

# Clifford Chambers and Milcote Neighbourhood Plan

## Key points from Committee meeting in public

Date: Wednesday 22 <sup>nd</sup> November 2017	Venue: The Jubilee Hall	Time: 19.45 hrs
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Members		In Attendance	Associate Members		In Attendance
Les Moseley(Chair)	LM	Y	Shirley Acreman	SA	N
Chris Fox	CF	Y	Sarah Crang	SG	N
Andy Oakes (Vice Chair)	AO	Y	Charmian Evans	CE	N
John Taylor	JT	Y			
Charles Goody	CG	N			
John Gray	JG	Y	Neil Pearce	NP	N
Liz Baggett	LB	N			

Subject	Action	By	When
Apologies for Absence	LB, CG, NP		
Minutes of Last Meeting	The minutes of the meeting of the 11 <sup>th</sup> October 2017 were agreed and signed.		
Actions from previous minutes	Steering Group Members to review and consider and advise any changes or additions, LM advised that we should all look to other NP strategies and policies to see how they dealt with similar issues to our own and in particular: Welford Bidford Wellesbourne Kineton Wootton Wawen Long Compton Stratford Town  This action will not be reported after this meeting	ALL	Continuing action
Chairman's Report	Following the questionnaire and the series of consultation meetings the group are continuing with the process of compiling the Pre- Submission Document. The group have regular working meetings to ensure progress in maintained and these Steering Group		

	<p>meetings, in public, to ensure we have regular contact with the community. In addition, members of the public can access the Neighbourhood Plan Website at <a href="http://www.ccandm.org">www.ccandm.org</a> for further information and updates. The site assessment reports for nominated sites and survey reports for greenfield sites identified in the questionnaire results have now been completed. Neil Pearce of Avon Planning Services continues to provide professional support to our work to compile the final document for submission next year. We hope to maintain our progress in the coming months to keep to our project schedule.</p> <p>The overriding vision is still to retain the rural character of the parish, maintaining existing green spaces and prominent historical landscape and architectural features, and to ensure that future house building incorporates demonstrable housing need and complements the rural setting of the community. The clear desire of the community, expressed in the questionnaire results, to have small or single developments will be expressed in the allocation proposals to be presented in the public consultation meetings later this month.</p> <p>The Pre-Submission Document continues to grow as we add more content including the introduction and history of Clifford Chambers, our future vision for Clifford Chambers, the housing policy and sections to include the natural environment, community issues including communications and traffic and transport. These are the main headings that will contain the policy details that have been identified by you in the answers to the questionnaire.</p>		
Public participation	<ul style="list-style-type: none"> <li>• The Chairman was asked whether there had been any further communication/ activity with/from Spitfire Homes re the land behind the Nashes since their last public presentation. The Chairman advised that there</li> </ul>		

	<p>had been no communication to/from Spitfire Homes.</p> <ul style="list-style-type: none"> <li>• There was a suggestion that we should make a particular comment in the NDP that the lack of high speed broadband will put off potential house purchasers moving into the Village/ Parish.</li> <li>• Whilst there was some discussion on the B4362 issues, the meeting was advised that this was outside the remit of the NDP Group, but was being actively addressed by the PC</li> </ul>		
Dates and Venue for targeted consultation on potential site allocations	<p>The public consultation meetings are to be held on Sunday 26<sup>th</sup> November commencing at 2.00 pm and Wednesday 29<sup>th</sup> November commencing at 7pm and these dates have already been communicated by notices, email and the website.</p> <p>AO to send email reminder</p>	AO	24 Nov
Review of Project Schedule	<p>The project schedule was reviewed by the group and by and large we are on schedule. However, item 20 on the Schedule need to be changed to March 2018</p>	AO	asap
Review of Budget	<p>Estimates of Spend from Jan 1 to 31 Mar 2018 to be given to JT.</p> <p>AO to give website spend</p> <p>LM to contact NP for his estimate</p>	AO LM	asap asap
AOB	<p>A public presentation was made to the assembled audience by Mr Paul Southern concerning the availability of a field for development should there be a need. The essence of the proposal is contained in an email and attachment to the NDP Group the text of which is attached. LM thanked Mr Southern for the presentation and advised that we would consider his proposals and take advice from NP and get back to him with a response as soon as possible.</p> <p>There being no other business, the meeting was closed.</p> <p>LM thanked everyone for attending.</p>		
Date of Next Committee Meeting in public	<p>The next Committee meeting in public will be after Christmas on a date to be advised.</p>		

Text of Paul Southern email:

**Subject:** Site near Clifford Chambers for potential development

I attach a red lined plan of a site between Y-Not Farm and Stratford Garden Centre on the B4632 at Clifford Chambers.

I would like this to be considered as a potential site for development. It is appreciated that any development would be dependent on an established need but it is envisaged that some of the residents of Clifford (including perhaps older residents) may prefer housing of a type which is not currently available in the village. Indeed with the lack of suitable sites such housing types may never be available within the village itself. Providing alternative housing outside but close to the village would free up housing within the village for new residents.

The site area is up to approximately 3.5 acres but the area used for development could range from half an acre upward.

The site is close to the garden centre which is owned by me and my niece and her husband. Subject to the necessary approvals a pathway would be constructed between the site and the garden centre to provide access to the amenity provided by the centre..

Paul Southern

