



# South Lenches Neighbourhood Plan

## South Lenches Neighbourhood Plan Steering Group.

Minutes for meeting held on Monday 6<sup>th</sup> February 2017, Church  
Lench Village Hall at 7pm.

### Meeting No: 2/16

<p><b>Present:</b> Ian Jackson, David Edge, Denise Oates, David Proops, Julia Tyrell, Emma Buckingham, Chrissie Brown, John Tookey, Liz Ferguson, Neil Pearce, Mel Shore, Chairman of South Lenches Parish Council and Nicky Holland.</p>	
<p><b>1. Apologies.</b> Joan Hunt and Jan Harrison.</p>	
<p><b>2. Public Question Time:</b> Nil.</p>	
<p><b>3. Minutes</b> of meeting held on 31st August 2016 were agreed as a true record and signed by the Chairman.</p>	
<p>Chairman gave a brief update:</p> <ul style="list-style-type: none"> <li>Completed Neighbourhood Plan survey - 342 forms posted out. (136 forms returned (42%) along with 277 opinion forms (75%).</li> <li>Demographics show an ageing population of: Over 45 (73%) ; Over 65 (41%); Retired 41%.</li> </ul>	
<p><b>4. Neil Pearce.</b> Neil gave the following briefing: Now have the raw data evidence to form the framework of a Neighbourhood Plan. Next steps are: <b><u>Publish Survey:</u></b> Article in Messenger - link to website. WCC Parish Website. Send link to Andy Ford and Reiss Sadler. <b><u>Business Survey:</u></b> Businesses in the area can be found by searching Companies House; ask Andy Ford for a list of registered businesses. Need a brief targeted questionnaire; very small businesses informal letter to capture their comments. <b><u>Census date:</u></b> will give a truer picture. Use the report for individual policies and section headings for the Neighbourhood Plan in order to build up framework. The structure of the Plan is very important and needs to reflect vision/aims for each section. <b><u>Household:</u></b> common issues no option available to downsize, under occupation</p>	<p><b>Action IJ</b> <b>Action NH</b> <b>Action NH</b></p> <p><b>Action</b> <b>Chrissie</b></p> <p><b>Action DP</b></p>

of family houses, difficult for small villages. Encourage right development for this Group to move into smaller properties i.e. bungalow.

**Population:** Younger generation numbers in the Village falls when move into adulthood.

Results show a stable population which should be mentioned in the Plan as a positive relationship in the community. Social isolation in a village is a large social issue as lacking in facilities. Do not divert into this.

**Environment: Natural and Historic** - both to have a prominent section.

Consider: Village Character Assessment or appraisal. Use "valued landscapes" in the Plan. Also skyline features, views form rights of way etc.

**Building design:** How the village looks, space, settlement character - will require a lot of policies. Look at development boundaries - ? Introduce into Ab Lench, Sheriffs Lench. This would need full consultation with both village communities to give control.

**Rural Exception Sites:** should be encouraged. Sites for affordable homes adjacent to development already in place. Look at SWDP for policies. Policy should go in the NP even if there is no need for future reference. Have a mandate from the community to look at houses for the older generation.

**Protect and Enhance:** this theme to run through the Plan to encourage new businesses, infill and new organic growth.

**Greenspace:** designate areas in the villages to protect green spaces but note qualifying criteria has to be met. Can be areas on private land so as to preserve. Need to inform owners but do not require their permission.

**Housing design:** take into consideration materials, design features, historical parts. Can be as prescriptive as you like.

Size of Plan for the Parish 40-80 pages.

**What to do next?**

- **Business surveys**
- **Village Character Appraisal**
- **Landscape Character Assessment** - look at Bidford-on-Avon
- **Evidence gathering:** working group meetings, 2-3 members, brainstorm for ideas of chapter headings to form structure.
- **Planning Community Engagement:** arrange for groups to be present at community events to promote and update on progress.
- **School:** A copy of the survey to be given to the School. What are implications for the future of the School? Impact for staff/parents parking.
- **Development boundaries for outlying villages:** Neil to look at and to ask WDC if boundaries can be redrawn.
- **Chairman to talk to Andy Ford/Reiss Sadler.**

Action NP  
JT; JH

Action DO

Action LF

Action NP

**5. Next meeting.** To be arranged May 17. Meeting closed at 8.50pm.

