NEIGHBOURHOOD PLAN MEETING ON 21ST DECEMBER 2017 AT 1130AM IN WEST LAVINGTON VILLAGE HALL MINUTES

Present:	West Lavington Parish Council:	
	Councillors Mrs S Gamble (Chair)	
	Mr S Coxhead `	
	Mrs J Ford	
	Mr M Challinor	
	Mr A Morton	
	Mr R Scott	
	Advisor to WLPC Mr A Northcote of NEIGHBOURHOOD-PLAN.CO.UK	
	Gaigers Bros Ltd.:	
	Directors Mr M Gaiger	
	Mr J Gaiger	
	Advisor to GB Ltd Ms R Yeomans of RCC Town Planning Consultancy	
Also present	Clerk of WLPC Mrs K Elston	
	Apologies for absence	
	WLPC Councillors	
	Mr P Blundell, Mr M May, Mrs H Freeman and Mr R Oglesby.	
Minute 1	Strategic Housing Requirement and the Wiltshire Council Position	
	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.	
	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.	
	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.]	
Minute 2	The Site Selection Process and Other Sites	
Williate 2	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	
<u> </u>	community factors, such as access to schools, carparking for parents	

	where pupils do not live near enough to walk, and a certain level of	
	affordable housing.	
	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.	
Minute 3	The Regulation 14 Draft Neighbourhood Plan Allocation	
	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.	
	The Allocation Policy to be submitted as part of the Plan includes the	
	rationale behind the decision of the site recommendation.	
Minute 4	The Regulation 14 Draft Neighbourhood Plan Housing Site Development Brief	
	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.	
	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.	
Minute 5	Issues Arising from Previous Discussions with Wiltshire Council	
illinate c	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.	
	The size of the site and proposed number of houses to be developed.	
	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.	
	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.	
	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	
	1 House to allow come hexibility. One maintained that a development of	

this size would allow a better balance of mixed community housing.

- She emphasised that the site is in a large village and therefore poses a good argument when sustainability is considered. RCC possesses documentation that would support the development of 50 houses on the site. This can be made available for the NHP process.
- West Lavington NHP had raised the possibility of development of the site in two phases, partly pre-2026 and partly post-2026. Ms Yeomans said to do so would compromise the cost effectiveness of the site. All the infrastructure needs are required upfront whatever the size of the build. It would also mean getting large equipment onto the site twice. The current expectation is that development could proceed in 2019/2020; therefore a phased development partly pre-2026 and partly post-2026 would not be an option that Gaigers would wish to consider as this wold require cessation of activity for a number of years.

Issues with site H1(A) raised during SEA and HRA Screening

- Mr Northcote advised that there had been a number of concerns raised by Historic England regarding the impact of the site on the heritage assets.
- Mr Northcote had challenged these concerns vigorously, particularly with regard to site allocation methodology and SEA screening. An example of Historic England's concerns was the impact the site might have on the setting of the Conservation Area, although the site is not near the Conservation Area.
- There has been some concern from various parties about the scale, access and relationship to the ancient woodland. As a result, Wiltshire Council had suggested that Heritage Impact and Visual Impact Assessments be carried out although at this stage these have been resisted by the Parish Council due to funding constraints and as being more appropriate to accompanying a planning application. Ms Yeomans reported that RCC has, on behalf of Gaigers, carried out an Ecology Survey, which it is willing to make available. The issue with proximity can, she said, be addressed by providing a 'buffer' between the development and the ancient woodland using additional planting.
- RCC had carried out other surveys concerning the site which it is also prepared to share for submission with the final plan.

Site Access

- Ms Yeomans advised that RCC has completed a Transport Survey and a Traffic Survey. RCC is in continuous dialogue with Wiltshire Council around the issue of access to the site from Lavington Lane, its preferred access route. Mr Northcote said that Wiltshire Council would seem still to consider access via Sandfield viable but he does not believe that this will meet highway design criteria due to lack of sufficient width. Councillors have measured the actual carriageway width which confirms that it fails to meet the required highway design criteria. Ms Yeomans said that this option had already been surveyed by RCC. These results can be made available as part of the consultation.
- Another Highways requirement, according to Ms Yeomans, should access to Lavington Lane be adopted, would be that the point of access be moved nearer to the eastern end of the site. Highways does not consider that a central access point provides sufficient visibility splays. If access is moved then a small number of trees will need to be removed.
- A request also made by RCC to Wiltshire Council involved incorporation in development plans of a reduction in the speed limit on Lavington Lane to 30 mph. Ms Yeomans advised, however, that Wiltshire Council

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	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. • 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. Ransom strips • 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. Other issues • 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. • 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. • Drainage, although mentioned in the past, had not recently been remarked on by Wiltshire Council.	Gaigers
Minute 6		
	 Evidence Base Potentially in the Possession of Site Owners 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. 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. 	
Minute 7	Likely Representation(s) from the Site Owners on the Draft	
Minute O	 Neighbourhood Plan 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. 	RCC Planning
Minute 8	 Next Steps in the Neighbourhood Plan Process 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. RCC advised that Gaigers would be hoping to put in a planning 	Parish Council

- application with a degree of flexibility. However, there needs to be a reasonable degree of certainty with flexible components.
- 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.
- 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.

Parish

Council

 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.

Meeting closed at 1345

Signed.......4th January 2018