

MARKET LAVINGTON NEIGHBOURHOOD PLAN 2

STEERING GROUP MEETING 29 October 2024 – MINUTES

- 1. PRESENT:** Gerald Milward-Oliver (GMO) - Chair, Jacky Macqueen (JM) – Vice-Chair, Tony Archer (TA), Ian Macqueen (IM), Trys Negus (TN), Duncan Poole (DP) – Market Lavington Parish Council, Chloe Stevens (CS) - Chair, Market Lavington Parish Council, and Carol Hackett (CH) - Clerk, Market Lavington Parish Council, secretarial support.

Twelve members of the public (two arriving at 7.05pm).

APOLOGIES: Jack Mason (JM), Penny Shearcroft (PS), and Richard Clark (RC),

GMO welcomed everyone to the meeting and introduced the other Steering Group members, including new member Duncan Poole (DP). He reported that Lauren Clark (LC) had resigned from the Steering Group.

- 2. Conflicts of Interest declared by those present**

Those members who had previously declared an interest confirmed that their interests remained the same: TA (son of owner of land at Superior Plants, including site recently sold and now with outline approval for four houses, and also discussing additional development with Feltham Properties); and PS (owns SHELAA site 3627 off Drove Lane (5.5 acres)).

- 3. Minutes of Steering Group**

The minutes of the Steering Group meeting held on the 1st of October, having been previously circulated to members were approved and signed as a correct record.

- 4. Adjournment for Public Participation**

Members of the public present asked the following questions:

Has there been any changes in the Settlement Boundary since the original Plan? – No.

Of the three sites allocated in the original plan how many have been built out? – The Longfield site now has outline planning permission for 14 homes (6 less than indicated in the original plan). The indication is that the Lavington School site will not come forward for development, and it is anticipated that the Southcliffe site should come forward for development within the next 5 years.

- 5. Updates since last meeting**

GMO noted that he had attended the Parish Council meeting on the 15th of October, at which the revised Terms of Reference for the Group had been formally approved. As discussed at the last Steering Group meeting, it had been recognised that with the change of Government and the expected requirement for even more new homes to be allocated in the plan, it was more important than ever to ensure the new plan contained robust and sustainable policies to ensure the Parish has greater influence over new developments. Taking all this into account, it was recognised that the original brief for the Planning Consultant had changed from a basic review to a new plan, which would inevitably require more work. It was therefore proposed that a new brief be prepared, and an invitation sent to the current appointed Consultant (Anthony Northcote) and also another more local Consultant (Place Studio) to provide a proposal, timeline and budget. The Parish Council approved this proposal, and the revised brief was sent to both Consultants. Subsequent to this action, a number of legal questions have arisen relating to this area of work, and until they are resolved, the decision on how to move forward will be delayed.

- 6. Launch of 'Call for Sites' and timetabling of next stages of work**

GMO provided a brief overview of the process and reported that the 'call for sites' process started a week ago, with advertising being posted on the Notice Board, Facebook, website and in the Magazine (email contact contact@marketlavingtonNP2.org.uk). He noted that the website was set to go live in the next few days and encouraged Steering Group members to review the site and return any comments to him www.marketlavingtonNP2.org.uk

7. Public consultation

GMO noted that the Steering Group expected to start public consultation in late January through to February, and more details of that will become clear as ideas are developed. JM will be leading on this with the support of GMO and other members. Other elements of the programme will be timetabled as one of the first tasks that will be done in conjunction with the Planning Consultant.

8. Application to Locality for Technical Assistance

GMO provided a brief overview of the funding available from Locality – basic grant of £10K (already applied for and received), additional grant of £8K (both these grants have to be spent by the 31st of March 2025, and no guarantee that similar funding will be available after this period). Technical support is also available in the form of allocated consultants AECOM to carry out tasks such as Site Assessment following the ‘call for sites’ process, and Environmental Assessments etc. (this support is not subject to any time use restrictions).

9. Any other business

The following questions were asked, and comments made by Steering Group members, and members of the public present:

- Has the recent ‘Call for Sites’ been enthusiastically received? – Still only a week into the process so only 1 contact made so far.
- Do we know what the ‘housing allocation’ will be allocated to Market Lavington from Wiltshire Council? – Unlikely to be told new figure until the new year. Previous allocation from Wiltshire Council was 55 new homes (between now and 2038), plus 6 less homes being delivered from the Longfield site, and 15 homes now not coming forward from the Lavington School site = 76 new homes. In addition to this the new Government have indicated that new housing targets will be more vigorous, so very likely that more homes will be allocated.
- There is a lot of pressure to build new homes, and if we don’t have a plan in place this will be developer led rather than community led.
- The Plan will look at employment opportunities as well.
- What consideration will be given to the impact new housing will have in terms of doctors and school places etc.? – Steering Group recognises these additional needs. As planning applications come in from developers Section 106 arrangements can be put in place to cover the financial cost of providing additional school, doctor places etc. There is also the Community Infrastructure Levy (CIL) part of which comes to the Parish Council, that can be used to fund certain infrastructure projects.
- It is anticipated that additional policies will be included within the new plan to support design, sustainability, well-being issues etc.
- Don’t forget footpaths and byways – Whole issue of green spaces, footpaths, and biodiversity is recognised as being very important.
- The Neighbourhood Plan is more than just housing.
- When the ‘Call for Sites’ process is finished will the information be published on website? – Unsure if this information goes public at this stage or after AECOM have carried out their assessment – will confirm.
- Are Wiltshire Council carrying out another SHEELA exercise? – Not aware that they are, but that is their decision.

GMO provided a brief overview of the different opportunities for public consultation which will be undertaken throughout the process.

Reference was made to Brownfield sites, and the yard off White Street.

Members of the public were thanked for attending the meeting, and an offer extended for anyone to join the Steering Group.

10. Date of next meeting/s

Tuesday 3rd December 7pm in the Old School (7th January, 4th February, 4th March).

11. Closed Session

Not required.

12. Closure of meeting

The meeting was closed at 7.32pm.