

**Neighbourhood Plan Working Party**

**Wednesday 24<sup>th</sup> February 2016 at 7:00 PM**

**Cricklade Town Council Chambers**

**Notes**

Cllr Mark Clarke (Chairman ) MC	Phil Bowley (PB)	Cllr John Coole(JC)
Cllr Bob Jones (BJ)	Duncan May (DTC)	Cllr Ruth Szybiak (RS)

**1) Apologies for absence:**

T. Clements & L. Cowley & T. Russell

**2) To consider and approve notes from the meeting held on 27th January 2016**

Members APPROVED the draft notes, from 27<sup>th</sup> January 2016

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

TC to be contacted as to whether he still wants to be on the NPWP . **Action MC**

Introductory section – *A short paragraph on the scope of the plan* **Action MC.**

Green spaces - to look at Green spaces compare Town Plan with Core Strategy . **BJ** - has studied the Core Strategy which states; ±

*‘ Four sets of open space standards are currently in operation across Wiltshire, with different standards applying in each of the former district areas, and these will be used for the purposes of Core Policy 52 until such time as new Wiltshire standards are adopted. The Wiltshire-wide standards are currently being produced and will be informed by an Open Space Study, to be completed in 2015, with the new standards adopted as part of the Partial Review of the Wiltshire Core Strategy in 2016’* This means the existing Public Realm Neighbourhood Plan Paper (originally North Wiltshire) is still valid and due for updating later in 2016.

Community Right to Bid . RS has completed this action.

Contact SL . for updates on a nursing home . DTC has completed this action

Feedback including the Housing Needs Survey and the Town Plan highlight the need for affordable housing . **Action PB** (Action delegated to PB in his absence at 27<sup>th</sup> January meeting)

Traveller and gypsy section for hard to reach groups awaiting reply from HT

Local Connection policy for affordable homes agreed by the WP:

### **9.1 Local Connection**

*9.1.1 Homes will be allocated to applicants with a local connection to a town or parish or where an area has an adopted neighbourhood plan priority will be given to applicants with a local connection to the designated neighbourhood area as defined within the neighbourhood plan. A local connection will be based on the following criteria:-*

- *A person who is resident in that area. The residency will need to be permanent and have lived in the area 6 months out of the last 12 or 3 years out of the last 5, or*
- *A person who is in permanent paid employment or has a fixed term contract for a minimum of one year or permanent offer of paid employment in the area, or is self employed and works predominately in the area or*
- *A person with close family (grand-parents, parents, legal guardian, adult children or brothers and sisters) who have lived in the parish or town for 5 years or longer.*

This to be added to Draft Plan

A local connection for new private housing developments, to be agreed. Guidelines for this should be included in WC documentation. **Action DTC**

The NPWP AGREED to have their action points completed by Tuesday 1<sup>st</sup> March 2016

#### **4) Work on the Draft Plan and Policies following preliminary work by Liz Beth Planning and consideration of her 1 page summary dated 24-02-2016**

The WP went through the document provided by Liz Beth questions raised from this document were:

Who is doing the formatting of the document? This needs clarifying.

**Support for the Railway and Canal projects** . but NB routes can only be protected where they are existing features. Designating a proposed link over green fields would be a strategic policy and not therefore acceptable in a Neighbourhood Plan - NPWP Agreed - a sentence on the railway and canal is required, not policies as such.

WP noted the document which listed questions sent by LB Planning and answers received from HT at Wiltshire Council.

