

## **MINUTES FROM THE OPEN CONSULTATION MEETINGS ON THE NEIGHBOURHOOD PLAN FRIDAY AND SATURDAY 12/13<sup>TH</sup> JUNE 2015 IN THE VILLAGE HALL**

### **Friday 12<sup>th</sup> June:**

**Present:** Cllrs Robertson; Robinson; Lomas and Constable with approximately 80 members of the public present.

**In attendance:** Mrs E Young, Parish Clerk

**Welcome:** Cllr Robertson welcomed those present and explained this was the beginning of the process. It was essential the public were aware of what was proposed and to make their comments known. A Steering Group made up of Cllrs Robertson, Robinson, Lomas, and Bowen. Dr Craig McFeely, Ms Joan Davies, Mrs Thelma Caughey and Mrs Renee Fullerton had met. Sarah Hughes (Wiltshire Council) was the Link Officer. A questionnaire had been prepared by the Group for everyone to complete with their advice and comments. It was however essential that further volunteers come forward to join the Steering Group.

**The Neighbourhood Plan:** Cllr Robinson explained with a power point presentation the reasons for the plan. **It was to give parishes the right to plan; right to build, the right to challenge and the right to buy.** It had developed from the Wiltshire Core Strategy which was a long term plan from central government. Two Councillors had attended seminars explaining the Strategy, which would run from 2006 to 2026, with developments in Wiltshire over that period. What it cannot do, **is conflict with local Council development plans, prevent development or be prepared by a body other than the Parish Council.**

**Scoping:** the object and vision would be obtained from the questionnaires following which Wiltshire Council would hold a referendum in the village to further discover the feelings of the parish.

**Budget:** A budget was available for the costs of publicity and hire of halls etc. The Parish Council was applying for one.

**The Plan** there were three areas of land possibly available for development within the Hindon building boundary.

### **Questions from the open sessions.**

1. Planning process: a draft plan would be developed from the answers in the questionnaires. Too low an estimate for housing would not be acceptable. The public to decide just what was needed – a wish list – larger village hall; new surgery?
2. Volunteers: these were necessary to look at different aspects of the Plan to make it work for Hindon.
3. Traffic: there was a serious problem with traffic in Hindon and after the development was built in Tisbury particularly along Hindon Lane.  
This would go to the Highways for consideration if housing was to be built in Hindon
4. Parking: Before we go for housing, we need to have a site for car parking away from the High Street. This could be suggested in the questionnaire answers
5. Services: there was a strong point for better local transport.
6. Number of houses: no specific number – to be an open market. Percentage would have to be affordable housing (first time buyers, starter homes, etc. for Hindon people) low rent accommodation.

**The following are questions and answers from Saturday 13<sup>th</sup> June meeting:**

1. What is the time scale to produce such a plan? *Probably 18- 24 months.*
2. Has there been any visualisation of housing and housing numbers on the 3 proposed development sites? *No. The housing numbers suggested in the SHLAAs are simply generated on a dwellings per hectare basis.*
3. Is it true that we cannot say “no” to additional housing in Hindon? *The Core Strategy calls for additional housing in the Tisbury area. Hindon is one of the larger villages in the area which will be expected to take its share (defined by the NP) of the houses to be built.*

The opinion was expressed that there was a clear need for additional houses. Too many young people had been obliged to leave the village due to the lack of suitable housing.

4. If there is an agreed plan to build N houses, can this number then grow? *No. The NP will govern the number of houses, and will be valid until 2026.*
5. If Wiltshire is looking to build 158 houses in the Tisbury area, and Hindon’s NP calls for less than its notional quota, will Wiltshire Council come back and impose further houses? *The NP, once agreed will define the number. If further houses are required they could be imposed on villages that do not have an NP.*
6. Does 158 represent a “red-line” number that must be achieved, and does it represent dwellings of all kinds, or do 3 bedroom houses count for more than one bedroom houses? *Yes, 158 is a red-line and will need to be achieved. 158 represents the number of dwellings of all sizes combined that are to be built.*
7. From where does the figure of 158 come? Has it been justified? *The figure comes from the core strategy which has been through due process to be established.*
8. If at the referendum stage, the NP does not get the required number of votes, what happens? *If the NP is not supported by over 50% of the village, then it will need to be reworked.*
9. If additional infrastructure is required, will this have to come from the same budget? *No road or drainage needs are included in an NP. Any associated works will need to be agreed and funded by Wiltshire Council.*
10. There are 3 presently designated potential development areas around Hindon. Is it conceivable that any housing could be split between the three? *The NP will define where housing can be built, and define what sort of housing. The NP may choose new, as yet undefined areas, which assuming*

*the landowner is in agreement, could be used for development. The 3 presently proposed sites may or may not be used.*

11. What sort of housing will be planned? Will there be affordable housing, and what is the definition of affordable? *The NP will take into account the needs of the village. Housing may be of all sorts of differing sizes and affordability. There is a general rule requiring 40 percent of housing to be affordable. The exact definition is not fully clear particularly with recent government housing policy, but affordable generally means houses provided by the council or housing associations which is made available for rent.*
12. Would affordable housing be available firstly to those with links to the village? *Generally this is the case. This should be included as a part of the NP.*
13. In the questionnaire there is a reference to wind farms. Are there quotas for wind farms or is this a general question? *There are no quotas or plans for wind farms around Hindon. This is simply a general question.*

There was a general discussion regarding village facilities that might be created or improved by a development. The funds available for village facilities would be a function of the size of any development that was agreed. The NP, it was stated, could envisage an area for the youth of the village to play football, if such an area could be identified. To the suggestion that the playground be converted into a car park, it was pointed out that this would be unlikely due to the special designation of the playground.

14. Do the other villages which potentially will be required to absorb some of the 158 houses, intend to produce NPs? If they do start work on an NP is there a system of coordination between villages? *At the present time the villages in question have not started any process towards an NP. Should they start there is no particular system in place to coordinate their outcomes, but this would be down to Wiltshire Council at the time of approvals, and up to villages to liaise with their counterparts.*

**The Questionnaires are to be returned by 27<sup>th</sup> June and there would be collection points at the Lamb, the Angel and the Surgery.**

If you need a questionnaire contact David Robertson or John Robinson

If you were unable to attend the open sessions and would like to have a talk through of what was discussed before you reply to the questionnaire please contact David or John.