

Warminster Neighbourhood Plan

Approved Minutes of the Steering Group Meeting Thursday 24th July, 7pm – online

1. **Attendees:** Cllr Lee, Cllr Keeble, Cllr Cooper, Harriet James, Len Turner, Nick Earle, Sam Hill, Jeremy Stadward, Jon Ellis, Cllr Pirie and Tom Dommett (Town Clerk).

Apologies: Lorraine Dobbins and Peter Ruscoe.

2. **To discuss the way forward regarding the Ashley Combe site following the recent changes in the developer's proposal.**

The Steering Group considered the situation following the submission of a revised site layout for Ashley Combe. The Town Clerk confirmed that the Director of OG Planning Ltd had been asked:

On the revised plan you showed us, please can you confirm if the red line shows the full extent of the proposed revised allocation?

What is your intention for the original proposal, do you now wish to withdraw this from the Neighbourhood Plan process, given the difficulties you identified in delivering it?

The reply was [Shown in blue]:

The red line shows the full extent of the proposed development, although the additional blue-line land can be utilised in order to ensure retention of the public right of way and to provide additional drainage, public open space and/or biodiversity net-gain as necessary.

On the basis of the above, we would suggest retaining the original extent of land as a proposed allocation in the emerging Neighbourhood Plan, although clearly the proposed development layout has altered as we discussed.

It is worth emphasising again, as we did at last week's meeting, that the proposed revised layout is suggested in order to get as close as possible to the 79-dwellings assumed for the site in the emerging Neighbourhood Plan.

Various surveys and assessments at the site are ongoing, including completion of the odour tests, and once complete we should be in a position to consult on a final draft layout.

Following a discussion, the Steering Group unanimously agreed it was withdrawing support for the site at Ashley Combe because:

- i) The revised proposals for the site instead of mitigating the objections have an even greater detrimental impact. These proposals were not those the community were consulted on and it is evident they would face increased opposition.
- ii) The land currently falls within the U5 Policy buffer zone around the sewage works and therefore is not in conformity with the current Wiltshire Council Local Plan.
- iii) The Steering Group no longer believe they have to allocate so many dwellings to provide extra affordable housing as more sites are coming forward.

As a consequence of this resolution, it was agreed that it wasn't necessary to hold a resident engagement meeting with the Ashley Combe residents in August.

3. Any other business

None.

The meeting closed at 7.55pm.