Club.
