

Fenny Compton Neighbourhood Plan Steering Group Meeting
24 July 2017, 7.30pm, Merrie Lion

Notes & Action Points

Present: Derek Carless (DC) (in the chair), Michael Guest (MG), Sarah Phillips (SP), John Wickenden (JW), Roly Whear (RW), Gareth Joyner (GJ), Rolf Schubert (RS), Hilary Birkbeck (HB)

Agenda item	Description	Action
1	Apologies None	
2	Review action points from 26 June All actions complete or covered by this meeting's agenda.	
3	<p>3. Compton Buildings – latest news – presentation to parish council 17 July</p> <p>The Compton Buildings site has been bought by the HCA (Homes and Communities Agency), which is a Government body tasked with boosting supply of new housing in England outside Greater London. The latest plans were presented to FC Parish Council on 17 July by the HCA's agent Cushman and Wakefield (C&W). The site has two phases. Phase 1 has outline planning permission and phase 2 does not. The plans showed 80 residential units on phase 1 and a further 40 on phase 2. There are no plans for non-residential units. The representative from C&W stated that there was flexibility in the plans for varying the size and type of units to meet local needs (e.g. bungalows).</p> <p>The third element of the site is the area of hardstanding adjacent to the railway across Station Road from the planned housing. This would become an attenuation pond or soakaway, paid for by residents of the site through a management fee or service charge.</p> <p>The C&W representative also stated that, while the site needs to be viable, the HCA is delivering policy (i.e. houses) rather than simply making a return for shareholders. JW believes that this means that the quantity of dwellings is the most important factor in this development. Any response from local people or bodies should take this into account</p> <p>The group discussed the following points: the planned housing would far exceed SDC's core strategy requirement that the village takes on an extra 84 dwellings. This affects the scope of the NP in terms of identifying new development sites. There is demand for non-residential units, the NP should outline how businesses can grow in the Parish, possibly in Phase 2 of this development.</p>	
4	<p>Built-up area boundary (BUAB)</p> <p>DC reported that SDC sounded amenable to drawing a BUAB around the Compton Buildings site, subject to the Parish Council or NP steering group responding to the consultation.</p> <p>DC will put together a response to SDC.</p>	DC
5	Survey updates	

Agenda item	Description	Action
A	<p>Housing needs DC</p> <p>DC reported that there were nine responses to the Housing Needs survey. Added to the number on SDC's waiting list, makes a total of 24 households with an identifiable need to live in a different home.</p> <p>DC will write to WRCC, who carried out the survey, to thank them for their work.</p>	
B	<p>Environment RW</p> <p>RW will resend email exchange with Jonathan Bowley with forms for the hedgerow survey.</p> <p>The group agreed that the main Environment survey is not needed before we run the second survey of residents in 2018. It will form part of our main grant application. RW will let Jonathan Bowley know that his quote for the Environment survey will not be taken up until next year.</p>	RW RW
C	<p>Heritage JW</p> <p>JW has compiled a list of heritage assets in the Parish from various sources. These include listed buildings, historically important sites and archaeological finds.</p> <p>JW asked Jon Dutton for details on heritage assets included in the 2008 Parish Plan. Jon Dutton stated that there was no formal list or report used when this plan was put together.</p> <p>JW has visited the Warwick Record Office to look at maps and gain further information.</p> <p>JW does not, at present, require assistance from the group.</p>	
D	<p>Development sites – landowner liaison DC</p> <p>SDC stated to DC that if the NP accepts the number of additional units proposed in the Core strategy (which is exceeded by Phase 1 of Compton Buildings and other development sites), we do not need to consult landowners about additional development sites.</p> <p>However, the NP could still involve consulting landowners about plans that would not interest speculative developers.</p> <p>DC suggested that the group could include questions in the survey to cover these ideas. These include co-housing for older people, sports facilities, self-build, car parking etc. DC will bring this up when we put the main survey together.</p>	DC
E	<p>Business HB</p> <p>HB has asked for help from the steering group of Tysoe's NP and will arrange to meet up with their representative to discuss business needs. HB will put together his ideas for surveying business needs for our next meeting.</p>	HB
F	<p>Main survey</p> <p>The group agreed that the main survey should be about the individual. It should explain why we need the survey and how it affects them as individuals.</p> <p>DC agreed to add publicity for the main survey and NP as a standing</p>	DC

Agenda item	Description	Action
	<p>item on the meeting agenda.</p> <p>The group agreed that the Street Champions group should be reinvigorated to create interest in the main survey and NP.</p> <p>The group discussed when the main survey should take place. It should take place by Spring 2018 at the latest, the exact timings will require further planning and discussion.</p> <p>The group agreed that the NP could be drafted before the survey results are known.</p>	
6	<p>Website and social media update JW/HB</p> <p>HB asked for a marketing strategy to plan how to promote the NP. SP has worked on similar campaigns. DC will add an item to the next meeting agenda to discuss how we set this up. DC will be looking for volunteers to take this on.</p> <p>DC asked JW to update website and Facebook to update people on what is happening.</p> <p>DC agreed to write an article for the next Compton Chronicle to update residents on NP progress. HB agreed to help with ideas. The Chronicle copy deadline is 12 August.</p>	<p>JW</p> <p>DC/HB</p>
7	<p>Finance update MG</p> <p>MG asked the group to consider what items we should include in the grant application. These need to be cash projects that we can batch up to make the application over £1,000. Group members agreed to submit ideas at the next meeting. This could cover the cost of the main survey and producing the final report.</p> <p>MG will ask Peter from Brailes for advice based on the grant applications made by his NP steering group. DC will supply contact details.</p>	<p>ALL</p> <p>MG</p> <p>DC</p>
8	<p>AOB</p> <p>None raised</p>	
9	<p>Date of next meeting</p> <p>The Group agreed the next meeting Tuesday 22 August 7.30pm at the Merrie Lion</p>	