

Great Bedwyn Neighbourhood Development Plan Working Group Record of Meeting 9

Friday 23rd June 2017, 6.30 pm at Manor Farmhouse

Present:

Martin Bailey (MB), Nick Gibbins (NG), Emma Glenister (EG), Jenny Bowley (JBo), Charles Howell (CH) (PC link), Claire Tarbox (CT), Sue Mason (SM), Nick Wilkinson (Chair), Helen Sheehan (HS) (Secretary)

From PC:

Jo Pike

Away:

Viv Fox (VF), Paul Evanson (PE), Chitra Bharucha (CB), Andrew Hutchison (AH), Ali Burch (AB), Anna Ditchburn (AD)

Minutes - GBNDP Meeting 9

Item 1 – Opening Remarks

- NW explained that there had been a period of low activity as WC are otherwise engaged with its new Development Plan Document for the whole County, expected to be published soon, with perhaps slight relevance to our Plan. Not much has changed therefore as far as GBNDP is concerned. But important to meet because 3 months since last meeting, need to ensure all WG up to date, and need for transparency reasons to put these minutes on GB website, in support of continuing periodic messages in *Parish News*.

Item 2 – Approval of Minutes of Meeting 8

- Approved by WG

Item 3 – Matters Arising From the minutes of GBNDP meeting 8 **not on the Agenda:**

- Item 5 – we were recommended to look at Great Somerford's March NDP as an example to follow but it is still not complete. The Independent Examiner found much which is unclear concerning "affordable housing". The legal documents are very complex, and different planning inspectors have made different interpretations in different NDPs. Great Somerford's second round of consultation due to finish on 23rd June. Continue to watch.

Action: NW

- Item 6 – despite advertising in the PN there have been no volunteers from among residents to form a Community Land Trust (CLT). NG asked if it is worth trying again, NW commented that it is a considerable undertaking and would require experts in fund raising initially. MB said a CLT was the only way to control the development and the administration of the tenants. JB said 106 local agreements cannot be applied retrospectively. CT asked how many section 106 agreements there are in GB at the moment – this is not known by the Parish Council but probably there are 3 in Bolland Close. This is an NDP policy point for future consideration by the PC when future buildings are being planned.

Action: NW

- Item 9 – Place recommend that "Youth Facilities" are included in the NDP as "Aspirations" in the sites chosen. It is now down to the PC and volunteers to raise the funds and produce the facilities.

Action: JB and PC

- Item 10 – Local Green Spaces, some of which Place has dismissed out of hand, and some are for the WG to discuss further. The green area at the beginning of Granary Road should be designated “Green Infrastructure”.

Action: NW

Item 4 – Summary of NDP activity since meeting 8 (27th March), including WC and Place Studio

- NW briefed the NDPWG on the open day at Tottenham House. It will be a “billionaire’s paradise” with probably not much direct impact on GB. There will be a large number of staff, and houses for them and guests to be built in the grounds. There will be more meetings with agents as the development progresses.

Action: NW

- The Housing Associations have confirmed there is no change to policy with reference to selling off stock privately. None of them intend to build replacements in GB so the stock of affordable housing in the village is in decline.
- NW has written a letter to the local MP and County Councillor about the lack of affordable housing planning.
- Place Studio advisers had walked round Parish on 21 April, and followed up with amendments to the NDP, and additional suggestions, most now included in the draft outline.

Action: NW

- NW attended a meeting with the Avon and Kennet Canal Trust about the refurbishment of Crofton Pumping Station as a tourism and educational centre. They are also trying to link up with Wilton Windmill and Wolf Hall to produce a joined-up tourism experience in the area, linked with VisitWiltshire’s plans. Some better GB participation will be required and will be mentioned in the NDP.

Action: NW/PC

- NW said the Bruce Trust is part of the Canal and River Trust now and there is some talk of building B&B accommodation behind the Bruce Trust huts. Discussion ongoing with Trust.

Action: NW

- MB has amended maps as requested by Vicky Burvill:
 GB01 – Brown’s Lane Paddock, not including Georgie’s orchard (but orchard to be brought within settlement too).
 GB02 – the allotments are no longer a SHLAA and the Lloyd corner has been squared off.
 GB03 – the land behind Bolland Close could be developed if the Church Street owners wish to sell their land
 GB 04 and GB05 – south side of Brook Street between bridges and 30 mph signs– two sites and extend settlement boundary to include the conservation area there and the land around the village hall (GB06).
 CH commented that the PC are looking at the GB04 strip of land next to the wharf as a potential car park with terracing, but are having difficulties discovering who owns the field. If this land isn’t reserved for parking there really is no other feasible land in the village close to the station to use. The only other potential parking area considered in the village (serving the church, post office, hairdressing salon, surgery and high street) is a strip of the Church meadow; but this is limited in area and not a popular conservation proposition as it would impact on the vista towards the Church. NW said part of that upper field would be needed as an extension to the graveyard. He suggested a better site for parking that side of the village centre would be the now little-used greenery screened field south of the allotments, belonging to the Ramsbury Estate, requiring an entrance probably from the corner of the Shawgrove Road.

- GB07 (Brail Farm) and GB08 (Brook Street former Piggery) are intended as Light Industrial Estates).
- MB pointed out that the few NDP proposed sites selected for development mean the village will remain compact which is one of the aims of WC.
- Browns Lane – the RBL developers estimated informally the site could take 16 small affordable semi-detached homes.
- Ros Hewitt has kindly taken plenty of photos of vistas and sites etc for the inclusion in the NDP document.
- Housing Needs Survey – NW thanked members of the WG for distributing questionnaires. The closing date for completion is 30th June and WC will take a few weeks to analyse the results.

Item 5 – Update on NDP outline and evidence-gathering

- NW is working on a revised Outline NDP to spark an SEA and from that will come the need for more evidence gathering; land owners, utilities etc

Action: NW & All

- Brownfield sites – EG identified one on Farm Lane – a large garden owned by the council. The corner of Brook Street and Church Street is a potential site for rebuilding, and the Vicarage land could accommodate 4 or 5 affordable houses, including a better-built vicarage. NW has spoken to the Vicar about this, who confirmed it would be consistent with Church Commissioners’ Policy too. The garages on Castle Road and in the North of Spaines could also be considered for brownfield allocation.
- SM asked if the field by Frog Lane could be developed (owned by Richard Tucker) but it was thought that this field is prone to flooding. NW said the WG would need to return to the subject of brownfield sites for the NDP.

Action: NW

Item 6 – Update on Village Fete/NDP stand demonstrating work to date and results of the Housing Needs Survey

- The GB village fete is planned to take place on 2nd September. It will probably be held at Manor Farmhouse. The chair of the village fete committee is Paul Evanson. NW said that if it does go ahead there will be a stand in the barn for the NDP, as a further step in consultation and transparency.

Action: HS

Item 7 – Programme of Work

- This is will be updated when WC have decided on their time line.

Action: NW/HS

Item 8 – AOB

- There was a general discussion on the future of the former Cross Keys pub but this is a PC not an NDP matter.
- NW said that Crofton Pumping Station Cafeteria is available to Bedwyn residents for meetings, and that the K&A Trust is very keen to have a PC rep on their board when available.

Action: PC

Item 9 – Date of next meeting

- In September/October, date TBC after the Housing Needs Survey results are available, and the Outline NDP has sparked SEA action.

Action: HS