

**NEIGHBOURHOOD PLAN MEETING  
ON 21<sup>ST</sup> DECEMBER 2017 AT 1130AM  
IN WEST LAVINGTON VILLAGE HALL  
MINUTES**

<b>Present:</b>	<p><b>West Lavington Parish Council:</b> Councillors Mrs S Gamble (Chair) Mr S Coxhead Mrs J Ford Mr M Challinor Mr A Morton Mr R Scott</p> <p>Advisor to WLPC Mr A Northcote of NEIGHBOURHOOD-PLAN.CO.UK</p> <p><b>Gaigers Bros Ltd.:</b> Directors Mr M Gaiger Mr J Gaiger</p> <p>Advisor to GB Ltd Ms R Yeomans of RCC Town Planning Consultancy</p>	
<b>Also present</b>	Clerk of WLPC Mrs K Elston	
	<p><b>Apologies for absence</b> WLPC Councillors Mr P Blundell, Mr M May, Mrs H Freeman and Mr R Oglesby.</p>	
<b>Minute 1</b>	<p><b>Strategic Housing Requirement and the Wiltshire Council Position</b></p> <ul style="list-style-type: none"> <li>• Mrs Gamble thanked Messrs Gaiger for accepting the invitation to meet at this the West Lavington Neighbourhood Plan's Regulation 14 consultation stage. She said that she had asked the council's advisor Mr Northcote to lead the meeting.</li> <li>• Mr Northcote confirmed that the NHP is now in the formal statutory consultation stage. Up to this point in the process, the council had not sought to engage with any site owners in direct discussions. However, the previous consultation in 2015/16 on the first draft of the NHP had resulted in the site owned by Gaigers Bros being chosen as the community's preferred site for development. [The site had been identified as site 7 in the first draft of the Plan and is now renumbered site H1(A) in the second draft, the subject of the Regulation 14 consultation.] Mr Northcote said that the planning process determines that the Parish Council should now engage with the owner of the preferred site as part of the statutory consultation process.</li> <li>• The purpose of the meeting was to look at any difficulties that the Plan might encounter in its support of the site preferred by the community and to explore whether there is any additional information that Gaigers Bros., as site owner, can provide with regard to the viability or otherwise of the site for development. [See below Minute 5.]</li> </ul>	
<b>Minute 2</b>	<p><b>The Site Selection Process and Other Sites</b></p> <ul style="list-style-type: none"> <li>• With regard to other developable sites in the parish, and influenced by the size of development proposed for site H1(A), Mr Northcote raised the potential that Wiltshire Council could consider one of the other earlier short-listed sites as being suitable. It will be necessary for West Lavington Parish Council as the plan promoters to justify and defend the site selection process and the site chosen. Ms Yeomans responded by outlining RCC's view that the site selected needs to be viable not just on the basis of numbers of houses but also in relation to community factors, such as access to schools, carparking for parents</li> </ul>	

	<p>where pupils do not live near enough to walk, and a certain level of affordable housing.</p> <ul style="list-style-type: none"> <li>Mr Northcote advised that although an SEA and HRA were not a legal requirement for the Regulation 14 stage, they are for Regulation 15 and submission to Wiltshire Council. Consequently, screening by Wiltshire Council had earlier been requested and the decision of Wiltshire Council, received as the consultation began, was that SEA and HRA completion would not be required. The screening process had raised a number of issues relevant to the mitigation of any housing allocation and the site chosen.</li> </ul>	
<b>Minute 3</b>	<p><b>The Regulation 14 Draft Neighbourhood Plan Allocation</b></p> <ul style="list-style-type: none"> <li>Mr Northcote said that it is to be anticipated that other site owners and potential developers may challenge the recommendations in the Plan. West Lavington NHP has to be certain that its Site Allocation decision and methodology for reaching that decision are robust.</li> <li>The Allocation Policy to be submitted as part of the Plan includes the rationale behind the decision of the site recommendation.</li> </ul>	
<b>Minute 4</b>	<p><b>The Regulation 14 Draft Neighbourhood Plan Housing Site Development Brief</b></p> <ul style="list-style-type: none"> <li>Community consultation has identified a need for smaller “affordable” houses to be built in the parish. This fits with the broad requirements of Wiltshire Council.</li> <li>The Regulation 14 Draft Neighbourhood Plan Housing Site Development Brief sets out separately the Plan’s aspirations regarding the community’s identified preferred site for development which emerged from the 2015/16 public consultation. These aspirations also include issues which have come from the SEA and HRA screening process. The purpose of consultation is now to seek feedback on the plan proposals.</li> </ul>	
<b>Minute 5</b>	<p><b>Issues Arising from Previous Discussions with Wiltshire Council</b></p> <ul style="list-style-type: none"> <li>Mr Northcote explained that certain main concerns have been touched on by Wiltshire Council although not yet in any formal way. They will be expected to emerge from the Regulation 14 consultation. A meeting with Wiltshire Council is scheduled for 19 January 2018.</li> </ul> <p><b>The size of the site and proposed number of houses to be developed.</b></p> <ul style="list-style-type: none"> <li>Wiltshire Council has some concern regarding the number of dwellings proposed in the NHP given that the emerging Wiltshire Housing Site Allocations documents identify that the requirements of the Core Strategy for the Devizes Community Area had been largely met by existing commitments and adopted Neighbourhood Plans covering the town and other villages. The wider East Wiltshire Housing Market Area also currently had over 8 years’ land supply compared with a minimum requirement of 5 years. However the recent Housing Needs Assessment for the Parish does demonstrate the need at least for a site in excess of 30 units to meet the affordable housing requirements identified.</li> <li>Ms Yeomans said that RCC firmly believes many of the agreed sites identified in the adopted Devizes Area Neighbourhood Plan (covering the town plus Roundway and Bishops Cannings) will not be deliverable. She said that RCC considers that at least 84 of the 386 houses planned for in the Devizes NHP will not be delivered.</li> <li>Ms Yeomans said Gaigers would wish to build in the region of 50 houses and so would prefer the Plan’s wording to state ‘around 50 houses’ to allow some flexibility. She maintained that a development of</li> </ul>	



