

BOX PARISH NEIGHBOURHOOD PLAN STEERING GROUP

MINUTES OF 5th MEETING HELD ON 29 JULY 2019

1. Present:

Nick Botterill (Chairman), Tim Barton, Jackie Cox, Vicki Dorey, Andrew Lucas, Jonathan Parkhouse, Tim Walton, Dave Wright

Apologies: Sheila Parker

2. Minutes:

The Minutes of the meeting held on 22 May 2019 were agreed.

3. Matters arising from previous meeting not covered in this meeting

- NB outlined the rules and procedures required to update Neighbourhood Plans.

4. Grant application and process

It was confirmed that the grant applied for £5,045 had been received into the PC account. The date for spending this money is 15 July 2019.

5. Housing Needs Survey

NB explained that the Wiltshire Council Parish Housing Needs Survey (previously circulated) was now a public document. Main points of note:

- c30% response rate (524 returned)
- no geographical analysis of responses across the parish had been recorded
- private rented sector residents relatively under represented amongst responses
- Only 32 respondents (c6%) were in need of housing in Box
- Almost 30% of respondents supported no new housing in the parish
- C70% of responses supported some new development with the most popular option being 11 – 20 new homes (c21%)
- Cheap starter homes for young people was most popular response (c60%) but older people's accommodation was supported by c38%
- For those requiring accommodation, most wanted to buy their own detached 2 or 3 bed property
- Wiltshire Council analysis based on their metrics demonstrated a need for 10 Affordable homes within the next three years. This is comprised of 2 x 1 bed and 3 x 2 bed subsidized rental and 1 x 1 bed and 4 x 2 bed DMS/shared ownership

- DW noted error that Box Parish is not entirely within AONB/Green Belt also use of 2011 Census date excludes later Rudloe transfer which would raise the number/percentage of social housing
- The meeting discussed Affordable Housing (including DMS/shared ownership) and that developments over 10 units are expected to provide 30% (Core Policy 43)
- Developments 5 – 10 units still liable for 30% Affordable component but this can be provided by way of a tariff or other offsite provision
- NB suggested that owing to Housing Corporation (now Homes England) funding it was often easier for developers to justify providing social/subsidized rental homes as their Affordable component and typically they would partner with a registered social landlord (RSL) e.g. Curo to own and run these units
- It was noted that already 35 Affordable unites were planned as part of the latest 88 at Rudloe. Also the Rudloe 2 site is earmarked for 180 units [implying c54 (30%) or 72 (40%) Affordable], both of which dwarf the “need” for 10 units identified as required in the Housing Survey

The Housing Needs Survey was noted but it was felt that it was superficial and with some significant flaws (the lack of geographical breakdown of responses being the biggest). It will inform the Steering Committee but more specific research and feedback from our enquiries will be required.

6. Box Revels Event 27 May 2019

A discussion of the event took place and it was felt that it was a useful engagement with residents.

It was agreed that VD would analyse and write up the responses. It was agreed that the hard copy evidence would be kept and that VD would use a dedicated stick in order to store the analysed responses data. To be reported at the next meeting.

NB thanked everyone for their various contributions plus time on the day.

7. LemonGazelle survey

With the grant now paid (see 4. above), the Parish Council had agreed to the LemonGazelle relationship being restored. NB had spoken to them and they had made the survey available (in agreed previously agreed form) to be used. It was noted that this would need to be available until end of September.

It was agreed that NB would circulate the committee with the survey link.

It was agreed that TW would post links to ensure as wide a publicity of the survey on social media as possible.

In order to publicize the survey it was suggested that a single A5 leaflet should be produced to be distributed to the parish. **It was agreed** that NB would liaise with VD to draft such a leaflet.

It was agreed that SP would be circulated with paragraph to include in chairman's piece in next parish magazine. **It was agreed** that NB would send some wording to SP by 14 August.

It was agreed that all committee members would publicize the survey as much as they could to friends, relatives etc living in he parish.

8. Website update

NB updated the committee on the Parish Council website saga and confirmed that he had sent draft pages for the BPNP tab, these pages can be amended as necessary when the website is up and running. It was hoped that the website would be live in c2 to 3 weeks.

9. Any Other Business

It was agreed that NB would circulate a revised timetable for comment

It was agreed that NB would circulate to the committee the list of businesses within the parish and committee would feedback additional names etc

It was agreed that NB and TB would look at ways to engage with the largest employers in the area (e.g. MOD and contractors) and would look to hold a breakfast/coffee morning to talk about the NP, the demand for local housing amongst employees and related development matters.

It was agreed that the purchase of the Ecological Data Reports (previously agreed) at £250+VAT. AL to liaise with JP and the parish clerk wrt payment.

I was agreed that DW would work up with Bob Childs a format for a booklet in the form previously circulated/agreed.

TW reported on a problem with the email address which will be resolved.

10. Date of next meeting

Monday 23 September 2019 7pm

Meeting ended 8.30pm