

## Semington Neighbourhood Planning

Minutes of Steering Group Meeting 27 on March 26<sup>th</sup> 2024

1930 to 2130 Village Hall social club and by zoom



### 27.1

Steering group members present: Hugh Turnbull HT, Sheralyn Milburn SM, Bill Scott BS, Peter Smith PS – Chair, Ian Williamson IW and Katie Lea KL – Place Studios. Apologies were received from Vicky Bodman.

### 27.2

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

### 27.3/4

The minutes of steering group meeting 26 on February 13<sup>th</sup> 2024 were approved. The Chair reported on the useful open day on Saturday February 24<sup>th</sup> where villagers raised a range of issues and took the opportunity to complete response forms. He also noted that all the tasks we had set ourselves in setting up the Reg 14 consultation had been completed.

### 27.5

The Chair thanked HT for his continuing analysis of data received during the Reg process. Final response numbers were as follows: Villagers – 60 statutory consultees – 8 landowners – 7

Feedback included much agreement with the plan, an appreciation of the work done by the steering group and parish council, a small number of reservations about development in the auction field including questions about the nature of the shop proposed, suggestions for re-wording in places and for additional text, and lists of typographical and other problems, particularly from two villagers. Feedback from Wiltshire Council was particularly helpful with regard to technical language about updating national regulations and Wiltshire Council policies, and in suggesting changes to wording of draft policies in the plan. The Chair noted that BS had begun to make straightforward changes to the draft plan based on the feedback. **BS** will forward these to KL.

All of the landowners whose land had been considered in the plan responded. One said that they no longer wanted their land to be considered. Two produced new proposals to have their land included in the draft plan either replacing the auction field or in addition to it. The fourth – the owners of the auction field – commented in detail on the draft plan. The latter three sets of responses will be considered in further developing the plan.

Three landowners who had not been consulted also responded. One had concerns about the *green wedge* policy enacted by the Melksham Joint neighbourhood plan steering group and the desire, which Semington shares with them, to protect undeveloped space around the Kennet & Avon Canal. The other two were new applications to have their land included in the draft plan either replacing the auction field or in addition to it. These are [i] the field west of the auction field, and [ii] two fields immediately west of St George's Place. One of these submissions came after the 6-week Reg 14 period had ended, but it was agreed to include it.

Responses were received from Wiltshire Council, Natural England, the Canal & River Trust, Historic England, National Gas, National Grid, National Highways, and Melksham Without PC. All these responses will be considered in further developing the plan.

The Chair noted that a number of responses relating to how the draft plan deals with heritage pointed to what they saw as omissions, and these will be checked. **Action BS / KL**

The Chair said that as the amount of data received was considerable, it will be impossible to consider it appropriately in routine meetings. As such, it was agreed that he, HT and BS would form a sub-group to examine and respond to all the feedback from the community, putting comments into a spreadsheet, prior to its consideration by the full steering group. KL will do the same in relation to landowner and statutory consultee comment.

**KL** will also check the feedback in relation to all Policy texts with a view to producing a summary document showing Reg 14 policies and post-Reg 14 policies. She will also produce a 'basic consultation' statement.

These documents will come to the next steering group for sign off and subsequent addition to the consultation statement.

KL noted that we shall need to ask Aecom to review its SEA report in the light of changes to policies. It was noted that, with a fair wind, a late June Reg 15 submission to Wiltshire Council will be possible provided further work by Aecom is completed.

In terms of communicating with the village about Reg 14 outcomes, **HT** will draft a statement to go in the magazine, on Facebook and on the website. This will summarise the outcomes of the February drop-in, the responses to the Reg 14 consultation, and an outline of next steps. It will be reported to the Parish Council at its next meeting prior to publication.

**27.6**

Locality's draft report viability was accepted and **BS** was asked to thank Locality and the author for their helpful work.

The Chair reported that there is an on-site meeting scheduled [27<sup>th</sup> March] between himself and BS, AECOM representatives, and the landowner's agent to support AECOM's masterplanning report for us.

**27.7**

The latest Consultation Summary document was approved. More changes will be made in due course including an appendix detailing Reg 14 responses.

**27.8**

At the request of a resident, it was agreed to change two pictures in the draft plan document. **Action BS / KL.**

**27.9**

Wiltshire Council's recent decision to overturn a number of committee decisions about development in the light of changes to the NPPF were noted, as was the fact that news of this had reached the national press. The Labour Party is promising action on Day 1 if it forms the next government to undo the recent NPPF reforms; it seems that this relates to housing targets that authorities have to meet.

**27.10**

The date of the next SG meeting was set for April 30<sup>th</sup>. Business for the meeting will focus on the spreadsheet of the Reg 14 consultation responses, and the policies summary document.

Dates were also agreed for May 21<sup>st</sup> and June 18<sup>th</sup>. **BS** will book these with the village hall.

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*Drafted March 27<sup>th</sup> 2024*