



Minutes of a meeting of the Neighbourhood Plan Steering Group held virtually using the Zoom platform on Tuesday 9 May 2023 at 6.00 pm.

Steering Group Members Present:

Clare Cape (CC)	John Scragg (JS) (Vice-Chair)
Matthew Short (MS)	David Mott (DM)
Jack Konynenburg (JK)	Steve Perry (SP)
Declan Baseley (DB)	Robert Giles (RG)

Officers Present:

Andy Conroy (AC), Head of Planning

91.	<p><u>APOLOGIES FOR ABSENCE</u></p> <p>Apologies for absence were received from Nick Murry and Ross Henning,</p>
92.	<p><u>DECLARATION OF INTEREST</u></p> <p>There were no declaration of interest.</p>
93.	<p><u>MINUTES</u></p> <p>The minutes of the meeting held on Tuesday 18 April 2023 were approved as a correct record.</p>
94.	<p><u>CHAIR'S ANNOUNCEMENTS</u></p> <p>The Chippenham One Plan consultation remains open to responses until Tuesday 06 June.</p>
95.	<p><u>UPDATE ON FEEDBACK FROM WILTSHIRE STRATEGIC PLANNING</u></p> <p>AC and NM had met with Wiltshire Council conservation and spatial planning officers regarding conservation concerns around the Bath Road car park policy. Wiltshire Council have advised that text should be added to the Policy to indicate that the parameters plan is indicative only. It was also suggested that a sentence could be added to the effect that a landscape visual impact assessment would be required with future planning applications at the site.</p> <p>Wiltshire Council advised that the parameters plan for Policy TC1 should be retained so as to show the proposed removal of the gyratory as this would be in line with the emerging Local Plan and the Chippenham Site Allocations</p>

	<p>Plan. JK queried whether reference to the phasing of development of the site should be more explicit. AC agreed to review the text and make sure reference to phasing of any future development was referenced in the supporting text.</p>
96.	<p><u>DRAFT VIABILITY ASSESSMENT</u></p> <p>AC reported that the draft Viability Assessment states that the Plan should not lead to development being unviable. Housing values are relatively high in Chippenham which means that development can afford to deliver additional benefits if the other costs are as standard.</p> <p>The only exception is for older persons homes which have a higher cost burden initially. It is stated that this is not something which the Plan can resolve as this is related to Wiltshire Council's affordable housing requirements.</p>
97.	<p><u>RESPONSES TO REPEAT REGULATION 14 COMMENTS & AMENDMENTS TO NEIGHBOURHOOD PLAN</u></p> <p>Stakeholder Comments</p> <p>Steering Group Members agreed responses to stakeholder comments from Historic England and NHS Property Services.</p> <p>All further changes to the Plan were agreed.</p>
98.	<p><u>CONSULTATION STATEMENT</u></p> <p>AC reported back some suggested amendments from Andrea Pellegram to the draft Consultation Statement, which Steering Group Members agreed.</p> <p>Steering Group members agreed the draft Consultation Statement.</p>
99.	<p><u>ITEMS FOR THE NEXT MEETING</u></p> <p>AC to circulate Basic Conditions Statement via email for approval by Steering Group members.</p>
100.	<p><u>DATE/TIME OF NEXT MEETING</u></p> <p>The next meeting is scheduled for 06 June 2023, where that meeting is deemed to be necessary.</p>
	<p>The meeting finished at 6.47 pm</p>