

Bromham Village Neighbourhood Plan Steering Group (BVNPSG)

Meeting No.19 held on

Wednesday 13th March, 7:30pm, Social Centre Committee Room

Present

Jim Butler, Peter Davey, Mark Dollimore, Tye Lohrenz, Rachel Prichard, Bryn Read, Melanie Rhys, John Schofield, Greg Wilkinson

James Taylor and Jonathan Seed (Wiltshire Council)

Unable to attend

Apologies sent - Richard Butler

Adam Collins

Agenda

1. Minutes of meeting on 13th February 2019

Accepted.

2. Review of actions

Owner	Action	Progress
John	Add pictures of Hawkstreet, Netherstreet, New Road, St Edith's Marsh to the Character Assessment	Pending
Tye	Contact homes4wiltshire to find out more about allocation of units in Angel House.	Outstanding
Tye	Send note to Rosalind to raise the possibility of forming a CLH with the Parish Council	Jim to raise at next PC meeting.
Bryn	To send the request to some more consultants and to chase those who have not responded.	Done. Four responses received.
Jim	To find out which consultant Potterne used & let Bryn know – so he can send to them	Done
Mark	Investigate potential of site where old greenhouses are by Nonsuch House	Considered too remote to be worth pursuing
Jim	Speak to Johnathon Seed (our WC link officer) to find out who owns the site near Nonsuch House	Owned by McNeil's
Jim	Investigate ownership and details of potential site behind The Coconut	In progress – trying to contact Crown Estate
John	Put Call for Sites notices on parish noticeboards	Done
John	Circulate the CLH flyers which were sent to Rachel	Done
Rachel	Invite James Taylor (WC CLT team) to the next meeting.	Done

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

3. Discussion of Community Led Housing with James Taylor (WC) and Jonathan Seed

Questions raised before the meeting:

- How is CLH usually funded
- What is land typically priced at? Free/ market value / subsidised
- How can CLH be integrated into market development?
- Are CLH schemes aimed at certain age groups?
- Are there restrictions on how close to the existing settlement?
- What practical steps can we take to move things on?
- What is the process to secure the land and who / how is it managed?

Points arising

Find a site or setup a CLH group first? – James recommended forming the group first, to define the aims before looking at sites. Jonathan agreed with this. It is also important to form a significant sized membership (e.g. via £1 shares) – to ensure adequate local support. Seend has set up a community benefit society with around 300 shareholding members.

Our Neighbourhood Plan could include a policy saying that we support CLH within the parish. CLH still has to fit within the planning policy. However if agreed by the community then exceptions to the policy may be possible. Should

Funding – by unlocking sites that are not normally available for development it could be possible to obtain the land at lower than market rates. A CLH group could get: loans, crowd funding, government grants, or form partnerships. For example Seend is a Rural Exception site where the CLT and White Horse Housing Association made an offer to the landowner, which included permission for the landowner to build one house there. There is also potential for rental income once up and running, which could help fund future development.

As a means of integrating with market led development a CLT could become a housing provider, and take on the management of affordable housing built as part of larger commercial development.

Nothing in Homes for Wiltshire housing allocation is age based – as it can't be discriminatory. When building it can be good to make dwellings which are suitable for older people, even if they are not immediately occupied by such people, as then people can remain in the houses longer. The government starter homes scheme is aimed at a certain age group (under 40) so gives an opportunity to target at younger people.

A key thing in proving need is to get people onto the housing registers. Often the need for housing is invisible because people who want to live in the area are not on a housing register.

To get a CLT moving we would need the blessing of the Parish Council, so the first step is to raise it with them **Jim**: Raise this at the next PC meeting.

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4. Progress with seeking professional assistance

Four companies have responded as being interested: Bluestone, Place Studio, Land Development & Planning Consultants Ltd, Andrea Pellegram.

Seend are close to completing the process & used Place Studio. Jonathon suggested that we should consult with the Seend NPSG about defining the scope of the assistance.

Jim: contact the Seend NPSG chair (Georgina A'Bear) to arrange a meeting with her.

Bryn, Mark, Mel & Tye volunteered to attend this meeting

5. Progress with call for sites

We have had an FOI request from National Grid asking for a list of the sites we are assessing.

We have also had emails from Mike White – asking for a map of the SHLAA sites we have been assessing. Also asking about what other sites we are considering & where they are.

We need to have a cut-off date for the Call for Sites. The meeting decided to make this the end of April 2019. This is to be published in the next parish magazine. Once that date has passed we will have a definitive list.

John: Create an initial document detailing the sites under consideration

6. Next steps on site selection

Not discussed

7. Opportunity to meet representatives of The Crown Estate on My 3rd – prior to APM

The meeting will actually be with Savills – the Crown Estate agents. We are hoping to make direct contact prior to then.

8. Planning for Annual Parish Meeting May 3rd

Bryn has volunteered to present our progress.

Other Business

9. Next magazine article

Next due by Friday 15th March – Peter had volunteered to write but won't be able to. There is little new to report this month. However we do need to publicise the end date of the Call for Sites.

John: Do short report – saying that the closing date for the Call for Sites is the end of April 2019

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Then 12th April – Tye volunteered to write

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

Wednesday 10th April as previously planned.

Mel & Peter will not be able to make this meeting.

11. Any other business

None.