

Bromham Village Neighbourhood Plan Steering Group (BVNPSG)

Minutes of Meeting No.16 held on

Thursday 29th November, 7:30pm, Social Centre Committee Room

Present

Peter Davey, Mark Dollimore, Tye Lohrenz, Rachel Prichard, Bryn Read, Melanie Rhys, John Schofield

Unable to attend

Jim Butler, Richard Butler, Adam Collins, Greg Wilkinson

Agenda

- 1. Welcome to Melanie**
- 2. Minutes of meeting on 31st October 2018**

The minutes were accepted as an accurate record.

3. Review of actions

Owner	Action	Progress
Victoria	To dig out some early site allocation work done on Bromham and send details to the group	Done
Victoria	To find out which local NP areas have changed the settlement boundary.	Done - West Lavington for example
Victoria	Look at our draft findings report and to provide feedback on what is missing.	Better to use a consultant for this. So discard from actions.
John	Ask Rosalind if any Parish Councillors would want to come to a meeting with WC about Community Led Housing	Done
John	Add pictures of Hawkstreet, Netherstreet, New Road, St Edith's Marsh to the Character Assessment	Pending
Rachel	Contact Victoria Bodman to try to arrange a meeting about Community Led Housing on a Parish Council meeting day	Done – will be 10 th December
John	Scan the completed questionnaires and update the focus group issues spreadsheet.	Still need to update spreadsheet
Tye	Investigate how units in Angel House are allocated	Done – could approach homes4wiltshire for more details
Peter	Contact Bluestone about their offer of a free to attend event	Will add to the list of companies we are approaching for professional help

Bromham Village Neighbourhood Plan Steering Group (BVNPSG)

Bryn	Write to Ben Pearce, David King & whoever West Lavington used; to see if they could offer professional help	Draft letter circulated – see item 7.
John	Book room for meetings from January	Done
John	Provide link to top level of BVNPSG documents	Done – but send out Word copies in emails to aid printing
Tye	Contact homes4wiltshire to find out more about allocation of units in Angel House.	New action

STAGE 1 (Scoping) Step 3 (Develop objectives priorities and vision)

4. Neighbourhood area designation application

The application has been accepted – so the parish of Bromham is now a designated neighbourhood area.

5. Feedback from event at Wiltshire Council (on 28th November)

A revised National Planning Policy Framework was published in July. Neighbourhood plans are now likely to have a specific role in identifying small sites.

The WC core strategy is under review to extend it to 2036 – due to go to cabinet in January. So 2036 may be a good date for our NP to run to

Our site assessment must include all the sites in the WC SHELAA document – otherwise developers wishing to use any of these sites may make a legal challenge. As part of site selection we should do a “Call for sites” to everyone who may have land within the parish available for development.

John: investigate the call for sites process

Bromham is in a designated rural area and so under WC policy we can insist on a proportion (30%) of affordable housing on developments of more than 5 dwellings rather than the usual more than 10.

We should be aware that promoting sites in the NP will increase the value of the land and hence is likely to lead to mostly market value development. We do have the option of not proposing any sites in the NP – if people here really don’t want lots of development. Then we could use a Rural Exception site or CLT to provide just affordable housing. In choosing an approach it is important to understand the total level of development that is considered acceptable to residents.

6. Plan for meeting with Victoria Bodman & Parish Council on December 10th

The meeting is at 7pm

All: let Rachel know if you will be attending

Bromham Village Neighbourhood Plan Steering Group (BVNPSG)

7. Progress with seeking professional help

Bryn has circulated a draft letter. It was decided to make this an invitation to express interest in providing consultancy, as at this point we cannot fully scope the work.

The letter should be copied to the Parish Council so they get early visibility of the expenditure. We will however be applying for grants from Locality to cover the costs.

A number of other possible companies to approach were discussed:

- [Bluestone](#) – approached us, based near Shrivvenham
- [Place Studio](#) - recommended by North Newnton group, Bristol based
- [Andrea Pellegram Ltd](#) - being used by Chippenham, based in Cirencester

Bryn: Update the letter. Run past the group we will decide whether to send it on 10th December.

Tye: to establish who in the Parish Council is responsible for organising funding, so we can discuss how to split funds across two financial years

8. Site selection

- a. Drawing up a list of potential sites

We will need to identify who owns each potential site, to check that it is available – so will need to approach The Crown Estate at some point.

- b. Defining criteria for site assessment

Mark: to update the assessment spreadsheet to include the relevant criteria from Victoria Hodgson.

Other Business

9. Next magazine article

Next due by Friday 7th December – Bryn volunteered to write

It should declare that we are now a designated neighbourhood area, and to explain what this means. Also that we are seeking professional help in making the plan and should let people know that we will be putting out a call for sites – both for the plan and potentially for a Community Land Trust to provide affordable housing.

The column should be submitted in a plain Word document emailed to inspirebromham@gmail.com and copied to John.

10. Time and date of next meeting (due on Wednesday 16th January)

Agreed

11. Any other business

None