

**Semington Neighbourhood Planning**  
**Minutes of Steering Group Meeting 20 on June 6<sup>th</sup> 2023**  
**1930 to 2130 Village Hall social club and by zoom**



**Open Agenda**

**20.1**

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

**20.2**

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

**20.3/4**

The minutes of steering group meeting 19 on May 9<sup>th</sup> were approved.

SM reported back on minute 19.5. The land adjacent to St George's Court is managed by a St George's resident group. It was agreed that it was not suitable for designation as a green space.

PS commented on minute 19.9 that in response to his message to Michelle Donelan MP, her office manager had been in contact saying that pressure would continue to be put on the Department for Levelling Up (etc) for a speedy resolution of the delay in funding Locality.

**20.5**

The Chair reported that the Parish Council (as the Qualifying Body) approved the following recommendations from the steering group:

- That the Parish Council note and validate the main evidence bases (Sites and Landscape) and community consultation process as robust and sound.
- That the Neighbourhood Plan should propose designation of local green space in accordance with evidence and feedback.
- That the Neighbourhood Plan should propose to allocate land for housing led development informed by and accordance with evidence and feedback from the community to date.
- That the Parish Council request that the steering group progress the preparation of draft housing allocation and green space designations to be included in a Reg 14 draft Neighbourhood Plan and that the draft be brought back to Parish Council for its validation prior to formal public consultation on the Neighbourhood Plan.

The Parish Council also requested that the steering group keep parishioners up-to-date with developments. It was noted that the decision had been clearly set out in the PC minutes and reported in the parish magazine.

**20.6/7/8 – in closed session**

**20.9**

KL outlined the process and actions now needed to prepare for Regulation 14 consultation. This is the first *formal* consultation with the community and has to be at least 6 weeks long. The core of the documentation will be the policies that we have developed. Assuming that there does not have to be a full Strategic Environment Assessment (SEA) undertaken on the Plan, it was agreed to aim to hold this from September 1<sup>st</sup> to October 14<sup>th</sup> 2023. The focus of Regulation 14 is to seek the views of those who live and work in the parish. It does not focus on approval or support, but it is important to gauge this when looking ahead to referendum.

KL stressed that care was needed at this stage to ensure that all procedural steps were followed to the letter to militate against any objections. This will necessitate clear publicity for the consultation and opportunities for

the community to engage with the proposals. Clear start and end dates are essential. It was agreed that documents would be placed on-line and be available in paper copy in the village hall. Posters might be created. HT was asked to draft a two-sided A5 summary document that could be available at the fete on July 22<sup>nd</sup> to alert villagers to the consultation. **Action HT**

Statutory consultees also need to be contacted. These are: adjoining parish councils, Wiltshire Council, the Canal & Rivers Trust, the Coal Authority, Highways England, English Heritage, Natural England, Environment Agency among others. David Way will be asked to confirm the Statutory consultees and their contacts. **Action BS**

Documentation will be drawn up by the steering group using Place Studio's tool kit and template letters. These will now be sent to the SG. **Action KL** – completed

BS and HT were asked to prepare a first draft [ **Action HT / BS** ] prior to an informal SG meeting around the end of June to prepare a draft for the next SG meeting on July 11<sup>th</sup>. **Action PS to arrange**

#### **20.10**

A draft developer engagement protocol was discussed and welcomed. One edit was agreed and a revised paper will be forwarded to KL. **Action BS** – completed

The document will be forwarded to the PC Clerk with a request that it be placed on the June PC agenda with a view to the council adopting the protocol. **Action BS** – completed

#### **20.11**

KL introduced the well-established and widely-valued document 'Building for a Healthier Life'. This needs to be referenced in the neighbourhood plan, in the design / character sections. Everyone was asked to read this prior to a discussion at the next meeting. **Action All**

#### **20.12**

A comment from a parishioner on the climate change survey and its reporting was noted.

#### **20.13**

The local business and climate change reports were formally signed off.

#### **20.14**

It was noted that Wiltshire Council planners turned down the application to build 30 houses to the south of Pound Lane. This was largely because the land in question lies in a flood plain. Whether the developer can overcome this obstacle remains to be seen.

The Wiltshire Local Plan is expected to go to Wiltshire Council cabinet in July with formal consultation in the Autumn. It will be some time for the Local Plan to progress through inspection and ultimately adoption. Until then, the County's Core Strategy continues to be a key part of the Local Development Plan for Wiltshire though it is deemed out of date (this means where the housing requirement as set out in strategic policies is more than five years old).

Wiltshire Council has announced that its 5-year housing land supply was now 4.6 (May 2023). This has dropped from 4.7 (May 2022).

In relation to NPPF revisions, Wiltshire Council and PINS continue to work as if there have been no changes to it, despite press assertions to the contrary. The current NPPF continues to be the one dated July 2021 and no response to the consultation held earlier this year by the Government has been published. Although our MP wrote in May's Parish Magazine that "the levelling up secretary has changed the rules" for council with up-to-date local plans, this does not affect Wiltshire because its local plan is not up-to-date. Cllr Seed will be asked about this at the June parish council meeting.

**Action BS**

#### **20.15**

The next meeting is on Tuesday July 11<sup>th</sup> at 1930. The business will include:

- Considering draft paperwork and policies for the Regulation 14 submission – and the draft explanatory flier
- Preparing for the village fete
- Considering plans for Reg 14 consultation.
- Considering Building for a Healthier Life
- Wiltshire Council planning decisions, the Local Plan and NPPF revisions
- Agreeing dates for August, September, October, November.

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*Drafted June 7<sup>th</sup> 2023*