

Coombe Bissett and Homington Neighbourhood Plan Steering Group Meeting

10th February 2020

CC's private residence

Present: Steering group - Christine Cooper (CC), Steven Gledhill (SG), Pauline Cullis (PC), Alastair Lack (AL), David Parson (DP), Tim Mynott (TM). Pippa Crosswaite (Pippa C, CB&H Parish Council). Amy Burnett (AB, DinT).

Apologies: none

Actions highlighted in **bold**.

Welcome to Steve Gledhill as PC link

Des Hobson has stepped down as the CB&H PC link. The group thanked Des for his time and contributions and welcomed Steve Gledhill who will be the new steering group-PC link.

AONB meeting

CC, AL and AB attended an open day at the AONB offices on 22nd January. A key outcome of the meeting was some clarity about an approach to share potential sites with the community. Wiltshire Council (WC) has taken a strong stance thus far in that sites should be, as a priority, considered outside of the AONB. If sites outside the AONB are suitable then sites inside the AONB should be discounted (due to their interpretation of the National Planning Policy Framework, NPPF, para 172). WC has indicated that constraints on one potential site could be mitigated. CC has requested WC to assess the highways and landscape impacts for additional sites.

Richard Burden from the AONB has commented with some thoughts on those sites deemed suitable or possible by AECOM; given that all sites are either within the AONB or will affect it Mr. Burden has some concerns regarding their impact on rural and landscape character. However, he has suggested that all those sites should be shared with the community for their views on an equal basis at this stage (excluding those deemed unsuitable by AECOM in the Site Assessment report). CC has informed WC of this approach. AB and CC to compile relevant information to display at the Community Feedback Evening (which may include landowner views on the Site Assessment Report – see below).

The meeting at the AONB's offices also led to introductions to the AONB Footpaths and Rangers Coordinator. AL and AB have planned to meet Roland Hughes on 27th February to discuss the

suggestions from the Community Questionnaire and Parish Plan on potential extensions to the local footpath network.

Topic Papers

WC has commented on the Housing Need Topic Paper and agreed in principle to a figure of 13-15 over the plan period up to 2036. They provided some comments on the Housing Need Topic Paper methodology, and using slightly different analysis, arrived at the same conclusions regarding number of dwellings.

A Local Green Space Topic Paper has been shared with the PC for comment. Debbie (PC Clerk) has provided some additional information on site ownership to be incorporated into the next iteration. **AB and CC to finalise based on PC comments.**

AB has updated the Site Assessment Topic Paper to be reviewed by the PC. **CC to review and share with PC. PC to add its own view of development potential. AB and CC to finalise based on PC comments.**

AB to finalise the Views and Vistas Topic Paper w/c 10th Feb. **CC to review and share with PC. AB and CC to finalise based on PC comments.**

Much of the information in the Topic Papers can be used as supporting text for the Plan. This information will also form the basis for information shared at the Community Feedback Evening. Additional information on footpaths and potential community assets can be shared based on Community Questionnaire Full Report analysis (i.e. management solutions) which could form potential action points or policies in the Plan.

Site assessment evidence base

A final Site Assessment Report has been shared by AECOM. A landowner had asked whether a comment regarding mitigation of flooding on their site could be included in the report. AECOM confirmed to CC that this was not appropriate for the site assessment report: the purpose of the Site Assessment Report is to highlight constraints on different sites and not to assess how developers will tackle any issues raised, thus ensuring consistency and an objective approach.

A developer has requested to attend the Community Feedback Event. The group felt it was not appropriate at this stage and agreed that developers should not be invited to attend the forthcoming Community Feedback Evening and that all developers should be equally treated in the CB&HNP process. The purpose of the forthcoming event is to share information with the community to gather comments on potential sites. Once it is clear which sites, if any, are favoured by the community only then can developers can be involved in discussions on their potential allocation in the Plan.

The group discussed whether and how the Site Assessment Report should be shared with landowners. The group debated whether only the section of the report that relates to their own site should be

shared with them. However, since the information will soon be in the public domain a full copy of the report was agreed to be shared ahead of the Community Feedback Day as a courtesy, with sufficient time for landowners to comment on whether they wish to add anything to the information intended to be shared regarding their site. **CC to share the report with landowners and state that the report is not for wider circulation until the Community Feedback Evening and is solely for the purposes of receiving comments from the landowner to the group.**

The group also discussed engagement strategies with developers. The group agreed that no land agent should be approached unless authorised to act on their behalf by the landowners. AB read out extracts from 2012 Planning Aid guidance on engaging with developers. One suggestion was to create an MoU/set of guidelines on landowner engagement. **CC to draft a letter to share Site Assessment Report with landowners stating that any comments to be received by the CB&HNP Steering Group email. SG to review.**

Community Feedback Evening

A date has been set for 17th March from 6 pm at the Village Hall. Key information will be presented on:

- Housing need figure – getting the community’s view on the proposed target of 13-15 number (and how it will be distributed, i.e. consider windfall? and any completions from the date of the Community Questionnaire will be deducted off the total)
- Housing dwelling mix (bedroom size)
- Local Green Space
- Design
- Views and Vistas
- Footpaths
- Community and heritage assets
- Flooding and capturing springs and localised flooding issues that may not be captured on the national flood risk maps

SG suggested that the proposed number of dwellings be mentioned in the information leaflet and at the beginning of the presentation so that the community understand that the numbers are only 13-15 in total until 2036, including infills. CC has prepared a draft poster and leaflet to advertise the event. The next edition of The Express won’t align on timings to distribute to each household. Leaflets can be distributed in the Village Stores, Tennis Club, School and Church/es, etc. Further information (inc. the leaflet) can be downloaded from the Parish website. AB indicated the group can pay a small fee (£25) for Tisbury PC’s notice boards (Velcro). The Gardening Club also has its own boards. **CC to investigate local display board options.**

CC asked views on whether the Site Assessment Report should be shared with the community, in addition to the relevant landowners, before the event. The group felt that sharing it on the day will be sufficient.

CC asked how community feedback will be captured. SG felt strongly that the community evening shouldn't be a vote on different sites. The group discussed different feedback options. AB suggested stickers, post-it notes or a short survey. PippaC suggested that people may have information-overload and not be able or willing to form a considered view on the spot. AB also suggested that the information from the event could go on the website with the same short survey available to respond by a specific deadline after the event. This survey could include a question on identifying areas of flood risk (inc. springs).

Comments on sites rather than voting was deemed important to inform a balanced view on which sites (if any) to take forward in the plan. A presentation of the CB&HNP story so far, including a summary of the evidence base gathered so far would help people have an informed view with which to review information at the event. Having an online link to a form online for those who want to provide instant online feedback could also be made available. **CC to amend the leaflet to say there will be a PPT for 6pm. AB to draft a survey and materials for the event.**

Land Behind Avalon

Chris Chelu has given CC a possible lead on the landowner of this site (currently unknown) but the address and telephone or email are not available. **CC to ask WC if they could put the group in touch with the landowner.**

Funding

Locality funding round will end in March 2020. CC can apply for further limited additional funding from April. The PC has made provisions for some contribution towards the Plan in the next Financial Year. There are also some potential funds (max £1,000) from the Chalke Valley Preservation Society.

AOB

The group discussed how development in recent years and changes to the land management around the water meadows has exacerbated flooding in recent years. WC is responsible for maintaining the drains under the villages' roads, but this is an outstanding issue in Homington Road that has apparently not been addressed since the notably bad floods of 2014. **AB to investigate drainage and foul water management solutions that could form part of the Plan.**

Next meeting

9th March 2020 to discuss arrangements for the Community Feedback Evening.