

Meeting with Neil Pierce, Wednesday March 16th 2017

Neil showed us the matrix he uses to assess suitability of sites - we can use this.

Neil made handwritten notes on the plan denoting alterations – mainly typos and small tweaks. **Isobel** will add these in to the draft and return the hard copy to Neil. He was complimentary on the work that had gone in.

Jacqui asked if we could protect the playing field, war memorial green, war memorial plaque on wall of reading room and wells with surrounds. **(Mike)**

John was concerned about the boundary. Neil agreed this is not tight enough and should be going closer to the building line, even through gardens – we shouldn't stick to natural boundaries such as roads and rivers as the DC does. There is white land on map which has not been allocated for building. **Arrange a date when a group of us can look at whole boundary and amend where necessary (Isobel).**

John commented that Compton Estates is able to develop into Home Farm if the site needs extending, rather than going into the AONB. David said that Compton doesn't want to develop Home Farm right now, but there is potential for discussion to get the number of houses needed without extending the building line, if needed. John said Home Farm would be less contentious than Smarts Lane for residents. Compton doesn't have immediate plans for Smarts Lane.

Neil said Lower Tysoe and Middle Tysoe must be given separate boundaries called 'development boundaries' so that Lower Tysoe has the protection it needs. There is concern on PC about the number of sites in Lower Tysoe.

PHASING – The Plan shows phased development in line with NPPF but Neil says this is not necessary. Feeoffee and any other development where land owner not willing should be removed from the maps. Herberts Farm can be included as it was one of the original SCHLAA sites and Stratford is landlord. PC can specify this site for retirement homes.

Neil felt we had robust grounds to avoid the developments which have not been selected, because we have provided enough sites. Reasons for rejecting - in AONB, outside building line and prime agricultural land - are sound.

Neil has prepared a comment explaining why we are fulfilling the whole quota Stratford originally asked for, in spite of the fact that their numbers have been achieved already. We have had to take a decision on this, but there is concern about numbers among residents and we need to have our reasons clear. **(Neil's comment received)**

Stratford currently looking for a 20% buffer of 3,000 homes. We will protect ourselves and be seen to be working with Stratford by offering more than the minimum no. of sites, otherwise we will lose control of where these sites are placed.

We can also explain in NP why we are offering more houses than strictly asked for. **(Isobel to do)**

Neil can attend an open meeting half way through the consultation to field questions.

Extraordinary meeting of Parish Council will be held 10th April and Neil will attend to answer questions. At this point the site allocations will be made public and it is important the PC and Steering Group are of one mind. Jane is now arranging for the Councillors who weren't at this meeting to be update on the plan on 27th and 29th of March.

Barn conversions – it would take a lot of time and effort to check out whether various barns in the village are going to be converted into homes during the plan period and add them into the numbers. This could potentially reduce the number of larger sites we have to offer. Mike suggested we use the consultation period as a means of encouraging potential developers of barns to come forward.

Facebook site needed when we consult on Plan (Shirley – has publicity shots we have used so best placed to do this?).

Neil to present invoices in good time before funding has to be returned.