H8 which was missing from the NPWP Policy section. The proposed section written by LB mentions the same issues that residents have mentioned in the consultations and is similar to the Culverhay consultation carried out by Greensquare. LB section agreed by the WP:

#### ***The proposed Policy H8 on Housing for the Elderly***

*A range of housing options will be encouraged that promote and maintain housing choice and independence for local older people. Proposals for more intensive care options will be supported if they are of a scale suited to the size and needs of Cricklade.*

*The conversion or adaptation of an existing building or dwelling, including the sub-division of a dwelling, to enable occupancy by older or disabled persons will be supported where the proposed development accords with other policies in the Plan.*

*Development proposals for new residential development of six dwellings or more should address the local need for housing for older and disabled people as set out in the following design guidelines. The provision of single storey accommodation or other suitable housing types is generally encouraged so that housing can be adapted to lifetime changing needs or wheelchair use.*

*The following design criteria are sought for development for the elderly:*

- *Be located in an appropriate environment, near local amenities and public transport links;*
- *Feature ease of access for those with mobility, physical or sensory disabilities;*
- *Facilitate opportunities to align residential facilities with health and social care services;*
- *Generous internal space standards and plenty of natural light in the home and in circulation spaces;*
- *Adaptability and 'care aware' design which is ready for emerging telecare and telehealthcare technologies;*
- *Where relevant, the provision of shared facilities and circulation spaces that encourages interaction;*
- *High levels of energy efficiency in recognition of lower activity levels;*
- *Extra storage for belongings and mobility scooters;*
- *Shared external areas such as 'home zones' that give priority to pedestrians and landscaping that introduces plants, trees, and the natural environment for people who may find it more difficult to get out to the countryside.*

## **5) Update on the Project Plan**

The project plan has been updated to the same timeline as the grant application. This project plan is updated as the NP progresses. **Action RS**

## **6) Update on the application for DCLG grant funding**

The grant has been processed a due diligence form has been completed, money from Groundworks been sent to CTC. Contract for consultancy work has been sent to LB Planning for signing. The WP was reminded that the grant money needs to be spent by the end of March 2016. LB Planning contract accounts for all of the grant, so all grant accounted for. **Action DTC**

## **7) To receive an update on:**

**a. Extra Care facility/Nursing Home** – This item is being researched by Cricklade resident Seburt Lane and he is having discussions with MHA and they are interested subject to land being available and to the demographics being right. MHA are interested in building a nursing home in Cricklade. SL . to sound out potential developers including Bloor Homes, as a resident of Cricklade and not as a representative of the NPWP. SL - to keep the WP updated.

**b. Culverhay Steering Group** – PB- still waiting on a Section 106 agreement for the Culverhay planning application. This involves a few relatively minor issues over footpaths and rights of way which are causing a delay. JC- It might be possible that Cricklade's Planning, Conservation and Transport Committee (PCT) might be able to assist with this. This would require Greensquare via PB to formally request a meeting with the Council.

**c. Developer Activity-** Beechcroft Homes NP appeal has been sent to WC, PCT have sent their own appeal letter in, ongoing.

Stones Farm . DPDS Consulting have been in contact with the NPWP regarding the site at Stones Farm they have sent in documentation promoting the site, information included: a supporting planning statement, a baseline ecology survey, a heritage appraisal, a landscape appraisal, a stage 1 contamination survey, a transport and hydrology technical note and a completed Wiltshire Call for Sites submission form. DPDS have not asked to attend a PCT Committee meeting as yet and it is not the Council's policy to invite developers or their representatives to meetings, the onus is on the developer to make a request.

Hannick Homes . None

Bloor Homes . Sarah Foster (Consultant) discussing ideas for a nursing home the WP has no new information on this for now. DTC . to e-mail SL thanking him for his assistance so far and to keep us updated. See 7a.

#### **Dialogue with NEW-V NP –**

None - to contact Chairman of the NEW . V group. **Action MC**

#### **8) Items for recommendation to the Planning Committee –**

See 7b.

#### **9) Any other Business and items for a future agenda -**

LB . plans to attend 2 more NPWP meetings

Dates of next meetings

9<sup>th</sup> March 2016, NPWP discussed the possibility of a daytime NP meeting in late March 2016 as the Draft Plan is on a deadline.

Meeting finished 20:40 PM.

Duncan May  
Deputy Town Clerk  
3<sup>rd</sup> March 2016.