

Semington Neighbourhood Planning

Steering Group Meeting 22 Tuesday August 23rd 2023

1930 to 2130 Village Hall and on-line



AGENDA

- 1 Welcome and apologies
- 2 Recording any declarations of interest in relation to the agenda
- 3 Approving the minutes of open agenda meeting 21 on July 11th – Paper 22.1 (pages 2 to 3)
- 4 Matters arising from the minutes and Chair's update to include:
 - Feedback from the Parish Council meeting on July 19th
 - Feedback from the village fête consultation
 - Update on the development of 'Land north of St George's Road'
 - Update on Locality funding arrangements
- 5 Noting Wiltshire Council's decision re the SEA and deciding what to do – Paper 22.1 (pages 4 to 5)
- 6 Agreeing the comms / publicity strategy to the community over the coming months
- 7 Agreeing the draft NP documentation – Papers 22.3a/b (attached) and Paper 22.3c (page 6)
- 8 Noting relevant Wiltshire Council planning decisions, progress with the Local Plan, and NPPF updates
- 9 Identifying business for SG meeting 23 on September 12th

21.1

Those steering group members present: Vicky Bodman VB, Sheralyn Milburn SM, Bill Scott BS, Peter Smith (Chair), Hugh Turnbull HT, Ian Williamson IW, and Katie Lea (Place Studios).

21.2

There were no declarations of interest in relation to the agenda.

21.3/4

The minutes of steering group meeting 20 on June 6th were approved.

PS / BS noted the following updates:

- a response from Michelle Donelan's office manager who reported comments by the Secretary of State for Levelling Up (etc) promising a resolution of the delay in funding Locality.
- further feedback from landowners who all now report that nothing has changed in their circumstances since their last response
- an updating of the pre-application application protocol following the June PC meeting when this was approved. This document is now [on the website](#) together with the PC's [Housing development Protocols](#).

21.5 (in closed session)

The following were noted about the neighbourhood plan draft document:

- Feedback from Wiltshire Council means that it is highly unlikely that it will be possible for the Reg 14 consultation to begin on September 1st as hoped. Liaison between Place Studios and WC officers will continue over the Summer in an attempt to identify a realistic and reliable start date. It's to be hoped that this will be mid-September or early October **Action KL**
- The latest version of the document will be forwarded to KL **Action BS – completed**
- By the end of July, maps and images will be added to the document **Action KL**
- A draft Conclusion will be forwarded to the SG for scrutiny / agreement **Action KL – Action SG – completed**
- The use of the reg14@semington.org.uk email address and the Chair's phone number will be used for correspondence about the consultation.

The draft paperwork and policies for the Regulation 14 submission were approved and the document will go to the July 19th PC meeting for approval. **Action PS / BS – completed**

21.6

The adapted Place Studios toolkit was approved for use. This sets out what has to be done, by when and by whom in setting up and managing Regulation 14. It will be used as a record of progress and the Chair asked everyone to note their responsibilities. The following were noted:

- BS agreed to manage the Reg 14 process on behalf of the SG.
- All landowners contacted by the SG during the neighbourhood planning process need to be contacted about the Reg 14 consultation.
- The draft document needs to be on the web for the start of the Reg 14 process; this will be completed the previous day and emails to the statutory consultees, Wiltshire Council and landowners will be sent out by 1000 on the first day of the consultation. Emails to village stakeholders will be sent on the same day. Liaison with the village webmaster will be needed.
- Place Studio's proforma letters were approved for use.

21.7

The Regulation 14 feedback forms were approved for use. It was agreed to change "How can it be improved" to "Comments?" **Action HT – completed**

Ideally, links will be inserted into the on-line leaflet text to enable responders to look at the policies that they are answering questions about. The possibility of doing this will be investigated **Action HT**

When it is clear what can be done, the draft instrument will be tested on-line before use, taking care not to expose policy 9 to the possibility of prior public gaze **Action HT / PS**

21.8

Our contribution to the village fete (July 22nd 1400m to 1630 was approved along with a flier text. 100 copies will be printed **Action HT – completed**

PS and BS will consider display materials for the event. **PS** will set the display up and a number of SG members agreed to join him at intervals.

A similar stall will be set up at the Dog show on September 16th **Action PS – in hand**

20.9

The usefulness of the '[Building for a Healthier Life](#)' document was discussed. This is a national document, first published in 2012, and comes from *Homes England*. It is cited in our policies.

20.10

The publication of Wiltshire Council's much delayed, draft Local Plan in Cabinet papers was noted. In these proposals, Semington remains in the Trowbridge Housing Market Area and the proposed large development to the north-east of Hilperton remains in place. The parish council will begin discussing a response on July 19th Semington's housing 'allocation' has been increased to 53 although it is hard to see why this is. All of this allocation will have been built long before the plan period ends but the documentation does not say this.

The meeting noted that any rule changes about the 5-year housing land supply for councils that might come from changes to the NPPF arising from the delayed Planning Bill will not affect Wiltshire because its Local Plan is not up-to-date. However, if the Semington NP allocates housing it will engage paragraph 14 in the NPPF and be protected from speculative development for 2 years during which time it is expected that the new Local Plan will have been updated. It was also noted that the land north of St George's Road / west of the tennis court with outline PP has been acquired and the developer is planning a village consultation.

20.11

The following meeting dates were agreed: August 23, September 12, October 10, November 14. These need to be booked **Action BS – completed; all in the social club except August 23rd in the village hall.**

[20.12](#)

The business for the August meeting will focus on preparations for the Reg 14 consultation.

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Drafted July 12th 2023