

Minutes of the meeting at 10:30am on 24th November 2016 in the Marketing Suite Office to discuss a new housing development on land in Fradley (no. 132 on the SHLAA map)

Present: Fradley Neighbourhood Plan Group - Linda Wild, Richard Green, Sandy Carruthers and Simon Roberts (Chairman), Kate Roberts (Parish Clerk), Nigel Gough and Gill Brown, Nigel Gough Associates Ltd, Chartered Surveyors and Chartered Town Planners.

Mr Gough had been trying for a number of year to have the employment zoned 10 acres of land allocated for housing on behalf of clients, a small local trust called Booth Trustees.

The current tenant was coming to the end of the tenancy and would probably not wish to continue using the land. There was only one entrance to the site, via the A38, which would be closed off if a housing development was built. Mr Gough explained that they had looked at turning the site into a care village in the past, but this had not been given the go ahead by LDC. Noise surveys would be carried out, plus a mound and bund could be installed next to the A38 to make it safe for children. It was anticipated that there would be eighteen months of construction problems if planning permission were granted.

The Chartered Surveyors were happy to consult with members of the community, perhaps by means of an open day in the Village Hall. As well as an open space, they would comply with requirements for affordable housing and would also consider starter homes and suitable accommodation for the elderly. Although probably not bungalows, which take up a lot of land, these could include disabled facilities, such as wheelchair access along with a bedroom and shower on the ground floor.

The only way into the development would be through the Worthington Road estate, built by Cala Homes and this was in the process of being arranged as a formalised scheme. On the other side of the land, an electricity substation and industrial buildings were accessed by a road which was only adopted part way, then became a private road.

Mr Gough confirmed that buffering and an open space would most likely be next to the A38. Members of the Neighbourhood Plan group thought that a housing development on the land would not really affect anyone, with the only problem they could foresee being access to the site.

There followed a discussion on the Neighbourhood Plan and the lack of sports facilities in the area. Sport England could be contacted to help highlight what was needed and to apply for a grant. Obtaining a contribution via the precept through the District Council, from Section 106 monies and from Lottery funding could also be options for establishing a sporting base. The head of Sports and Recreation in Lichfield might be able to offer advice on ways of supporting sports provision. Approximately ten acres would be needed, with sufficient car parking spaces and facilities such as a community centre, tennis courts, a bowling green, cricket and football pitches.

The Neighbourhood Plan should comply with what was required in the Local Plan and include the needs of the village, with evidence supported by residents' surveys. Six thousand of the ten thousand houses needed in Lichfield had been allocated. The provision for one thousand homes in Fradley was a large percentage of the allocation. Because of this, the Neighbourhood Plan could be an opportunity to put a hold on future development, as it would be reasonable to state that people needed time to consolidate and acclimatise.

If the group got a petition for re-opening Common Lane, this could be a key aspect of the Neighbourhood Plan. Depending on the results of questionnaires, small areas could be allocated for allotments or specialist housing for the elderly, as affordable housing or starter homes. Organisations might be willing to take on an integrated GP Surgery and if this was needed, it should be included in the Neighbourhood Plan, which the group hoped would be adopted next year.

The meeting closed at 2pm.