

## West Lavington Parish Neighbourhood Plan – Steering Group meeting on 21<sup>st</sup> June 2016

Present: Sandra Gamble (Chair), Chris Thorne, Julia Ford, Paul Rayner, Eileen Hinton, Steve Barr, Steve Coxhead, Richard Scott, Su Newson.

1. Apologies: Liz Evans, Nick Barnes, Glyn Evans, James Miles-Hobbs.
2. The Minutes of the last meeting (29/3/2016) were agreed and signed.
3. Exclusion of Press and Public – none present.
4. Decisions of Development Option - the Steering Group (SGp) has to justify its decisions regarding why it chooses any particular site(s) as the preferred site(s) and not the others which were shortlisted. It is also important that reasons for the sites not selected are recorded to discourage these sites coming forward for planning permission. CT presented the “Decisions on Development Options” paper and after discussion all **agreed that Option B Site 7 be adopted as the preferred choice** for development as it attracted a considerable majority of public support.
5. Criteria for Housing Allocation – Access problems to Site 7 from Lavington Lane have been discussed with Vicky Burvill (of WC strategic planning) and she has sought elucidation from Highways. Mike Gaiger, the landowner, has also now received confirmation from WC that there is no policy reason to object to access from this location. WC have asked that the SGp substantiate numbers of suggested houses. Evidence of historic growth rates from local censuses could be helpful. Figures from 2011 to 2015 could also be useful data as evidence. However, over the past years, house building in the parish has varied from year to year. In addition, landowner response in relation to viability needs to be considered. To reflect the consultation results (44% wishing for less than 50 houses ; 42%, 50-75; 12% above 75) and to enable a viable development, with choices of small to medium family houses suitable for younger families, older down-sizers, and young persons’ first homes, it was felt that different permutations of size/types of houses should be proposed. It was agreed that a range was preferable to a single figure in order to provide flexibility for the layout whilst ensuring that both a minimum and maximum level of development was specified. After discussion, **all agreed, with one abstention, that the range of units for Site 7 should be between 40 -60.**
6. Policy and Development Brief - will shape the development of Site7. The SGp discussed access, footpaths, pavements and crossings. All agreed that it was important to emphasise that there would be no vehicular access from B3098 to Sandfield. CT to insert reference to this restriction in the brief and to Parking on the site – adequate for householders and their visitors, and also for the Primary School adjacent (with pedestrian access only to the school). Consideration of a safe crossing for pedestrians from the site across Lavington Lane (B3098) is also desired and necessary. It was **agreed by all that the Policy and Development Brief should be adopted for inclusion in the final Plan.**

**It was recommended that the above three papers, with revisions and typo corrections, be put forward to the Parish Council for agreement.**

7. Progress with next stages of work – are at various stages. RS and SG are to look at Grant Funding to cover the costs of the Environmental Report required by WC. Formal Consultations with Reg 14 bodies and other WC depts. Being progressed, CT & JF to seek information on which bodies need contacting.
8. AoB - none
9. Date of next meeting – TBA