

**SOUTH MILTON PARISH COUNCIL**  
**NEIGHBOURHOOD PLAN**  
**Internal Meeting No 15**  
**18 January 2016**  
**RECORD OF DISCUSSION**

**Present**

Tim Lewis (TL) – Chairman

Phil Baker – SHDC

Paula Booker (PB)

Graham Collyer (GC)

Nick Bailey (NB)

Nick Townsend (NT)

Paul Davies (PD)- Apologies

**1. Notes of Last meeting**

The notes of meeting No 14 were approved

**2. Matters Arising**

All actions from the meeting on 4 January had been completed, apart from those repeated in the notes below.

**3. Liaison Officer**

At meeting on 16 November, Phil Baker had advised that the SHDC planning office was still working on a housing criteria policy for small communities such as South Milton parish and this could be tweaked to suit South Milton's specific needs – he will keep us informed on progress. **Phil Baker action**

**4. Administrative matters**

Nothing to report

**5. Processing completed questionnaires**

NT will add %'s to the lesser/neutral/greater analyses in the summary results. **NT action**

**6. Themes to be covered in the NP**

Marion Brice had agreed to NT sending Emma Reece from the National Trust a summary of the relevant information from the questionnaire. **NT action**

GC had prepared and circulated an updated summary of his research for the Introduction/Background to the NP. GC will reorganise the presentation of his research on housing as this will be an important evidence document to supplement/clarify the census data. **GC action**

Refer to sections below on discussions on specific themes. Before the next meeting, responsible members (see table below) were asked to set out objectives for each theme. These are an essential first step to ensuring we focus our policies in the right areas.

Theme	Responsibility
Housing	<b>NB</b>
Environment	<b>NT</b>
Coastal management	<b>NT</b>
Economy	<b>PB</b>
Infrastructure	<b>TL</b>
Historical environment	<b>GC</b>
Well being	<b>PB</b>

## 7. Housing Policies

Phil Baker is working on a rural exceptions housing policy and also criteria on housing policy criteria for inside and outside development boundaries; he will provide current drafts. **Phil Baker action**

NB had updated his draft on housing policies following the discussions at meeting No 14. Most of this meeting was taken up with a broad ranging discussion on the next steps to establishing potential sites that could be designated to meet the housing needs. The main points of discussion and conclusions were as follows:

- a) All agreed that the only approach that would introduce some certainty in delivering affordable housing would be to designate one or more development sites in the NP. The Backshay Close development is a good example of the housing mix we are looking for.
- b) It was noted that additional housing would be delivered through development of infill sites but these would not provide affordable housing.
- c) Phil Baker observed that, as we are proposing to designate housing development site(s) in the NP, absolute numbers on housing to be delivered under the plan was not critical at this stage.
- d) The minimum size for a designated housing site should be five houses.
- e) Landowners will clearly be seeking to maximise the proportion of open market housing in any development and it will be a matter of negotiation on the amount of affordable housing that is included. The negotiations will also be challenging if we are to include the desired community facilities (village hall car park and possible recreational facilities) in any development.
- f) The process will be as follows:
  - a. We should call landowners to submit sites for housing development through the village website and adverts in the local press (letters addressed to land owners would not be necessary). Phil Baker will obtain information from Marlborough PC who had recently been through a similar "call for sites" exercise and pass on to us. He will also provide a draft for the covering letter that will go out with the application form. **Phil Baker action**
  - b. We need to set out our expectations for the sites (housing mix, community facilities)

- c. A panel will assess the sites. The panel will be chaired by Phil Baker and include both external and local experts in different fields. Phil Baker will provide a suitable assessment matrix. **Phil Baker action**
- d. The process will be concluded with an options consultation.
- g) Expectations on live/work developments were discussed and it was concluded that most parishioners would be looking for homes with studies, though there would be some demand for B1 type work spaces of which there are a few examples in the village.
- h) The challenge of limiting the building of homes that would be taken up as second homes was discussed. Phil Baker advised that developers were different and some had a business model that excluded selling second homes, for example Igloo (<http://www.iglooregeneration.co.uk/aboutigloo>). It would be up to the NP group to work with prospective developers to see what can be achieved.

## **8. Environment & Coastal Management**

NT reported that he had begun drafting documentation on environment and coastal management. NT to contact Roger English of AONB to obtain a copy of their land management practices. **NT action**

## **9. Infrastructure**

TL has prepared some notes on infrastructure and these have been saved in dropbox.

## **10. Wellbeing & Economy**

PB has prepared some notes on wellbeing and the economy based on the results from the questionnaire. These were circulated at the meeting and have been saved in dropbox

## **11. Next meeting**

Next meeting will be held at 10:00am on 15 February 2016 in the village hall.