

DRAFT Minutes of the Great Somerford Parish (incorporating Startley) Neighbourhood Plan Steering Group (SG) Meeting Monday December 1st. 9.00am The Old Maltings, Great Somerford.

Present: Mel Hourigan(MH), Tony Gregson(TG) Sid Jevons (SJ) Chair.

1. Apologies—John McGrath (JM)
2. Review of meeting with Wilts. Council Planning Wednesday November 12th. 2014. Notes of the meeting were sent to Henning Tutz (Chris Minors has left Wilts. Council). Final response is awaited. SJ to follow up.
3. Correspondence from residents. An email expressing concern regarding the addition of two new NPs and the increase in potential houses has been received. An acknowledgement will be sent to be followed with a formal response.(SJ,TG)
4. Communication from landowners regarding latest plans and affordable housing. Emails have been sent to all potential landowners (except NP6) emphasising that when five or more houses are planned, 40% must be affordable. There is concern that some responses clearly indicate that the numbers planned will be reduced to below five, thereby eliminating the need for affordable houses. Additionally, there are indications that landowners will try to have the figure of 40% reduced. In both cases this would reduce the number of affordable homes to below that which is the aim of the NP. This situation will be addressed and before doing so the following points/questions will be raised/confirmed with Wilts. Planning
 - Is the number of houses needed in GS still around 30 with 40% of this number being affordable?

- Can we include in the NP only those developments that include affordable homes?
- Will moving the settlement boundary to accommodate new housing be allowed ONLY if affordable houses are involved?

Once answers to these points have been received landowners will be contacted to further discuss their plans. (JM)

Regarding the new NP (opposite the church) the issue of the restrictive covenant is still to be resolved. NOTE. While writing these minutes a copy of the covenant was hand delivered by one of the landowners holding the covenant for inclusion in the NP file.

During the meeting a document detailing the Landowner's Response for NP 2 was hand delivered and a brief conversation with the landowner's agent confirmed that the intention was to build seven houses with 40% affordable, ie three affordable. This was subsequently confirmed by the agent in an email.

5. Communication/consultation with the Parish regarding the next steps in the NP. It is proposed that instead of a meeting/forum each household will receive a package of information and asked to rank all proposed developments. It will also be stressed that this ranking will be taken into consideration in the content of the NP but there are other factors, such as adequate provision of affordable homes. The SG will put forward their proposal which can be voted on or "replaced" by the individual preference. The information package will need careful preparation (to be addressed at next SG meeting) but it could possibly be contained in three pages.

6. Funding.—an initial application has been made. We can only receive funds for capital expenditure unless we engage outside professionals. Preliminary costs for printing have been obtained (between £250 and £1,200). The application will be progressed MH,TG.
7. Date of next meeting—Monday December 8th. 10.00am at the Old Maltings, Great Somerford.
8. AOB The question as to whether Startley residents will be included in the referendum was raised. To be clarified SJ.
Appointments to meet with Wilts. Housing Register Department(s) will be made SJ.