



Seend Community Land & Asset Trust

MINUTES OF THE 12th SEEND COMMUNITY LAND & ASSET TRUST MEETING HELD ON TUESDAY 8th OCTOBER 2019 AT 7:30 PM IN THE IRENE USHER MEMORIAL PAVILION, RUSTY LANE, SEEND

Present: George Clarke (GC), Chairman and Director CIC, Steven Vaux (SV), Secretary and Director CIC, Kath Steggall (KS), Director CIC, John Williams (JW), Seend Parish Council, Georgina A'Bear (GA) Chair Seend Neighbourhood Plan Steering Group, Vicky Bodman (VB) for Wiltshire Council Community-Led Housing, Belinda Eastland (BE), White Horse Housing Association, Peter Kent (PK), PKA Architects, Cllr J Seed (JS), Wiltshire Councillor, Seend and Summerham and approximately 25 CLT members, plus many parishioners.

ITEM 1. **Apologies** – were received from Dr Nigel Knott, Director CIC, and 5 CLT members.

ITEM 2. **Declarations of Board Member's interests** – The Chairman asked each board member to make a specific declaration as to whether they had any interest in the matters to be discussed, they and the Chairman declared that they did not have any such interest.

ITEM 3. **Minutes of the last meeting** – The minutes had been circulated before the meeting. One person present commented that she thought the comments on traffic had been "glossed over". The Chair said that the minutes represented the items discussed and could never be a verbatim record of every word spoken. The minutes were accepted as a true record of the proceedings and are available on the CLT web site, www.seendclt.org.

ITEM 4. **Matters arising from the last minutes** –

4.1 **WHHA site option** - The Chair explained the development option had been secured by White Horse Housing Association and briefly explained the apparently slow, but necessary, conclusion of that commercial business.

ITEM 5. **Park Farm site layout and density proposals** – The Chair explained the purpose of the meeting was to consult with parishioners on the proposed layout of the Park Farm affordable home development. PKA Architects were present and had provided copies of proposed site layout plans and also some suggested home floor plans meeting the needs of the rural housing needs survey recommendations.

The Chair offered the floor to PK who provided an outline of his practice, which has 3 Passivhaus trained architects, and is based in Potterne. PK went on to briefly explain the Passivhaus concept and said that such a design in this development should achieve utility (heat and light) bills of approximately £180 per annum. The highly insulated Passivhaus methodology managed the air input, circulation and output and recovered heat from the outgoing air, returning it to the building heat demand. Part of the

Passivhaus design relied upon the buildings being aligned to face south to expose the principal rooms to solar gain, a useful thing as the gardens would also be south facing. The meeting was told that the south facing layout option also presented a perhaps more acceptable see-through view from outside the site.

Minute Amendment requested and accepted at the 12th November meeting: Mr Yelland asked if the carbon footprint of the homes has been calculated. PK said that the carbon footprint had not been calculated.

PK went on to explain the rationale behind the suggested car parking arrangements and that the overall numbers of vehicle spaces exceeded the minimum design requirement. The homes were also larger than the new national space standard.

The Chair invited those present at the meeting to examine the plans laid out on the row of tables down the centre of the hall and to ask any questions which would be addressed by PK, White Horse Housing Association, VB or the board members present. The Chair pointed out that feedback comment forms had been supplied and were laid out on the side tables with a posting box. The Chair went on to say that the feedback would be analysed and transparently reported in an anonymised presentation. A parishioner raised a question of trust and the Chair responded by offering any parishioner present the opportunity to undertake the analysis. No one present wished to take up the offer, though a parishioner raised the issue of data protection. The Chair assured the people present that feedback submissions, as with all CLT data, would be covered by the privacy and data protection statements on the CLT web site.

There were immediate questions on the site selection process. The Chair and VB explained how this was undertaken, using the Seend Parish Neighbourhood Plan methodology. That methodology and the best planning advice available resulted in the site selection. The underlining factor was the local landowner making the rural exception site available at a cost which made the project financially viable at the high building standards and tenures proposed.

The discussion continued for some time with many questions and answers from those present on a wide range of perceived issues. Parishioners present were again reminded to complete the feedback forms. The Chair informed the meeting that there was a continuing opportunity for people, who were not at the meeting, to examine the proposals presented and respond via the CLT web site. [Sec's Note: The consultation pages were published on the web site on 13th October 2019.]

ITEM 6. **Update on revenue funding** – There was insufficient time to discuss this item. [Sec's Note: Homes England Community Housing Fund Milestone 1 funding has been drawn down.]

ITEM 7. **AOB** – There was no further business.

ITEM 9. **Date of next meeting** – The Chair said the date of the next meeting would be on Tuesday 12th November at 7:30 pm in the Pavilion.

The meeting closed at about 8:45 pm.