

Neighbourhood Plan Core Group meeting with Developers, Thursday 22 September 2016

Present: Sandra Gamble (SG), Chris Thorne (CT), Richard Scott (RS), Julia Ford (JCF), Michael Gaiger (MG) (landowner) and Julian Alexander (JA) (MG 's consultant).

Introductions were made, and CT and SG recapped the background of the Plan, and the procedures and outcome of the public consultations on the four shortlisted options which resulted in a majority (68%) support for Site 7 development.

The papers on Housing quotas, Site selection and the Development brief which had been approved by the Parish Council were shared with MG & JA, and issues raised in the Development brief were discussed, and confirmed there was broad agreement by both sides on all key matters.

Access was a crucial issue as much concern has been expressed throughout the process on the unsuitability of Sandfield to take extra traffic, but JA had received confirmation from WC Highways that access from Lavington Lane would be possible (subject to technical details). A crossing could also be planned tying in with the existing footpath network. There would be no vehicular access through from Site 7 to Sandfield.

The constraints of the site would determine the **number of houses** and MG thought the 40-60 would allow some flexibility and stated that 40% would be affordable low cost, and the layout of the site would reflect the open aspect of the area.

A **parking** area for drop offs at the primary school (for children from the Market Lavington direction) would also be available during non-school hours for visitors to the new houses. WC has minimum parking standards for new developments.

Drainage was also a concern raised in the consultation as parts of the village had suffered flooding: permeability tests and trial holes would be carried out on the site and an attenuation system used (holding water and then letting go slowly). RS questioned that the **foul drainage** system might not be capable of coping with more households as there is already leakage further west along the Semington Brook – Wessex Water are aware but will only expedite investigation once a housing plan has been proposed. MG agreed this needed to be investigated before “we get too far down the road”.

JA mentioned that he understood that WC is finalising a **Site Allocation Plan** for rural areas which may go out for public consultation in next couple of months

CT to seek clarification and confirmation from Vicky Burvill that the community's endorsement for Site 7 (and consequent revision of settlement boundary) is included.

MG enquired about **timescales**. SG was unable to be precise due to WC's detailed 23-page response to the draft plan, there was still more admin work to be done, eg more Reg 14 consultations to be undertaken, the SEA to be fully written up and completed by our consultant Impact (for which we shall need to apply soonest for a grant), none of this helped by losing some of our Core Group members.

There is a new Bill going through Parliament simplifying Neighbourhood Plans.

MG will take advice on whether to apply for outline planning permission or put in a full scheme, or sell on, but his inclination would be to do the scheme themselves.

MG will write to **SG**, agenda item for Parish Council October meeting.

CT to write to Vicky Burvill informing her of our meeting today and asking for confirmation of WC Site Allocation Plan, and reply to request for information (29June).

JCF 24/9/2016