MINUTES OF A MEETING OF THE NEIGHBOURHOOD PLAN REVIEW STEERING GROUP Held on Wednesday 8 July 2020	Chaddesley Corbett Parish Council

Attending by Zoom – Cllrs D Thomas (Chairman), W Mack, G Vernon, Mrs D Dolley, Mrs Y Scriven

1. AECOM had submitted a draft report dated July 2020 and asked for comments from the Steering Group in relation to any local knowledge about the proposed sites which should be considered by AECOM before finalising their report.   A separate report of comments on the report is appended to these minutes.

    AECOM's assessments of the sites either side of Briar Hill was discussed; it was agreed to feedback to AECOM our concerns over the amber rating for the South-facing site (NP02c), especially when compared to site NP02a on the other, North-facing side.

2. Of the 19 sites shown in the AECOM report, only those classified as GREEN or AMBER should be considered further, having taking into account comments made in the separate report in relation to sites NP02a and NP02c.   A total of 7 sites should now be considered by the Working Group.

3. It was agreed that the 94 page report should be sent to members of the Working Group, together with a summary of the 7 sites for further consideration.   The Working Group would be asked to make comments on these sites based on their local knowledge. These comments would then be considered by AECOM and if considered appropriate would be incorporated into the final repot.

4. Cllr W Mack said that he was disappointed that all the sites had not been considered using the same criteria and clarification was required on how sites had been assessed for Accessibility in relation to their proximity to public transport bus stop and local services (ie Green Amber Red).

5. Cllr G Vernon asked if the process could be slowed down to enable face to face meetings and it was explained that AECOM had a deadline of 1 August to complete their report in order to obtain funding for their work.

6. Mrs D Dolley said that she had now finalised the report on Protected Views (copy attached) and this should be sent to AECOM because there had been changes since the 2014 Neighbourhood Plan, upon which they had based their assessments.

7. It was noted that if the site in Fold Lane (WFR/CC/8) was included in the District Council Local Plan, it would not deliver any affordable housing.   Cllr D Thomas explained that the Parish Council had appealed against the inclusion of this site in the District Council Local Plan because we were undertaking our own Call for Sites for the revised Neighbourhood Plan and we should have the opportunity to consider this site for affordable housing.

8.   A copy of the AECOM report had been sent to Wyre Forest District Council and we could expect their comments within 6 weeks. This would include highway assessments.

9.   The Landowner who had submitted land for consideration at Bluntington Farm had been approached and had indicated he was prepared to sell smaller plots on any of the suggested sites.   On advice from AECOM, no approach had been made to landowners who had not submitted their sites direct to the Parish Council at this time, so it should be noted that they may not be willing to offer their land for affordable housing.

10.   Cllr G Vernon said that it had previously been agreed that any affordable housing would be in or near to the village and most of the sites being considered did not meet this criteria. Cllr W Mack said that nothing has changed from WFDC criteria for affordable housing but now we have central gov contribution which contradicts it

11.   Cllr G Vernon believed that a Housing Association should be involved in the decision on which site or sites were selected.

12.   It was agreed that a Working Group meeting should be held next week if possible by ZOOM, and that the group should be asked to look at the full report, study the schedule of AMBER and GREEN sites and feed back to AECOM their local knowledge of the sites by 1 August 2020.

13.   A Public Consultation would take place in September if a suitable venue was available for a face to face meeting as well as electronically.