

The Winterbournes Neighbourhood Plan Steering Group (NPSG)
Minutes of the 32nd meeting held on 29 March 2017

Attendance: Andrew Argyle (AA) Chair, Mervyn Pannett (MP), Gaenor Nokes (GN), Barry Lake (BL), Chris Campbell-Jones (CCJ), Charles Penn (CP), Maureen Atkinson (MA) and Charlie Bruce-White (CB-W).

1. **Chairman's remarks.** AA thanked the Steering Group for the work undertaken since the last meeting and went on to mention the case study of a NP referendum in Worcestershire where the turnout was 20%. Of the 20%, 80% of the votes were in favour of the NP, but in theory it could have gone the other way with 80% voting against. The point is that the NPSG needs to encourage all of the villagers to come out and vote so that the result truly represents the views of all the parishioners. Members of the NPSG might find the referendum on the Idmiston NP, to be held on 20th April, of interest.

2. **Apologies received from:** Peter Biggins (PB) and Richard Folkes (RF).

3. **Minutes of the last meeting.** The minutes of the last meeting (31st) held on 20th February 2017 were accepted and approved.

4. **Matters arising.** AA had added a new item to the Agenda, Designated Protected Sites, at Item 6.

5. **Proposed Housing Sites.** CB-W reported that he had continued his investigations into the various sites favoured in the Questionnaire responses and had prepared a presentation, with site maps, for the benefit of the Steering Group to demonstrate the feasibility of building on individual sites from a planning perspective. Members had been afforded an opportunity to review and comment on the suitability of the sites prior to the meeting and some strongly felt concerns had been raised. CB-W provided details about each of the sites based on his latest analyses incorporating comments from Wiltshire Council consultees. It is likely that the Winterbournes will have to accommodate around 25 houses and CB-W was looking for a consensus from the NPSG as to the most likely acceptable sites to be taken forward to the NP. A concern raised by two members was that perhaps a couple of potential sites, including those which appeared reasonably popular in the village questionnaire, had been dismissed without full consideration, but CB-W and others put forward reasons why planners would be unlikely to support them (eg highway access, poor accessibility, visual impact, etc.) Also, the responses to the Questionnaire had to be viewed in their entirety, as ranking of the sites was only one of the criteria used. As to highway access, it was argued by some that access to the main road from another site N1, Rose Farm, could be dangerous but this concern had not been highlighted in the presentation. For any large sites, it would be beneficial to have an understanding as to the proposed layout of the houses and their design. In addition, the safety of children and their parents crossing roads on their way to and from school was raised as a concern, as was the perennial question of parking/drop-off at the school. However, 'housing' and 'parking' are two separate issues as school parking problems were not for developers to resolve. It was thought essential by some of the Group that landowners be contacted now to ascertain whether sites would actually be available for development. In addition, the Link Officer had advised that the NPSG must consider any new potential sites that are put forward prior to the completion of the NP. One such site is land to the rear of Box Cottage which has been designated as 3529. GN reminded the Steering Group of the agreed

Winterbournes NP policies, and suggested that it would be beneficial to revisit these to ensure that the selected sites met the policy objectives. After a period of intense and thoughtful discussion, the Chairman asked for members of the Steering Group attending the meeting to vote on CB-W's recommendations to be lodged as a framework NP with Wiltshire Council. The result was 7 in favour and 1 one against.

6. Designated Protected Sites. MP had constructed a list, together with individual maps and a pie chart depicting the results of the Questionnaire. The protected sites, are:

- a. The Allotments.
- b. The Cricket Ground.
- c. Glebe Field.
- d. Glebe Hall Lawn.
- e. Amenity Field and Playground.
- f. Summerlug Field
- g. Winterbourne Dauntsey Churchyard.
- h. Winterbourne Earls Churchyard.

MA had added the names of the owners of the sites. All the information is available in Dropbox.

7. Planning Applications.

- a. Black Horse Lane. Full planning permission has been sought and a decision is due to be made on 31st March 2017.
- b. Briar Cottage, St Edward's Meadow. MP advised that there were concerns about parking and visibility, but the plans have now been amended and re-issued for public consultation.
- c. Adjacent to Gomeldon School. CP shared the news of an example of where a developer had managed to provide an amenity for a school, even though the development was very small. AA requested NPSG members to be alert for similar innovative solutions that could be of benefit to the Winterbournes NP and to share them with the rest of the Group.

8. Other NPs. AA was keen that this agenda item remain for the future. The Link Officer was known to reference the Ashton Keynes NP as a good example and with the Idmiston referendum only weeks away it was important to be aware of developments. The NPSG members had reviewed the Ashton Keynes NP and generally found it to be easy reading with a natural, logical layout with concise wording which perhaps could be adopted for our own

NP. AA mentioned that what is interesting is that the planned housing for Ashton Keynes was 32 dwellings of which 20 had already been taken by planning consents, meaning that all the work involved in generating an NP was ultimately only for 12 houses. A similar situation exists in Idmiston, but their plan appears too open-ended as far as identifying the number of houses per site based on an over-allocation of around 65 dwellings. In essence, Idmiston saw that there was scope to achieve the number of houses they wanted over and above developments that would have already achieved planning consent. AA made the point that when we put our plan forward to the community, we must be specific about the proposed sites and the number of houses on each if we are to meet the parishioners' wishes.

10. Strategic Environmental Assessment (SEA). GN explained that an SEA had been developed to "avoid conflicts" and create a "win win" by keeping the public informed. It's a flexible framework, a concept that needs to be developed for each NP and at a very early stage so that people are assured that the environmental implications of decisions are taken into account before decisions are made. The SEA covers biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, architectural and archaeological heritage, and landscape. As well as the handout provided by GN, CJ mentioned the guidance available from Wiltshire Council, namely "*Environmental Assessment of Neighbourhood Plans – A guide for Wiltshire's parish and town councils dated March 2013*", which is available on their website. Wiltshire Council Link Officer should be able to provide details of what is required to fulfil the Winterbournes' SEA when they receive notification of our housing allocation, sites, boundaries, etc.

11. Date for next Village Meeting. The next meeting would concern information about the first draft of the NP where it would be presented and AA suggested that this should be held on either the 7th or 14th October, 2017. MA agreed to find out whether the Glebe Hall would be available on either date. It would be a key stage in updating the parishioners on progress. A copy of the draft NP would then be provided to all parishioners for comment. The process needs further consideration by the NPSG and this will be discussed at the next meeting on 24 April.

ACTION: MA

12. AOB None.

Next Meetings:

Monday, 24 April 2017

Wednesday, 24 May 2017

And in addition to June-July

Monday, 11 September 2017