

## Minutes of Steering Group Meeting – 11<sup>th</sup> May 2015

**Meeting Detail:** 11<sup>th</sup> May 2015 - 2.00pm 3 Four Acre Close, Ashton Keynes, SN6 6PJ

**Attendees:** Dave Wingrove (DW), Malcolm Carter (MC), Kevin Winstone (KW), Terry Klee (TK), Alex Tindall (AT)

**Apologies:** David Moss (DM)

**Other Refs:** Draft Neighbourhood Plan (DNP), Steering Group (SG), Focus Group (FG), Wiltshire Council (WC), URS – Locality assigned consultants (URS), website (the AKNP website), Amita (the owners of the former Cotswold Community), DPD (Development Plan Document)

Ref.	Public Attendees
1	No members of the public attended.
Ref.	Approval of Minutes from the Last Meeting
2	The Minutes from the previous Steering Group meeting ( <a href="#">DocRef. AKNP SG Minutes 23-03-15</a> ) were approved and will be listed on the AKNP website ( <a href="http://www.ashtonkeynesneighbourhood.com">www.ashtonkeynesneighbourhood.com</a> )
Ref.	Matters Arising and Updates
3	<p>MC – The Scoping Report continues to be drafted. This is taking longer than anticipated due to the research required in identifying the numerous plans, reports and documents that need to be included as relevant references.</p> <p>MC – The Housing Site Consultation Report continues to be prepared. DM created a preface to the report, which MC will complete. Charts will be included to clearly show the analysis of the voting results collected from the survey returns..</p> <p>MC – The Site Assessment review from URS was received and has been shared with the SG. Minor improvements have been recommended, along with suggestions to clarify the assessment comments. The Site Assessments will be updated accordingly, shared with the SG and used in conjunction with the Housing Site Assessment survey results to inform decision making on site allocation.</p>
Ref.	Draft Neighbourhood Plan Housing Policies
4	<p>TK – The Housing FG work over the last year will be summarised in a Housing Report from the FG to inform the SG and propose policies for the housing section of the Draft Plan. This is expected to be available by the end of June.</p> <p>The report will address the identified needs of the Parish community from the recent Housing Needs Survey, the current demographics from the 2011 census and the predicted growth over the Plan period.</p> <p>The basis for the policies proposed is the need to make a meaningful contribution to the provision of the new homes requirement in the Community Area, and the results from the public events and consultation surveys. The policies will seek to support the clearly identified need for affordable housing, particularly for people with local connections, and development of smaller properties to enable elderly property owners to downsize and continue to live in the community.</p>

Ref.	Housing Site Allocations
5	<p>The need to decide on an allocation of site/s for development to meet the obligations of the Parish towards the Community Area remaining indicative housing requirements was discussed.</p> <p>The 10 sites presented at the Housing Site Consultation offered a range of choices. Only one site, AB Carter Haulage, was within the existing settlement boundary. Therefore, if any of the other sites were to be considered an exception or change of settlement boundary would need to be made.</p> <p>From the Housing Site Consultation survey it was clearly apparent that two of the potential development sites had overwhelming support. One of these sites, AB Carter Haulage, was within the settlement boundary and had the potential for up to 11 dwellings. The other site, the former Cotswold Community, was outside the settlement boundary and had the potential for a large scale development with the owners proposing 150 dwellings.</p> <p>From the Wiltshire Housing Site Allocations DPD, the obligations of the Malmesbury Community Area for the Remainder, excluding Malmesbury Town, is stated as 151 new homes. Of the 19 parishes that comprise the Remainder there was an expectation that the 5 parishes classed as Large Villages would contribute the most towards the remaining housing requirements.</p> <p>MC – If the overall population of the 19 parishes, given as 14,068 by the 2011 census, was considered, our Parish with a population of 1,400, would represent 10%. It could, therefore, be argued that the share of the remaining Community Area requirement for our Parish should be 15 new homes.</p> <p>With either interpretation of the share of the remaining housing requirement, it was clear that the AB Carter Haulage site alone could not provide a meaningful contribution to the Community Area and that more than one site would need to be considered.</p> <p>The results of the Housing Site Consultation clearly showed support for the restoration of the former Cotswold Community site. However, many comments were made about the proposed scale of the development and the impact it would have on the amenities and infrastructure in the Parish.</p> <p>MC – a reduction in the scale of any housing development at the former Cotswold Community was suggested that would address the concerns of the community whilst enabling a viable restoration development and the safeguarding of valued historic assets.</p> <p>It was proposed that an allocation of a maximum of 48 new homes, with the re-development of the existing 27 dwellings with certificates of lawful consent, would enable the site to accommodate 75 homes. Conditions that would also apply were; any development to be on the existing building curtilages, and a development boundary determined by an addition to the settlement boundary.</p> <p>The SG meeting was unanimous in support for this. However, as the Parish Council was in continuing discussions with Amita they would be asked if they also supported this proposal.</p>
Ref.	Next Steps
6	<p>The priorities for the next steps were agreed to be:</p> <p>Consult the Parish Council at the May meeting on the proposition to allocate a limit of 48 new homes at the former Cotswold Community and to seek support for this. <b>Action - DW</b></p> <p>Include the agreed site allocations in the working version of the Draft Plan. <b>Action – MC</b></p> <p>Finish Housing Site Consultation Report and put on website. <b>Action - MC</b></p>
Ref.	Date of Next Meeting
7	<p>A date for the next meeting was agreed for the 9<sup>th</sup> June 2015.</p>