

SWINFORD PARISH COUNCIL

Neighbourhood Plan Advisory Committee

Meeting Minutes – 13th April 2017

Members present: Tina Briars (TB, Chair), J Robson (JR), Graham Mold (GM), David Steele (DS) Brian Clapham (BC).

1. Apologies

Anthony Hannant (AH) and Clare Waters (CW) Lawrence Osborne (LO) Martin Wright (MW) John Wiggins (JW) Dave Havergill (DH).

2. Declaration of Interest

None.

3. Approval of Previous Minutes

The minutes of the meeting on March 13th were received and signed as correct.

5. Matter Arising from Previous Minutes

None.

6. SHLAA Data Error

It was reported that the data in the SHLAA with respect to the Lutterworth Rd site was incorrect. The size of the site was given as 2.4 hectares when in fact it is only 2.4 acres. This means that it will take only a proportion of the housing allocation (approx. 23) rather than the whole (48) of the allocation as proposed in the draft plan. An apology has been received from HDC and the SHLAA had been updated. The group agreed that this mistake means that the draft housing policy will need to be substantially revised.

GM suggested that NPAC and the PC have a number of options;

- Not to proceed with the plan
- Change the housing numbers target to 32 and go with the same two sites (Lutterworth Rd and The Berries). This is unlikely to be acceptable to HDC as they have indicated that the number needs to be around 48.
- Swap Lutterworth Rd site for Rugby Rd. However this would be 4 short of the target and would leave gap between the last house in the village and the new site. We have been advised that it is likely that the gap will get filled resulting in more houses than we want. The Lutterworth Rd site is still the highest scoring site by some distance.
- Find a suitable third site. One possibility is the new (yet to be assessed) site on Rugby Rd. Secondly there is the Glebe land in the middle of the village but it will only take 6

houses and will be opposed by villagers. The third option would be the existing Rugby Rd but it is too big for the numbers that are needed.

- Could go back to the landowners with another call for land. This would take a lot more time.

GM proposed that the group should wait for the revised sustainability report on Lutterworth Rd (based on the revised size of the site) and explore a new (revised 5a/5b) option for the (new) Rugby Rd site. Proposal seconded by TB.

All Agreed

The role of YourLocale (planning consultants) was discussed. It was agreed that the group was very disappointed that the incorrect size of the site was not recognised when YL carried out the sustainability survey. TB proposed that the Parish Council should continue to employ YL but should write to them and ask them to re-survey the site on Lutterworth Rd and to survey the new site on Rugby Rd at no further cost to the PC. BC seconded.

All Agreed

7. Consultation Period Analysis

TB proposed that she would go through all of the consultation responses and put them on to a spread sheet. Each theme group would then analyse the responses for their own section and agree what action (if any) needed to be taken. She proposed that this work should be completed by April 21st and that once complete it would be published on the website. It was noted that because of the need to do additional work to the housing policy section it may not be possible to the housing group to meet the April 21st deadline. BC seconded.

All Agreed

8. Amendments to draft plan

TB proposed postponing until the next meeting. JR seconded.

All Agreed

9. Parishioner's Time

A parishioner asked whether all members of NPAC had received the comments from the Reg 14 feedback. It was stated that all members had received and read all comments. Detail from the sustainability survey from the Lutterworth Rd site. Group members were asked whether they had read the description of the site which the parishioner felt was incorrect. TB confirmed that all group members had seen the report. It was also commented that the report did not mention the view of proposed housing from a listed building (Swinford Lodge).

Another parishioner questioned the degree to which the NP is evidence based. He also questioned whether the NPAC group was working on behalf of residents. He suggested that it appeared that control of the plan had been handed over to HDC. GM explained the position of the Local Plan and the need for the NP to conform to national and district housing policy. He explained that the NP would be assessed by an examiner appointed by HDC and that if our plan did not fit with district and national policy it would be turned down. The issue of housing for the elderly and associated lease arrangements was also raised.

10. Date and Time of Next Meeting

It was agreed that the next meeting would be a working party meeting on Thursday May 4th at 7.30pm

The meeting was declared closed at 21:39hrs.

The minutes were signed as accurate at the NPAC meeting held on 12th September 2017.