

Cricklade Neighbourhood Plan Working Party

NOTES FROM THE MEETING

Wednesday 11th September 2013 at 7pm in the Town Council Chamber

Present: Cllrs John Coole (Vice Chairman - JC), Mark Clarke (MC), Ruth Syzbiak(RS), Bob Jones(BJ) Community Members: John Harmer (JH), Tim Russell (TR), David Tetlow(DT), Phil Bowley of Greensquare (PB), Margaret Hunt(MH), Chris Ball (CB)

	ACTION
<p>Apologies. Rachel Stringer (Chairman - RS), Charlotte Rogers-Jones (Town Clerk - CRJ), Henning Totz (Wiltshire Council Link Officer – HT).</p> <p>1. JC chaired the meeting. MC agreed to take notes.</p> <p>2. The notes of the meeting on 21st August were agreed.</p> <p>3. Action points from last meeting and new issues raised were considered as follows:</p> <ul style="list-style-type: none"> • It was agreed that representatives of the Swindon & Cricklade Railway would be invited to a future meeting to update the WP about their intentions. The contact there is Adrian Crafer, the Company Secretary. • CRJ had informed MC that the 'Locality' grant application had been submitted and acknowledged. We should know within about 10 days whether the application has been successful. • The process of publishing WP and Focus Group notes on the CTC NP website was clarified. The actual posting would take place by DT but only on receipt from CRJ of confirmation that the various approvals had been correctly obtained. • It was felt advantageous to make contact again with the NEW-V (North East Wiltshire Villages) NP team to explore areas of mutual interest. • The possibility for some form of training in writing policies may be worthwhile, some investigation to be carried out. • Wilts Council Economic Development Team – this point had been carried over from the last meeting and there was uncertainty about what was meant by this: an update is required. • The meeting noted that contact with the developers who attended the public consultation in April was intermittent and for clarification it was agreed that CRJ will update them about their options. Firstly they can make written representations to the NPWP whenever they wish and, secondly, they can ask to make a presentation to the CTC Planning Conservation and Transport Committee although all such meetings, in accordance with CTC policy, would be in public. • The three Focus Groups were now meeting more frequently and the notes of each of their meetings summarises their current position. • It was noted that there are currently no meeting dates scheduled after 9th October. <p>4. The meeting was joined by James Corley the Wiltshire Council (WC) Service Director with responsibility for adult care and housing. Following staffing realignments it was acknowledged that there had been little progress in the last few months regarding the possibility of Cricklade getting an 'Extra Care' facility. James explained the thinking behind the WC county-wide initiative, it was driven by demographic trends that clearly show people are living longer (particularly in the south west) and that a lot of the existing accommodation was of poor quality 1960's construction. An EC facility is designed to allow people to remain in their homes for</p>	<p></p> <p></p> <p></p> <p></p> <p>JH</p> <p>MC</p> <p>MC</p> <p>CRJ</p>

longer and receive the care they require there. This has the benefits of enabling people to remain independent for longer but still be in their own community. It also has the effect of freeing up their previous residence which was likely to be an under-occupied family sized home.

The typical EC facility would consist of 40+ two bedroom flats within easy walking distance of local facilities. Each flat would have their own front door but there would be communal facilities on site. Locating the facility further from local services would mean that more services would need to be provided on the site which pushes up the overall level of costs.

The current economic climate meant that developers of such sites at the moment may only be able to build if the units constructed were made available just for rent ie not for open market sale. This does not mean that units cannot be sold off later.

The EC working group in Cricklade had been established as a sub-group of the Shadow Community Operations Board (SCOB) and the difficulty that they encountered was that there was no obvious site in Cricklade that would be suitable for an EC facility. A number of potential sites had been identified but all were problematic to a lesser or greater degree. As a consequence it might be necessary for some 'joined up thinking' to create a site from components currently under multiple ownership.

In response to questions the following observations were made:

- In response to a question whether there was a demand for such a facility James pointed out that because this was going to be high quality accommodation it would be attractive to potential occupiers compared to some poor quality alternatives currently on offer.
- There seemed to be confusion about whether such a facility would count towards the number of dwellings that Cricklade is required to provide by the Core Strategy. Clarification had been sought from HT.
- The general approach of the Core Strategy was in favour of 'mixed development' particularly in respect to affordable housing. This type of EC facility seemed to run counter to that approach. James replied that such a scheme would only be economically viable with a minimum of about 40 units.
- Would it be possible for the units to be just available for local people? For units sold on the open market then the answer would be no. For units that were made available to rent then a covenant could be incorporated in the agreement. However, as the EC facilities that will be built across the county would be concentrated in the major population centres then it is anticipated that they will serve the town and the surrounding area.
- The size of site required is in the region of 2.5 acres.
- The NP process can play a vital role in identifying and earmarking a site for an EC facility.
- To progress matters James will take steps to reactivate the SCOB Extra Care Working Group.

5. Next Working Party Meeting: Wednesday 9th October 2013 at 7pm.

Meeting Closed at 8-45pm