

**FRADLEY NEIGHBOURHOOD PLAN STEERING GROUP  
MINUTES OF MEETING HELD ON WEDNESDAY 27<sup>TH</sup> OCTOBER 2016  
7.00 p.m.**

An informal discussion took place between Mr David Ward, Planning Director, Wilson Bowden Homes and the committee in the first instance. This was followed by a short committee meeting finishing at 10.15 p.m. (see attached notes)

**APOLOGIES:** None

**PRESENT:** Cllr Simon Roberts, Linda Wild, Richard Green, Jo Spence, Sandy Carruthers

**1 MINUTES OF LAST MEETING (12<sup>th</sup> October 2016)**

The Minutes of the last meeting were agreed as a true record and will be posted on the Fradley Neighbourhood Plan website.

**2 MATTERS ARISING**

**Website** – this will be discussed at the next meeting.

**Treasurer** – this will be discussed at the next meeting. However, due to the need to provide a replacement signatory for cheques, a form was handed to Jo so that she could visit the bank to set this up.

**Parking photos** – these will be discussed at the next meeting.

**Bridge Farm application** – Simon attended the hearing last Monday evening and submitted his opposition to the application, mainly due to the unsafe travel arrangements and the perceived knowledge that the land was to be offered to the village for sporting facilities. However, due to the demise of Mr Arblaster the offer of sporting facilities appears to have died with him.

LDC agreed to change the road layout back to the way it was designed in the first place i.e. one entrance off Worthington Road and other off Baker Drive, both of which would culminate in culs de sac. The idea being to halve the amount of traffic that would have been using Baker Drive.

**3 QUESTIONNAIRE**

It is hoped that the questionnaire will be finished in the next few days. Linda will arrange for this to go to the printers. After the last questionnaire, Lynn Beaumont agreed to store the collection boxes. However, as she has now left the committee, Simon would contact Lynn to see if she is still in possession of them, and if not if she could help in this respect.

**Action: Linda/Simon**

Jo would speak to the lady who delivers the Lichfield Mercury in the old village to see if she would be willing to deliver the questionnaires too.

**Action: Jo**

Linda would find the delivery schedules and volunteers which was used last time.

**Action: Linda**

#### 4 **UPDATES ON TASKS**

**Sports** – Jo has now spoken to a representative from St Giles and they have indicated that they wish to carry on renting the field to Mr Ward.

**Character Assessment** – Navigus have sent a draft Character Assessment and a few alterations were discussed. Simon will convey these to Navigus.

**Action: Simon**

**Open Spaces** – The Parish Council have now agreed to have the following spaces protected in policies for the Neighbourhood Plan: Statfold Lane – two open spaces on right hand side of Statfold Lane, Watersmeet, play area on Worthington Road, open space at the junction of Williams Avenue and Rumbold Avenue.

It has come to light that the other area identified at the junction of The Moor and Long Lane, being the single use allotment and wooded area, belongs to Marley Eternit Ltd. and not Wilson Bowden Homes. They will now be approached.

**Action: Sandy**

Other task matters will be dealt with at the next meeting.

#### 5 **LAND ON FRADLEY SOUTH**

We have been approached by Nigel Gough, on behalf of his clients the Booth Trustees, regarding land at Fradley South (No. 132 of the SHLAA map) for the purposes of discussions with the committee in seeking to develop this parcel of land. We will respond to them and suggest a meeting in the New Year.

**Action: Simon**

#### 6 **ANY OTHER BUSINESS**

The Parish Council has received advice of an application for the erection of a new warehouse distribution centre on Woodend Lane opposite Prologis. This includes provision for lorry parking and welfare facilities for the drivers. The PC saw no objection to this.

#### 7 **DATE OF NEXT MEETING**

? Wednesday 9<sup>th</sup> November 2016

**NOTES OF MEETING WITH MR DAVID WARD, PLANNING DIRECTOR, WILSON BOWDEN HOMES  
26<sup>th</sup> OCTOBER 2016**

Present: Cllr Simon Roberts, David Ward, Linda Wild, Richard Green, Jo Spence, Sandy Carruthers

The purpose of the meeting was to discuss matters mainly regarding Hay End Lane development and its current schedule for starting work.

Hay End Lane

Marley Eternit Ltd, Mrs Williams of Old Hall Farm and Wilson Bowden Developments all have a financial interest in the Hay End Lane development; Marley having taken a Charge on the land in question for mineral extraction many years ago.

The conditions of the Section 106 main payments are as follows (other minor payments not listed):

£1.4m Primary School provision (monies held by SCC)  
£860,000 Secondary School provision (Friary Secondary School) (SCC)  
£178,000 Indoor sport provision (LDC)  
£122,000 Transport provision (SCC)  
£72,000 Managing travel demands (SCC)

With regard to school parking problems it has been agreed that a vehicle drop-off zone will be created (currently to be sited in the pub area). There is a legal requirement for this to be completed in accordance with the Drop-Off Area Scheme on or before the occupation of the first house. Map of area to be provided by David.

The school extension land has been allocated within the Hay End Lane development and is now protected and cannot be developed other than by the school. It is likely to be used for recreational uses.

Wilson Bowden plan to alter the location of the playing field and pavilion on the current plan and re-site it next to the school, which would provide the opportunity for joint use (school and public use). The committee agreed that this was a good idea. The playing fields will be managed by a management company as will the 'drop-off zone' / parking area.

Wilson Bowden have had to address the problem of flooding on the site and have had to raise the houses to mitigate this. Any excess surface water will be running into the balancing pond away from the houses.

The committee discussed the situation of the sewage system in the old village and how this would be impacted by the Hay End Site. Mr Ward did not have any prior knowledge of this and he confirmed that he would investigate this. The committee had previously been informed by STW that a complete new upgrade with a new pumping station would take place in 2018.

#### Other Wilson Bowden land

Mr Ward confirmed that the area of land that Sandy had identified at the junction of The Moor and Long Lane, that might be protected in the Neighbourhood Plan, did not belong to Wilson Bowden Developments but still belonged to Marley Eternit. He would give her a name to contact. A copy of the Land Registry document was provided to confirm ownership.

Mr Ward agreed to email Sandy various maps showing land ownership in Fradley, mainly those areas owned by Wilson Bowden. Marley have a charge on virtually all of the land to the north of Fradley. Wilson Bowden's land holdings in the Fradley area are extensive. They will inevitably be looking to develop this land over the coming years.

#### Other planning considerations

The committee is aware that the Neighbourhood Plan document will not be able to exclude large areas of land for development. Therefore it was concluded that the document should include policies within it that will ensure that any new developments comply with the inevitable need for appropriate health care provision, open areas for sports facilities, play areas, walkways, cycleways and landscaped areas that enhance the area for the good of Fradley residents.

Safe vehicle access would be strongly addressed within the Plan to avoid disruption to residents such as the current difficulties endured by people living on or around Williams Avenue and Turnbull Road and outside the school.

Use of the old bridge with its 7.5 ton weight limit at Gorse Lane would have to be addressed also in the Plan.

Brookfields site - The developers for this site will be Redrow and Mr Ward was well aware that this site is likely to start relatively soon.