

**NOTES OF THE SECOND GREAT SOMERFORD (INCORPORATING STARTLEY)
NEIGHBOURHOOD PLAN
OPEN MEETING HELD ON THE 17TH JULY 2014 THAT COMMENCE AT 7PM AT WALTER
POWELL SCHOOL, GT. SOMERFORD.**

Present—Sixty eight (68) parishioners + members of the Steering Group.

Sid Jevons Chaired the meeting

The Meeting followed the Agenda as below.

Welcome and Introductions

The Chairman of the Steering Group, Sid Jevons welcomed all and thanked them for coming. The other three members of the NP Steering Group—John McGrath, Tony Gregson and Mel Hourigan were introduced. Mel Hourigan operates a survey business in Great Somerford and has worked, and will continue to work, in his professional capacity for landowners in Great Somerford, some of which have land which may be proposed for future development.

- 1. Recap on background** – The background to Neighbourhood Plans (NPs) in relation to the Localism Act 2011 and the Wiltshire Core Strategy was discussed. The NP is a means of enabling people to influence the future of their communities, particularly with respect to housing development.
- 2. Summary of survey results** – Two surveys have been conducted in the Parish. The Wiltshire Housing Needs Survey and a local survey. The first assessed the need for housing in Great Somerford, in particular affordable housing. The results of this survey are published <http://www.intelligencenetwork.org.uk/planning-housing/>. Essentially the need is for affordable homes rather than market value properties.

The local survey focussed on villagers' views on which areas of the village should be protected against development. A summary of the results of this survey were circulated to all households in the Parish as part of the invitation to this meeting. (see below)

The two surveys, combined with requirements of the draft Wilts. Core Strategy provides information on the numbers and possible locations of new dwellings. It is estimated that 20 to 30 new homes, mainly affordable, will be required to be built by 2026.

- 3. Maps with the protected areas marked**—the areas to be protected as derived from the local survey were shown (see below)
- 4. Strategic Housing Land Availability Assessments (SHLAAs)**
The primary purpose of the SHLAA, which local planning authorities are required to have, is to identify sites for potential housing, how many houses they could provide and when they could be developed. The SHLAA is a technical process and does not allocate sites for development, nor indicate that planning permission will be granted. No planning applications have been submitted on any of the SHLAAs detailed.
- 5. Need for new development to maintain the viability of the parish's public amenities.**— It was clear from the "Local Survey" that there was overwhelming

support for maintaining amenities such as the school, shop, public house which would all benefit from the increased patronage of more villagers.

6. **Map with the SHLAAs and other locations considered possible for development**—it was emphasised that none of the suggestions for sites were anything more than that. The numbers of dwellings were derived from the maximum housing density according to Wilts Council—again it was NOT suggested that this number would be built. The whole purpose of the NP is that the village should decide on such matters. The different maps are shown below. The areas for suggested development are identified on the maps as NP1 to NP6. Since preparing the maps, NP5 and NP6 have been withdrawn by the landowner.
7. **Any areas of development need the prior consent of their landowners**—identification of sites designated NP1 etc were put forward for consideration by the respective landowners. Any areas to be developed will obviously require the full consent of landowners.
8. **Status of Startley**—it has been confirmed by Wilts. Council that Startley is classified as “open countryside and outside of the settlement hierarchy” This being the case, no new housing is planned for Startley.
9. **Everyone will have the opportunity to express a view on each specific area proposed for development**---this was emphasised and expanded upon late (see item 11)
10. **If we don't produce the NP then it runs the risk of open house for developers**—this was accepted by the attendees.
11. **What happens next?**—there will be at least two more open sessions each lasting half a day where more details of planned development will be on display and where comments and ratings of proposed sites can be recorded. It is proposed that these open sessions will be in August/September.
12. **Web Page Address**-- <http://greatsomerford.info/neighbourhood-plan>
13. **Thanks and close**

Questions:

If any development in Frog Lane – please could some form of traffic quietening such as sleeping policemen be incorporated – this was noted.

Why 30 houses when the demand is not there – It appears that the demand is there
Is there any development planned for West Street – West Street had not been mentioned.

If a site designated on the plan would it still need planning permission – yes

If a site not designated on the plan and planning is applied for would this still go ahead – once the NP is accepted this would be difficult.

Footpaths would need to be looked into – noted.

Is the development in the vicinity of the overhead pylons close to the pylons – The distance would be carefully monitored.

Would there be any flexibility on the identified areas after 2026 – would they be extended – not known

Is the idea to put all allocation into one area or several – this had not been decided but the local survey suggests different locations rather than all in one area.

Would self builds be considered – This would be encouraged.

If as one of the land owners of one of the identified areas – it would be a wish to link with the centre of the village to be close to the village facilities. Self- build would be encouraged but would need to keep control over the building. Individual plots for people of local origin would be available.

The identified areas would cover 77 dwellings in all are we not in danger of saying we could cater for more .This number is the maximum that would be allowed if ALL sites were developed at the maximum housing density. Nothing has been decided.

The self- build initiative. Was endorsed by another attendee

With regards to affordable housing could villages suggest tenants for their local area - Yes, this would become part of the plan

Felt the need to employ Lawyers to complete the plan – Mr Jevons felt that this was not necessary as the NP document will go through a review by Wilts. Council and an independent body.

(Any questions with answers unknown will be looked into)

What happens next – Following production of the draft NP, a consultation period of 6 weeks will take place in the Parish, following which any significant changes will be incorporated into the plan. The resulting document will then go to Wilts. Council for a further six week consultation period followed by an independent review. A referendum is then held in the Parish where approval greater than 50% of those voting is needed for the NP to be accepted.

Thanks were passed to Sid Jevons and colleagues for hosting this presentation.

The meeting closed at 7.50pm