

NDO STEERING GROUP

Minutes of meeting at the Coronation Hall, 7.30 pm, November 4, 2015

Present: Steve Hepworth, Ben Owen, Robert Carpenter Turner, Alex Oliver, Tom Griffiths, David King, John Dunford, Jonathan Young, Charles Reiss.¹ Apologies: none

001/15 **Election of Chair and Deputy Chair:** Proposed Robert Carpenter Turner, seconded Ben Owen, that Steve Hepworth be elected as Chair of the Steering Group. Agreed unanimously. Proposed RCT, seconded BO, that Alex Oliver be elected Deputy Chair. Agreed unanimously.

002/15 **Outline work programme – introduction:** Members discussed the first steps, initially a “scoping exercise” to establish the views of local residents concerning the broad conditions and objectives for the site. This should be followed by a draft plan to be put to a six-week consultation period. There would also need to be a “sustainability appraisal” to establish if the proposal was environmentally sound. Members voiced concern that the scoping exercise might be very nebulous unless in response to a specific proposal. SH and others said it would be helpful to have a fairly clear indication of the number of properties proposed, and the property mix. Tom Griffiths (HAB Housing) said they were probably looking at 20 to 25 houses, depending on the results of the Housing Needs Survey, due at the end of this month, and the need for affordable housing on the site. David King (Wiltshire Planning Officer) advised that the Vision Statement for a Neighbourhood Development Order would be more limited than that for a Neighbourhood Development Plan – a paragraph or so setting out the aims of the plan. Members stressed the importance of establishing – at the earliest possible stage – the views of the relevant departments of Wiltshire Council, notably Development and Landscape. It was also important to secure a definitive answer to the question: “Is this development acceptable in principle?” The mix of affordable and starter homes was discussed, and the wish of the developer to maintain some employment on the site. In answer to a question about tenure, Jonathan Young (consultant) said that John Dunford, as owner of the sawmill site, would hope to retain the business units for rent. The houses would be sold freehold, although the status of any affordable homes remained to be determined.

¹ Voting members: S Hepworth, R Carpenter Turner, B Owen, A Oliver, C Reiss

Finally, members reaffirmed the decision of the Parish Council that, though in favour of pursuing the Neighbourhood Development Order with the power it offers to local residents, the Council remains neutral concerning the development itself.

003/15 **Outline work programme – topics:** The following broad areas of responsibility were agreed: Properties, environment, design and materials – Alex Oliver, Tom Griffiths; Context and infrastructure – Alex Oliver, David King; Grant applications, Steve Hepworth, David King; Canal and Canal & River Trust – Ben Owen, Jonathan Young; Traffic and access – David King; Communications and consultation – Robert Carpenter Turner, Charles Reiss; Referendum – Charles Reiss. Members noted that grant could be available to pay for a consultant and for other relevant purposes. However the money would only be available in six-month instalments. The cost of specialist reports, as required, would be covered by the developer.

004/15 **Approximate timetable:** DK offered to draft a Vision Statement for approval by the next Steering Group meeting ready then to put before the parish, possibly coupled with a village meeting. He would also report back on the position regarding highways and on any possible archaeological issues on the site.

005/15 **Neighbourhood Development Order Area submission:** SH presented a copy of the Area Application submission to the Steering Group. Proposed Robert Carpenter Turner, seconded Ben Owen: That this NDO submission be presented to Wiltshire Council. Agreed unanimously.

006/15 **Dates of next meetings:** Agreed that the next meetings be held on Thursday, December 10, 2015 and Wednesday, January 6, 2016, both at 7pm at the Coronation Hall.

Any Other Business

007/15 **Other development sites:** AO drew attention to the fact that two other sites in the village, Honeystreet Wharf and Fernbank, are the subject of actual or potential planning applications and urged that this be taken into account in any research. CR recalled the recommendation of the Honeystreet Village Design Statement, that any development must be “in keeping with the scale and character of the village” and voiced concern that the sawmill development could set a precedent.

There being no other business, the meeting ended at 9:02 PM.

sg minutes 4.11.15