

SOUTH LENCHES NEIGHBOURHOOD PLAN STEERING GROUP
MEETING AUGUST 18th 2020 HELD VIRTUALLY AT 7PM. MEETING NO: 9

Present: Morgan Murray (Chair), Carolyn Hodges (PC), David Edge, Mel Shore (PC), Jen Fletcher, Julia Tyrell (now PC), Denise Oates, David Proops and Nicky Holland (Clerk to PC). It was noted that Joan Hunt, Liz Ferguson, Jan Harrison have resigned from the Group and were thanked for their input over the years.

Dr Murray introduced Carolyn Hodges to the Group, who joined the Parish Council 3 months ago, and agreed to assist with the Neighbourhood Plan.

1. Apologies: Chrissie Brown and Emma Buckingham.

2. Update on current documentation and Plan by Dr. Murray:

Handover received from previous Chairman and over the past year has been revising the draft plan with input from the Planning Consultant.

With assistance from the Consultant the document has been reformatted; need policies to go with the set of landscapes which some need to be revised; more references required in the document.

At present all documents shared in Google Drive; now need to set up policies and a set of valued landscapes then go back to the Consultant for comment. Probably need to do an up to date survey prior to carrying out statutory consultation.

In light of the Government changing planning laws it is not sure at present how this will affect the Neighbourhood Plan. Will be awhile before all the documentation is passed by Parliament. For the present will progress as usual.

South Worcestershire Development Plan is in the process of being reviewed. **Latest update due to COVID 19** is that necessary assessments and studies will take place over the next few months. The plan to be sent for public examination will be published, subject to approval by all three South Worcestershire Councils, in October 2021. It will then be submitted to the Secretary of State in February 2022. The expectation is it will then be examined before the end of 2022 and adopted shortly after. The proposed timetable changes still need to be approved by the three South Worcestershire Councils. This will be considered at meetings in September.

Village Categories: these are currently being reviewed and it has been proposed that Church Lench be replaced as a Category 2 Village. A group of Parish Councils have responded objecting to this including South Lenches Parish Council. Please look at <https://www.swdevelopmentplan.org/?p=14376> in regard to preferred options for housing in Villages.

The Group need to have a vision on how the Lenches will be in 2030 and have objectives and policies in place to achieve this.

Dr. Murray read out the present vision statement which will require rewording e.g. cannot say that the Village does not want extra houses. The purpose of the Development Plan is to say what development the Village would accept. Mrs. Hodges has rewritten the statement which is not controversial or set in stone.

Visions and Objectives: to be kept as they are at present.

3. Policies to be put in place:

- a) Environmental Heritage & Green structure: maintain green spaces; wildlife and biodiversity; rights of way; land management.
 - b) Local Green Spaces - feed into valued landscape.
 - c) Valued Landscapes - to be written.
 - d) Setting of Conservation areas - Atch Lench and Church Lench. **Action: NH Map to go on Google Drive.**
 - e) Flooding - e.g. any development must make adequate provision in regard to flood risk.
 - f) Local facilities and Leisure: Sports Club, Lenches Club, Village Hall, Church.
 - g) School - are there any plans to extend? Suggest that any development on School grounds will only be supported for educational reasons. **Action: CH to meet with Headteacher.**
 - h) Business.
 - i) Employment sites.
 - j) Small business: suggest new or expansion of farm shops, garden centres and similar rural businesses will be supported where viable, no impact on local amenity and adequate off road parking provided. Look at business premises classes - A1 - A4.
 - k) Farm diversification - already happening in the Village. Use existing farm buildings.
 - l) Tourism: suggest use existing buildings to suit character of Village.
 - m) Camp sites etc: general statement. Already have two in the area.
 - n) Transport: car charging facilities for new developments and community facilities and off road parking.
 - o) Infrastructure & Housing: will depend on category of village following SWDP review. Policy for renewable energy required.
 - i) Any housing development would need to fit in the character of the villages. Since there are no estates in the villages a housing estate would be out of character and therefore objectionable. Smaller developments of individually characterised dwellings would be more in keeping. This should be fully described.
 - ii) Bungalows for older members of the community.
 - p) Infrastructure development - ? capacity of sewage system if extra development along with water and electricity.
 - q) Renewable energy: need to list ways of using renewable energy. Consider solar panels on roofs; solar powered bricks?
 - q) Survey: last survey showed a preference for infill. Have attitudes changed since infill carried out along Low Road? Should another survey be carried out?
- Action: CH to ask AS if PC can use emerging plan in planning comments and to set up engagement process with Wychavon District Council Planning Officer.**
- Question: Should Equestrian facilities be in the Plan?**

4. Valued landscapes: Chairman visited sites and took photographs. Some sites are not useable.

Revision and new valued landscapes:

Ab Lench:

No.1 Ab Lench -Yeald Wood. Leave in document.

No's 2 & 3 - Remove.

No.4 Incorrect - shows area with LPG tank, nicer view to be taken from public footpath

showing Church Lench and Ab Lench.

Atch Lench:

No's 1,3,11,13 - reword description in one valued landscape.

No 4 - Review.

No 5 - Probably remove as not publicly accessible.

No 7 - Not unique, remove.

No 8 - OK

No 9 - Another photograph required.

No 10 - Shows sewage works, better photograph required.

No 11 - OK

No 12 - Another photograph to be taken towards footpath.

Church Lench Valued Landscapes:

No 1 - Not unique to the Lenches.

No's 2 and 3 - Remove.

No 4 - Described incorrectly. To be rewritten.

No 5 - OK.

No 6 - Replace with photograph of the stables by the side of the footpath.

No 7 - OK.

No 8 - OK.

Sheriffs Lench Valued Landscapes.

Work needs doing on this section, far too many for small hamlet.

No 3 - Photograph is not on a public footpath, on private land. View to be taken from Sheriffs Lench back towards Evesham on a public footpath.

No 9 and 10 - Again not on a public footpath.

5. Public Question Time: None present.

6. Other Business:

a) Meet every 2 months - February, April, June, August, October and December. Dr Murray will contact members 2 weeks before meeting planned for W/C October 5th with proposed dates. Will monitor COVID 19 to decide whether to meet virtually or face to face.

b) Constitution of Neighbourhood Plan Steering Group to be revised as now have 4 Parish Cllrs on the team. **Action: Item to be reviewed at September Parish Council meeting.**

c) Project Plan - needs to be updated. **Action: MM, JF agreed to proof read the document prior to circulation.**

d) Timetable Plan - next meeting.

e) To work on values, objectives and policies: **Action: CH; JT; DO.**

f) Valued Landscapes and rewording: **Action: MM, JF and MS**

g) Review of documents: **Action: DE.**

Meeting closed at 8.55 pm.

