

## **Eccleshall Parish Neighbourhood Plan Group**

**May 1<sup>st</sup>, 2014 – Eccleshall Community Centre at 6pm.**

### **Present were:-**

David Pimble, John Baldry, Brian Mason, John Allen, Peter Thompson, Peter Bertram, Keith Weston, Barry Apps, Chris Heelis

**Apologies:-** Gordon Dale, Paul Snape, Cheryl Hyland, Luke Serjeant, Bob Osbourne and Sue Sanders. It was noted that Mac McCoig had withdrawn from the Group.

David gave a brief resume of recent meetings between the Parish Council and Richborough Estates detailing how the proposed scheme had been amended following the public consultation. The development of 130 homes would not comply with the popular desire to have small developments of around 20 houses, but would provide public open space and fulfil other requirements. Unfortunately, there were no details available from the Borough specifying the number of houses that Eccleshall would have to sustain, but it was anticipated that this one development would not fulfil the requirements. David had presented an update to the Annual Parish Meeting on April 30<sup>th</sup>, 2014 and this information could be included in the June Parish Council Newsletter.

Members agreed that the proposals put forward by Richborough Estates were sympathetic to Eccleshall, well designed and not too intense. David indicated that he intended to recommend support for the plan to the Parish Council and hoped that the Neighbourhood Plan Group would also be in agreement. It had been understood from the Borough Council that the 82 homes with Planning Permission at the rear of Eccleshall Community Centre would not count towards the total required however, Jonathan Bloor from Richborough Estates had been given to understand that they would count and had agreed to seek clarification on this matter.

The Borough Council anticipated that the Local Plan would be approved in June. The Borough would then commence work on site allocations, which was expected to be completed in June 2016. Where Settlement Boundaries were not identified through Neighbourhood Plans they would be determined through the site allocations process. It was thought that this would be too late, as most of the developers would have submitted their plans in advance of the process and it was important that the Neighbourhood Plan was progressed without delay.

David referred to the proposals outlined by J-Ross developments for land off Cross Butts and suggested that it may be possible to reduce the size of the scheme. It was understood that Gladman Company were preparing to submit a planning application for Diocese owned land to the west of the Footpath 13 and did not intend to consult. David agreed to draw a plan indicating a new settlement boundary to comprise the area to the east of Badgers Croft and a small amount off Cross Butts, with Footpath 13 from Shaw's Lane to Washpits creating a natural boundary to the west, and Green Lane forming a boundary to the south.

It was proposed to have a draft plan in place within 6 weeks and which could be consulted on and amended as necessary. To have a plan in place would be the best form of defence against undesirable developments.

David, Peter, Keith and John agreed to undertake a survey of all the sites around Eccleshall and assess them against a list of criteria.

MacMcCoig had prepared a report on housing for inclusion in the plan and Brian agreed to append additional information.

The group discussed possible sites for car parking to the rear of Eccleshall Library and rear of the Telephone Exchange. It was considered that it would be desirable to allocate land on the flood plain of the River Sow for a Country Park and recreation area. The group agreed that these aspirations could be put forward as benefits of the development off Stafford Road, depending on the amount of S.106 money generated. Richborough Estates had indicated that they were preparing an Appraisal of Eccleshall for submission with the Planning Application and would gladly share this information with the Group.

Aspirations for a ring road and the route it could take were discussed and possible links to the M6 at Stafford Services or Yarnfield were suggested as alternative routes to reduce the number of HGV's through the town centre. Christine was asked to contact Axiom to seek a quotation for traffic surveys to establish the volume of traffic using the roundabout at Stafford Road / Stone Road and identify the types of vehicles. Hopefully, the information would help to inform future debate on the capacity of Eccleshall High Street and the expansion of Raleigh Hall.

David and Christine were to meet with John Blount from Colwich and Bob Keith to discuss the identification of Settlement Boundaries and Policy writing.

The next meeting of the group was arranged for May 15<sup>th</sup>, 2014 at 6.30pm.

The meeting closed at 7.20pm