	<p>is not prepared to open up that discussion. Should the speed limit not be put in place, the road would require widening to provide a pedestrian refuge. Three schools access Lavington Lane and are in support of a reduction in the speed limit for safety reasons. West Lavington NHP would also consider support of a 30mph speed limit in the interests of the community.</p> <ul style="list-style-type: none"> <li>• There is a view expressed by Wiltshire Council that access from Lavington Lane will require 'over engineering'. However, the topographical survey and design work undertaken by consultants for Gaigers illustrate this not to be the case.</li> </ul> <p><b>Ransom strips</b></p> <ul style="list-style-type: none"> <li>• Two potential limited ransom strips in relation to the site have been mentioned, one potentially belonging to Aster and the other to Clyffe Hall. The latter is described to be at the edge of the site in the Cornbury Mill vicinity. Gaigers will investigate.</li> </ul> <p><b>Other issues</b></p> <ul style="list-style-type: none"> <li>• Lighting around the access to the site area and the potential sensitivity to species in the area needs to be considered. Ms Yeomans advised that this aspect had been addressed in RCC's Ecology Survey.</li> <li>• The relationship of new development to Lavington Lane needs to be carefully considered in any detailed design. Ms Yeomans explained that a buffer can be put in place along the road side of the site.</li> <li>• Drainage, although mentioned in the past, had not recently been remarked on by Wiltshire Council.</li> </ul>	<b>Gaigers</b>
<b>Minute 6</b>	<p><b>Evidence Base Potentially in the Possession of Site Owners</b></p> <ul style="list-style-type: none"> <li>• RCC have had a Topographical Survey completed and it shows that the slope up from Lavington Lane in fact does not have a single ridge as it appears visually. The topography will not allow for development to be visually hidden behind the ridge; however the topography in combination with appropriate landscaping on the site will enable 50 houses to be developed.</li> <li>• Archaeological Reports have been completed by RCC and they do not raise any concerns (a potential concern raised previously). The archaeological potential of the housing level on the site has recently been downgraded from medium to low as a consequence of surveys and reports produced.</li> </ul>	
<b>Minute 7</b>	<p><b>Likely Representation(s) from the Site Owners on the Draft Neighbourhood Plan</b></p> <ul style="list-style-type: none"> <li>• RCC has yet to finalise an Outline Plan for the site and no draft layout has been completed. Ms Yeomans explained that this is because there is a fine balancing act between meeting all the requirements as set out by Wiltshire Council and the NHP alongside making the site viable for development. RCC is to submit formal comments on behalf of Gaigers to the NHP and will support its comments with appropriate evidence which supports the site allocation.</li> </ul>	<b>RCC Planning</b>
<b>Minute 8</b>	<p><b>Next Steps in the Neighbourhood Plan Process</b></p> <ul style="list-style-type: none"> <li>• West Lavington Parish Council will carefully review and consider all comments made on the NHP and has scheduled a session to do this. It will then decide whether to make changes to the NHP before submitting the Plan to Wiltshire Council as required by Regulation 15. The purpose of consultation is to obtain views of all interested parties and it is expected that some changes will be made to the NHP following consultation.</li> <li>• RCC advised that Gaigers would be hoping to put in a planning</li> </ul>	<b>Parish Council</b>

	<p>application with a degree of flexibility. However, there needs to be a reasonable degree of certainty with flexible components.</p> <ul style="list-style-type: none"> <li>• Gaigers would like to put forward a planning application as soon as the NHP is 'made' since they have now been sitting on this site for two years.</li> <li>• Mr Northcote said the current intention of the Parish Council is that the NHP should be submitted to Wiltshire Council by the end of February, beginning of March. RCC anticipates that any planning application could be submitted by early 2019.</li> <li>• As a consultee, Wiltshire Council can make comments/objections to the Plan. Its role as LPA requires it to move forward the NHP once it has been submitted in accordance with timescales set out in the Regulations. If it does not like elements of the Plan it has to pursue its concerns as objections through the public examination process like any other party.</li> </ul>	<b>Parish Council</b>
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*Meeting closed at 1345*

Signed.....4<sup>th</sup> January 2018