

## Neighbourhood Plan Working Party

Wednesday 21<sup>st</sup> October 2015 at 7PM

Cricklade Town Council Chamber

### Notes

Cllr Mark Clarke (Chairman ) MC	Phil Bowley (PB)	Duncan May (DTC)
Tim Russell (TR)	Cllr R Szybiak (RS)	

Also in attendance: 1 Member of the public.

#### 1. Apologies for absence

Lesley Cowley, Cllr John Coole, Cllr Bob Jones & Tony Clements.

#### 2. To consider and approve notes from the meeting held on 7<sup>th</sup> October 2015.

WP approved the notes held on 7<sup>th</sup> October 2015 with one amendment.

#### 3. To consider the action points from the above meeting where not a separate item on the Agenda.

The final version of the HGV Mitigation Schemes Report (including map) needs referencing via the CTC Facebook page with a link to the NP Website.

#### 4. Continuing work on Draft policies.

MC . had put together a document entitled Cricklade Neighbourhood Plan: Some policy Thoughts... This was NOTED by the WP and it was AGREED it included some interesting ideas.

As changes are made to the draft policies the WP would find it useful if the changes could be tracked and these to be sent round with the updated document. These would enable the WP to follow any alterations as they are made.

H15 on garage sizes it was NOTED that WC recommend the size of a garage should be no less than 6m x 3m. If a space is smaller it cannot be counted as a garage. After some research this size seems to be the usual specification used in other town districts for their new housing developments.

A discussion followed on a H1, a minimum number of new dwellings to be built in the town is 57 in the draft plan. This number was chosen as it is 50% of the 113 allocated new dwellings proposed in the Wiltshire Core Strategy to be built in Cricklade. The WP is mindful that 2026 is not that far away and developers can submit an outline plan which could include community facilities only for a developer to change their plans once permission is granted.

It is important that the NP recognises and anticipates potential future further development. This could include developments ~~creeping~~ creeping out of the Town boundary. Also the potential of developments going up on higher ground above the Town which might affect the skyline.

The WP AGREED that the NP should stay resolute on the number of dwellings it recommends. Developers might put pressure on CTC to take on more development. The NP can leave the long term strategy open but leave the development numbers as they are for now.

Canal & Railway . This needs to be linked to the town centre, pedestrian and cycle access. Will the canal route go across Fairview Fields before 2026. Swindon & Cricklade Railway have not replied to our letter or answered our phone messages- not to contact them for now. But the NP needs to protect the cycle path, as there is support for cycling and walking in the town.

The NP needs to address issue of the location of the proposed railway . terminus

**Action MC**

**5) Update on the Project Plan**

Questions were raised on a Communication strategy, does this still need to be drafted? It was AGREED to draw up a document itemising what has been done so far: Facebook, consultation and Chronicle/Ripples etc.

Some of the numbering on the Project Plan needs amending as not in the right order.

**Action RS**

**6) Working with Alison Eardley Consulting including an update on the September Consultation with business and school communities.**

Vision and Objectives Consultation September 2015 Preliminary Findings document sent to Alison Eardley for her to tidy up and proof read. This should be ready in time for the next meeting.

The traveller Community is the hard to reach group the NP has yet to meet with. AE was to arrange a consultation with them and their support workers. Though by leafleting St Sampsons which has a large traveller community the WP has completed some of this requirement.

**7) To consider the quote and proposal from an External Planning Consultant.**

Following on from the last meeting on 7<sup>th</sup> October 2015 , where it was decided to canvas for new consultants to assist with the NP. One firm has been contacted so far and MC and RS have attended a preliminary meeting regarding assisting with the NP. They are a local firm, have worked on neighbourhood plans for other areas and seem suitably qualified. An informal reference for the company was obtained before that meeting. It was AGREED that the company would need to clarify the workload they could do and itemise their costs more thoroughly.

The work they were proposing to do fell into two categories:

- A- Draft Plan Incorporating Policies on Development Control Matters, Transport, Employment and Commercial Matters etc. and
- B- Policy Compliance Document.

The WP discussed what the criteria were when a consultant was first sought. Consultants seemed to be in two categories; firms that are expensive charging between £150 & £200 per hour and retired professionals who charge about £200 per day. The

consensus is that often you get what you pay for. But, sometimes consultants can work mainly for developers and this could cause a conflict of interest with them.

It was **AGREED** to seek quotes from at least two other consultants for comparisons.

**Action MC**

**8) To note the procedures for applying for further DCLG funding and decide the I**

It was **AGREED** to apply for a further grant of £8000. The first stage is to register an expression of interest. If the NPWP is successful the maximum daily rate is £500 per day. This money will be CTC funds so DTC has to apply for the grant.

**Action DTC**

**9) To consider the recently issued Wiltshire Housing Land Supply Statement (baseline April 2015)**

It was **NOTED** that the housing allocation has gone down. The NPWP **AGREED** to keep to the figure of 57 for dwellings in the town. If this needs changing at any time the WC Link Officer can advise of this.

**10) To receive an update on:**

- a) **Campus activity** : None
- b) **Extra Care facility** : None
- c) **Culverhay Steering Group** : Planning application submitted August 2015
- d) **Developer activity – Beechcroft (Purton Road)** - None
  - Stones Farm** – Outline planning permission granted
  - Hannick Homes** (Forty and Fiddle) . presented to the CTC Planning, Conservation & Transport Committee on 5<sup>th</sup> October
  - Bloor Homes (Horsey Down)** – None
  - Gladman** . None

- e) **Dialogue with NEW-V NP** - None

**11) Any items for recommendation to the Planning Committee**

Inform PCT that NP will be applying for further DCLG funding.

**12) Any other business and items for future agenda**

None

**13) Date of next meeting**

4<sup>th</sup> November 2015 . (Apologies TR )