

Sherston NHP Steering Group Meeting – held on November 17th 2014

Those present: J Mathews, G Morris, N Freeth, Dr P Petit, R Johnson, S Harvey, J Knight, M Johnson, J Thomson, S Wood.

Notes taken by G Morris

There were 3 Members of the public in attendance.

1. Apologies for absence: These were received from S Wood, J Curson, A Price and S Power, H Stevens, K Smith
2. The Minutes of the last meeting were adopted.
3. Matters Arising:

JM has had discussions with the owners of the plots which had been submitted in principle to the Steering Group to determine now what uses the owners would accept. Results are as follows:

Plot 6 , End of Sandpits Lane.

The owners would only consider its use, in full or in part, for housing. They did not favour its use, in full or in part, as a sportsfield.

Plot 3 , Knockdown Road, Strip adjoining Football Field.

Confirmed it would be offered for sale next year.

Plot 14, Between Football Field and Kennels.

Would consider housing and possible recreational use

Plot 1(b) , Extension of Plot 1(a).Between 1(a) and the Football Ground.

Was rated well originally but was a very visible plot. Visual aspects could be managed, however.

Plot 10 , Vicarage Site.

There I now a possibility that there will be a reduction in the number of houses built, but still retain the extended burial ground.

This was accepted by the Steering Group who noted that the ‘lost’ dwellings would have to be planned for elsewhere.

Plot 1(a). Land adjoining Primary School and Sopworth Lane.

The Surgery have started planning work as part of a Business Plan for the NHS. They, the NHS, must approve this plan to ensure that the Surgery is paid rent in the future by the NHS.

These findings reduce the plots available for use in the Neighbourhood Plan!

There was approval for the development of 1(a). Wiltshire Council are working up plans for the new Old Peoples Accommodation on this site. It is important that this work includes the extension of the School and the new Surgery. A meeting with Wiltshire Council is required.

There now followed a wide ranging discussion of the project and where it should go from here. It was agreed that there was some urgency and that actions should be taken fast.

Eventually it was agreed that:

- i) MJ would send to the group the draft policies.
- ii) Wiltshire Council should be encouraged to complete their draft layout for Plot 1(a) including the bungalows, expanded school and the Surgery.
- iii) JM should confirm with T Moulder how much, if any of lot would be acceptable as recreational land.
- iv) Foxley-Tagg be commissioned to prepare a schematic design for a housing development on Plot 1(b)

It was also agreed that a proposal/consultation document has to be prepared for submission to the Village as soon as possible. This should be in many formats, each one targeted to a specific segment of the population. The common structure, however, would be:

- 1) A presentation of the basic scheme to meet the requirements of Wiltshire Council's Core Strategy, and provide for a new Doctors surgery, a nursery school and 10 old peoples bungalows.

Any additional aspirations and improvement, such as improved sports facilities, will require capital and thus can only be funded by allowing the construction of more houses. (A house will generate capital (CIL) and future revenue (Precept on Council Tax) for the parish Council.)

Schemes must be developed showing the basic scheme (1 above), plus an additional 14 (Scheme 2) and 34 houses (Scheme 3), and showing the improved facilities able to be provided.

When submitted, residents will be asked to show their preference. The exact nature of this consultation has to be determined, but it is unlikely that any anonymous comments or communications will be accepted.

It is obvious that finding out which land will be available for recreational development is critical as it will determine the number and scope of options available.

It was pointed out again that the situation was urgent. The May General Election may change the whole Planning Structure yet again.

Meeting closed at 2125 hours.