

Winterbournes Neighbourhood Plan Steering Group (NPSG) Minutes of the 24th meeting held on 25 May 2016

Attendance: Maureen Atkinson, Chair (MA), , Barry Lake (BL), Chris Campbell-Jones (CCJ), Charles Penn (CP), Richard Folkes (RF), Gaenor Nokes (GN), Andrew Argyle (AA), Mark Laver (ML), Michael Lawrence (ML) and Charlie Bruce-White (CB-W)

1. **Apologies received from:** Mervyn Pannett (MP), Graham Lloyd (GL), Peter Biggins (PG) and Dan Steedman (DS)

2. **Minutes of the last meeting.** The minutes of the last meeting (23rd) held on 27th April 2016 as amended by MA¹ were accepted and approved.

3. **Agenda** The heading of the Agenda was amended from “The Winterbournes Neighbourhood Plan Steering Committee” to “The Winterbournes Neighbourhood Plan Steering Group” to avoid any misunderstanding.

3. Matters Arising

3.1 In the absence of GL, the Group confirmed that it was content for MA to act as Chairman.

4. Report of meeting between Parish Council/Developers

4.1 A meeting was held between the prospective developers and the Parish Council (PC) on 18th May 2016. Notes of the meeting, which had been circulated to NPSG members, determine that the PC would not provide any detailed comments on the tabled development until the planning stage. The developers were looking for the views of villagers on their proposal which is that a development of no less than 50 dwellings would be economical and provide amenities for the community. They suggested that one of these could be a car park for the Primary School. Of the 50 houses, 5% would be 5 bedroom, 20% 4 bedroom, 45% 3 bedroom and 30% (affordable) 2 bedroom houses. The developer wants to know whether the scope of the proposed new build is what the community would want. The PC’s concern (voiced unofficially) is that one of the main constraints would be access to and from the site. The PC suggested that perhaps a developer might consider building the 50 new houses in the field behind the school adjacent to the proposed car park. The point was made that 50 houses would reflect a density far beyond that already existing in the Winterbournes and this may be unacceptable. The NPSG reviewed the map of the site presented by the developers at the PC meeting and a general discussion took place. It was advised that one of the strategies adopted by developers was to pre-empt the work to be done by the NPSG. It was agreed that it would be sensible for the PC not to enter into further dialogue with the developer until the NP was in place, especially as the NPSG had not yet had the opportunity to review the SHLAAS or complete other significant work required towards producing an acceptable plan, which must not be

¹ See MA email dtd 23 May 16 @22:59

influenced by any developer. MA would take the views of the NPSG back to the PC although the PC does receive copies of the NPSG minutes.

Action: MA

5. Sub-group updates

5.1 Questionnaire. CP has been reviewing the answers to the questionnaire which was put to the villagers in 2009 and there is much that can be built on when developing the new questionnaire. However, the new questionnaire will focus much more on land use issues (eg a school car park, cycling paths, etc). There is also the question of what information to include with the questionnaire, particularly with regard to the SHLAAS and other sites offered independently by villagers, as this will influence the feedback received. Villagers should respond from a position of having been informed of the advantages and disadvantages but without being led down any particular path by the NPSG. It was suggested that our evaluations of the SHLAAS be published on the website and it was suggested that villagers could rank the sites on a scale of 1-5, rather than merely a yes/no response. The questionnaire could also include information on hectares v housing density and other pertinent information (eg flood areas, access issues, etc) to give villagers an informed understanding. There should also be an opportunity for villagers to provide 'free text' comments based on the pros and cons of all the SHLAAS. The previous questionnaire was considered to be too complicated and CP's view was that we should aim to ask the villagers simply which of the SHLAAs, in their opinion, offered the best sites for new build. However, it was considered critical to ensure that the information on each SHLAA was complete so that well-informed comments could be made. A good start would be for the NPSG to visit the SHLAA sites and consider their potential for new build. It was thought that two questionnaires may be required, one to capture principles and the other to capture the finer details. This needs to be considered further as it is likely that the villagers would only respond enthusiastically to one questionnaire. The consultation period before the referendum might offer a better opportunity to cover the finer details. More discussion on this topic will be had, but in the meantime, CP will produce a draft questionnaire for consideration by the 3rd June.

Action: CP

The questionnaire needs to be with villagers by mid July 2016 with comments submitted by the end of July and evaluation in August and September. A public meeting is to be planned for Sat 8 October and advertised in the next Village Link.

5.2 SHLAA sites evaluations. This work by C B-W and AA was well received and the assessments form a very good basis for discussion. CB-W asked for any detailed comments on the assessments at least a week before the next NPSG meeting. It would be beneficial were the NPSG to visit all the SHLAA in order to gain a good understanding of the issues raised in the assessments. The NPSG should not be seen to try and steer the villagers in their replies to the questionnaire until it had completed the site visits.. The NPSG will meet at The Portway (MA's house) at 17:30hrs on 10 June 2016 to walk the sites.

Action: ALL

5.3 Plan background information:

a. Historical. MA was continuing her activity on this subject and had substantial information from the Parish Plan and numerous historical photographs. This work will be complete by the date of the next NPSG meeting (see below).

Action: MA

b. Business. GN had discovered at least 42 businesses (from a driving school to a cosmetics service) in the Winterbournes and Hurdcott which raised the issue of how best to seek their views. The ongoing expansion of these businesses, if successful, could well affect any new build required in the future. This could also affect the amount of traffic in the Winterbournes. GN will generate some questions which can be explored at the next NPSG meeting (see below).

Action: GN

c. Form editorial subgroup to start outlining NP and accumulate photos, maps etc. CJ volunteered and it was anticipated that GL may well wish to be included in the subgroup. ML had limited time available but offered to assist when he could.

6. Village meeting: Planned for 8 October, 2016.

7. AOB.

7.1 Policies. GN had undertaken a review to extract policy statements from the “objectives” already identified. The Vision had not altered but GN pointed out that Hurdcott is not mentioned as a separate entity. The fact is that the address for Hurdcott includes Winterbourne Earls but it is a distinct hamlet within the parish. This could be explained in the NP at the beginning of the document with the NP thereafter referring to “The Winterbournes”. From a land use planning perspective it is important that Hurdcott should be seen as a separate settlement, should housing development be considered.

7.2 Schedule. ML had suggested that the NPSG needs to produce a “schedule of events” against which milestones can be set and to this end he has generated a draft in Dropbox for consideration. The NPSG needs to undertake the detailed work that identifies the milestone deliverables and dates and, subsequently, the project plan can be published on the parish website so that villagers can be kept informed of progress. The project plan could also include any benefits that meeting the individual milestones would achieve. ML is content to act as the focal point for this activity and will act on emails sent to him from NPSG members.

Action: NPSG members and ML

8. DOM: 20th June 2016