

## Neighbourhood Plan meeting 6<sup>th</sup> January 2016-01-06

Attendees: Per-Axel Warensjo, Angela Raymond, Colin Offer, Kate Spurdell, Keith Chapman, Colin Hayes, Brian Clarke, Barbara Parnell, Phil Smith, Josh Ashwin

Apologies: Gary Sumner, Alex Muskett

### Minutes

1. Maps missing, Site allocation including Sharpes solar farm, Flood Zones and Footpaths – **Angela**
2. Change Policy numbering to WNP 1, WNP 2 etc under chapter 5 - **PX**
3. Page 7 and page 12: Change wording as per Josh feedback - **PX**
4. 3.5.2 Need exact quote from Inspector: “An estimated 30-40 dwellings on the site would make a relatively modest contribution to the total capacity of the new community...and would conform to Government policy”
5. 4. Vision and main objectives. Need a header and vision - **PX**
6. 5.1 History Policy. Update policy section - **Brian & Barbara**
7. 5.2 policy statement.
  - a. 1<sup>st</sup> bullet: Change to “Any expansion of Wanborough school needs to improve access infrastructure”
  - b. 2<sup>nd</sup> Bullet: Change to “post office and village store should be retained for local convenience retail (planning use class A1). A change of use will only be permitted where it can be demonstrated the use is no longer viable or where a replacement facility is provided within close proximity”
  - c. 3<sup>rd</sup> bullet: Change to “no loss of public houses ( a community facility) unless it is no longer viable or it will be converted in to affordable, or starter/ retirement homes.”
8. 5.2 , bottom paragraph page 15: Legislative support should be “Neighbourhood Plan will provide legislative support”
9. 5.2, 2<sup>nd</sup> paragraph page 16 in relation to school increase: “unacceptable increase” is perception not tested. Needs to be reworded. - **Alex**
10. 5.3 Traffic. Traffic is not use of land so cannot be a policy, Ok to be an aspiration. Policy could be: Development applications should be followed by construction traffic not negatively impacting Wanborough High Street and Burycroft/Marsh road. - **PX**
11. 5.4 Leisure policy. Should read: “To retain land, facilities and infrastructure to existing groups so they can thrive and, moreover, to encourage and support the formation of new groups”
12. Policy 5.5 Hoopers Field: Change to: Hoopers Field area should be retained for community value and the Parish support the ambition to develop/expand Hoopers Field for the benefit of the community. - **PX**
13. Policy 5.5: remove bottom statement See appendix 6.14 .... - **PX**
14. Policy 5.6
  - a. point 4: Change to “All new developments should ensure all impacted trees and hedgerows are subject to a tree assessment.”
  - b. point 5: Change to “ All new developments should be in keeping with local character in terms of density, material, style, two story high and with off road parking as per policy 5.9.1

- c. point 6: Remove
- 15. Policy 5.6.1, last paragraph: change full stop to comma between “1900. They are in large plots...” or rework the wordings. - **Angela**
- 16. Policy 5.7 Open spaces and woodland:
  - a. Point 1: Add School playing field and land next to school
  - b. Point 2. Change wording to: Open spaces will be protected from development unless there is a clear community need and it can be demonstrated that alternative provisions cannot be made locally.
  - c. Point 3: add as per policy 5.11.1 or remove entirely?
- 17. Policy 5.7 – remove existing maps and add a map detailing Warneage wood, Lower recreation ground, Church meadow, Rodway open space and green spine between upper and lower Wanborough. – **Brian**
- 18. Policy 5.8
  - a. Bullet 3: Change text to: “In areas of high surface water flooding as per Environment Agency Map, surface water must be controlled by bunds, swales, basins and any other suitable means. The future maintenance of these must also be detailed and agreed by Swindon Borough Council prior to any development being approved.”
  - b. Bullet 4: Remove and put it into the supporting text in the paragraph before objectives.
- 19. 5.9 Background: Text needs to be better linked to New Developments - **Colin as per discussion**
- 20. Policy 5.9.1
  - a. Remove second bullet
  - b. Change 3<sup>rd</sup> bullet to: The effect on the character and appearance *has no negative impact* on surrounding area, etc etc
  - c. Change 4<sup>th</sup> bullet to: No negative impact of the proposed development on neighbours’ amenities such as light and overlooking other properties.
  - d. Change 6<sup>th</sup> bullet to: Add at the end “or form part of rural exception criteria such as agriculture development dwellings.”
  - e. Change bullet 8 to: “...must be within reasonable access of public transport”
  - f. Check bullet 10 to make sure it doesn’t conflict with Local Plan - **PX**
- 21. Policy 5.9.1 Plan Submissions:
  - a. Change Headline Plan Submissions to Site Submissions
  - b. Change last sentence to: Some of the submissions have been the subject of previous housing applications
- 22. Policy 5.9.2 – Create a policy for each allocated site. - **PX**
  - a. 5.9.2.1/5.9.2.2/5.9.2.3/5.9.2.4 – rewrite each proposal as a policy. Make sure to write it so we control what goes into the site (20 house devel. is fine).
  - b. 5.9.2.2 Change wording of policy to: It is noted that the application was not selected for SBC level one but the site is suitable for solar farming.
  - c. 5.9.2.4: Policy wording starts with: This site will comprise: .... Also add the requirement for an archaeological survey prior to any development works. The policy should also detail access, open space and any other provision.
  - d. 5.9.2.4: I assume we will not limit the retirement homes to retirees, eg they will be on the open market?
- 23. 5.10 Redlands - **PX**
  - a. Rewrite the paragraph to have a bigger chance of making an impact. Emphasize
    - i. timing of the development,
    - ii. structure of the development should point at Southern Connector road and not Wanborough road

- iii. Current school & Surgery infrastructure cannot accommodate a large development
  - iv. Isolated island
  - v. No Footpaths to and from
  - vi. Refer to Minutes from 14<sup>th</sup> January 2013 and inspector comments
  - vii. With this statements lead into the policy
- b. Second paragraph: change to: "...moved by Swindon Borough Council"
  - c. Third paragraph, Change to: "In an effort to assuage local fears, SBC assured residents..."
  - a. Last Paragraph: Change last sentence to: "Any attempt to deviate either from the timescale of the construction or its nature will be strongly resisted by Wanborough Parish Council and its residents.
24. Policy 5.10 – rewrite some repetitions and no mention about surgery, structure pointing towards Southern Connector road and timing - **PX**
25. 5.11.1 – refer to map in chapter Open spaces (currently 5.7) - **PX**
26. 5.11.4 Rural Settlement boundary. Change to: "We have changed the settlement boundary..."
27. Change or remove all maps w/o copy wright. - **PX**