



**Future Dursley Neighbourhood Development Plan (NDP)
Minutes of Steering Group Meeting
7pm on 8th July 2015 at Jacob's House**

Present: Councillor Jonathan Bird (Chair), Councillor Mel Laybourne, Councillor Mike Chappell, Town Mayor Clare Nelmes, Deputy Town Mayor Neil Grecian, Prue Vernon, Dursley Resident, Elin Tattersall, GRCC and Anita Gambie, Dursley Town Council

1. Apologies for absence
Councillor Sue Creswick

Mike Chappell, a new Town Councillor and Prue Vernon, a Dursley Resident were welcomed to the meeting. Mike introduced himself as someone who was locally born and brought up but had moved away for work and has recently returned with his family. Prue is the Chair of the Berkley Vale group for the Campaign for the Protection of Rural England. Everyone else introduced themselves and described their role within the NDP Steering Group.

2. Minutes from 20th May 2015 and Matters Arising

The Minutes were agreed.

Harris Ethical had completed work on the Street Audit Summary in early July. The results would be checked and uploaded to the website within the next two weeks.

3. Actions arising from Consultation Working Group Meeting on 10th June 2015

Volunteers for planned Future Consultation events at the Farmers Market and Sainsbury's Foyer are needed.



4. Results of NDP Evidence Base Review

These Minutes need to be read with a copy of Elin Tattersall's Future Dursley NDP Evidence Summary.

The presentation of the evidence needs to be more consistent and all documentation needs to be available in an electronic format.

Car parking - (item 4 in evidence summary paper) It is important for this topic to be looked at objectively and to be clear about whether the parking need applies to all parking, long stay, short stay or some other combination.

Green way – (at the end of item 6 in paper) This route needs to be mapped in the NDP and incorporated into future planning permissions.

Environment – (in the middle of item 7). The population density in Dursley is high relative to the county of Gloucestershire and England as a whole. A suggestion was made that it would be more meaningful to compare population density with a number of similarly sized small towns within the surrounding area e.g. Tetbury, Stonehouse, Wotton under Edge rather than just at county and national level.

Elin referred to the Rural Evidence report for Dursley (produced by ACRE, OCSI and GRCC) as an evidence source of for population growth within Dursley over a 5 year period. The Word version of this report has graphs which could be used in the NDP document.

Old photographs were suggested as an effective way to illustrate changes within the town over many years. Sources for these were suggested as:

- Andy Barton at Dursley Heritage Centre
- David Evans at The Cam and Dursley Society
- John Penley from, WSP solicitors
- A Facebook page called 'Old Dursley'



Elin also suggested that the Stonehouse NDP Boards for Housing and Industry are good examples of providing a visual display of changes over time.

Housing – (item 10 in paper) Karen Pharmister from GRCC will produce a housing summary which will be based upon the Rural Evidence Report and consultation responses.

It was noted that the proportion of affordable housing would need to be looked as part of the housing needs assessment.

It was suggested that it would be useful to compile the numbers of housing planning permissions granted and as a result of these how many new houses had been built. This information is available from Stroud DC.

A query was raised about how you find out how many people in Dursley want an affordable home. This information would be in the results of the resident's survey if this contains questions about housing need.

Stroud District Council has a guideline that 30% of new houses built should be affordable.

A suggestion was made about whether solar tiles could be recommended for new buildings as these are less expensive than solar panels.

All **policies** within the NDP will need to be justified. The NDP will also need to specify what the community want to **conserve** even if the land has an official designation.

Economy (item 11 in paper) It would be valuable if figures for the number of empty shops over a three year time span could be pulled together. This would provide important information about the economic vibrancy of the town centre.



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Elin's check of the evidence base as a source for the draft vision and objectives revealed two objectives which appeared to be unrelated to the evidence. These were:

- Extending the capacity of the primary and secondary schools and adult education in the local area; and
- Supporting community energy generation schemes.

The first additional objective had been added as a response to recent information the Town Council Planning Committee had received in that there is a waiting list for some classes at Dursley Primary School. The group agreed to add '**in line with housing development**' to the first objective.

The second additional objective had been added at the Consultation Working Group meeting held on 10th June. The Steering Group agreed to keep this additional objective under the Environment theme as support for such schemes has been articulated in discussion at consultation events.

5. Site Assessments

a. Updates

Rednock geography students had completed 9 site assessments as part of their work experience week in June.

Mel has completed the desk based research for the '**Fields at the back of Shakespeare Road site**' and '**Fields at Spring Farm**' but had not yet been able to visit the sites. Jonathan offered to do the site visits and take photographs on her behalf.

Prue Vernon offered to complete a site assessment for '**Land adjacent to garages in Kingsway**'.



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b. Engaging with landowners and developers

There had been one response to the 'Call for Sites' notice. This had been sent in by Philip Walker from B.Walker & Co. (Dursley) Limited and related to the redevelopment of Henlow House and two buildings fronting Silver Street. An outline proposal for this site had been submitted to SDC in 2009.

Mike Chappell offered to complete a site assessment.

6. Landscape Character Assessment/Strategic Environmental Appraisal.

Jonathan provided a brief summary of key points raised during a meeting to discuss whether Future Dursley would need to undertake a strategic environmental assessment. This was held on 3rd July.

A **sustainability appraisal** is not an NDP requirement but one of the conditions of an NDP is that it must contribute to sustainable development. Sites within an NDP should specify the type of development proposed. It should be reasonable to expect that the sites could be delivered. SDC need one option for each site. All landowners would need to be contacted regarding their sites.

It is a legal requirement that a plan must be screened to determine whether a **strategic environmental assessment** is required. SDC will do an initial screening. A strategic environmental assessment is only likely to be required if proposed development sites would have a significant environmental impact.

A **Habitats Regulation Assessment** is a legal requirement. SDC will carry this out. Future Dursley will not need this as we do not have any sites of special scientific interest.

The Steering Group reconfirmed their view that a Landscape Character Assessment (LCA) would be an important component of the NDP. It was



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agreed to select the proposal from the cheapest consultant. However, it was noted that no example of a completed LCA had yet been sent in from the consultants which could then be circulated amongst the steering group. A further request would be made. A final decision on which consultant proposal to accept would be made after examples of completed LCAs had been received.

7. Public consultation and communication

a. Dursley Festival on 27th June

The Future Dursley stand at the Town Festival had generated a large amount of interest and the proposed development sites had stimulated some lively conversations. Please refer to record of consultation event for more detailed information.

b. Consultations with Rednock Students on draft Vision and Objectives.

Elin had provided training for some Rednock Sociology students in how to run focus group sessions on the draft Vision and objectives.

c. Town Centre survey

Two groups of about 15 students would be carrying out Town Centre Surveys with shoppers in Dursley on 9th July.

d. Littlecombe Development Drop in Event

The Littlecombe Development Drop-in Event on 9th July would provide a further opportunity to consult on the NDP draft vision and objectives and proposed development sites.



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8. NDP Budget Review

Items of expenditure during the last month had included the 'Call for Sites' notice for The Gazette, printing and production costs for the A1 laminated sheets and the Future Dursley banner.

9. Date for next meeting

- a. An LCA Working Group meeting would be held on 5th August and the next full NDP Steering Group on 9th September.