

Seend Community Land & Asset Trust

MINUTES OF THE 13th SEEND COMMUNITY LAND & ASSET TRUST MEETING HELD ON TUESDAY 12th NOVEMBER 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, Dr Nigel Knott (NK), Director CIC, John Williams (JW), Seend Parish Council, Carol Vince (CV) Vice-Chair Seend Neighbourhood Plan Steering Group, Louise Newman (LN) Wiltshire Council Community-Led Housing Project Manager, Rebecca Lockwood Norris (RLN), Wiltshire Council Principal Development Officer Community Housing Fund, Belinda Eastland (BE), White Horse Housing Association, Tom Kent (TK), PKA Architects, Cllr J Seed (JS), Wiltshire Councillor, Seend and Summerham and approximately 45 CLT members and parishioners.

ITEM 1. **Apologies** – were received from and 8 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. Mr Yelland asked for an amendment to the minutes to reflect and exchange that had taken place with the architect, Peter Kent. The secretary noted the request for action. The amended minutes were accepted as a true record of the proceedings and are available on the CLT web site, www.seendclt.org. Mr Yelland raised an issue he had with the site selection process and asked for a show of hands, from the people present, indicating that they understood the site selection process. Just under half the audience raised hands, which were not counted. For the benefit of the people present, who had not raised their hands, the Chair explained the rationale behind the site selection process. CV appealed to the people present to engage and provide feedback comments on the Seend Parish Neighbourhood Plan, which would be appearing on the web site. (www.seendparishplan.org)

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

4.1 **WHHA Park Farm site development option – consultation feedback**

- The Chair used a PowerPoint presentation to display and explain the analysis of feedback responses to the 8th October presentation of the site design and layout, which was published and periodically updated on the CLT web site from 13th October 2019. Referring to the displayed tables, the Chair said that 43 feedback response forms had been received which raised 142 points. Of the 43 responses, 28 were supporters, 12 were objectors and 3 were neutral.

The Chair then went on to explain in detail the breakdown of the responses by

The Seend Community Land & Asset Trust is a Community Interest Company 1
powered by the people of the Parish of Seend, Wiltshire.

Registered at Companies House as Company Number 11485428

category, dealing with the category responses in descending order. Four categories topped the list in double figures in the range of 12 to 18, with the highest being 18 supporters for the non-linear passivhaus layout with the homes facing predominantly south, which would feature later in the presentation.

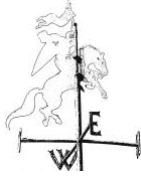
4.2 The Chair said that it was surprising that the next response of 14 concerned provision of a children's play area with 8 supporting, 4 objecting and 2 neutral. The Chair added that it was not within the remit of the development project to provide a play area, though it was an issue that the CLT supported and was within the remit of the CLT to pursue as an option. To that end, two landowners had been approached about provision of land for a play space, the first had declined and an answer was awaited from the second.

4.3 The Chair then went on to deal with each remaining feedback response category, explaining individual issues, including 30 parking spaces and the work that had already been done to provide an extension to the area protected by the 30-mph speed limit.

4.4 There was an extended debate in which it was clear that the parish community was exercised and concerned about the current traffic speed and volume. It was pointed out that Seend Parish Council were working with the Community Area Traffic Group (CATG) to resolve a range of parish traffic issues including the Seend Cleeve and Bollands Hill areas. It seemed logical to include the village gates proposal in the necessary changes to Seend Cleeve and to take the 30-mph limit beyond New Buildings to the junction of the C20 just before Pile Farm. This would also protect New Buildings, the Barge Inn and the K & A Canal towpath pedestrian crossing on Bollands Hill, which is a recognised traffic hazard. The Chair said that rules did not allow funding of the Seend Cleeve changes from the CLT's Community Housing Fund revenue grant, though the necessary traffic survey element associated with Seend Cleeve could be funded within the rules as part of the essential speed limit changes. White Horse Housing Association had kindly agreed to fund any shortfall in speed limit change costs up to £1,500.00, associated with the Seend Cleeve development, if this could be supported and co-ordinated by the Seend Parish Council through the CATG.

4.5 During further questioning, issues of traffic volume and housing density were raised and received explanations. There were further forceful questions concerning selection of tenants, tenancy terms and agreements and the housing allocations policy. These questions were comprehensively addressed by Belinda Eastland (BE) of White Horse Housing Association (WHHA), who explained the relationship and agreement between Homes4Wiltshire and WHHA. BE said that the CLT allocations policy would, in due course, be agreed and based on the Broad Chalke CLT model. There would be starter tenancies defaulting later to assured tenancies. There was a discussion about the impact of the proposed and possible changes in landlord and tenant law. There will be an opportunity to explain and discuss CLT Housing Allocations Policy at some point in the future.

4.6 BE said that some of the people, to whom the homes would be allocated, were already living in or connected with the parish, and that homes would not be left empty if sufficient people from Seend did not want them, or they did not meet their current housing requirements. BE said empty homes may be offered



Seend Community Land & Asset Trust

to surrounding parishes.

ITEM 5. **Park Farm site housing design proposals** – The Chair introduced Tom Kent (TK), of PKA Architects, adding that Tom would now show that feedback responses on the site design and layout had already been added to the Option 2 Passivehaus, now at Version 4 from today. The Chair said the CLT Board had not yet seen the latest version. These would be posted on the web site as soon as possible.

5.1 TK displayed the Version 4 and explained in extended detail how and why the changes had been incorporated, some in response to feedback received. TK added that the vehicle access splay measurements had been received this afternoon and he explained the specification measurements for the sightlines.

5.2 There was a useful response from a member of the community who pointed out that there appeared to be a lack of pedestrian protection for the footpath located inside the hedge line as vehicles were entering from the road. TK said he would action this, possibly by specifying lower planting inside the entrances and changing the edge lines of the splay inside the development area.

(Action: TK)

5.3 There was a similar comment from an audience member concerning the extensive footpath servicing the rear of Plots 7 to 10 at the north of the site. It was suggested that, if the block was moved to the north-west a little, the footpath could be shortened by running it in from the east. TK said he thought there might be some form of obstruction that prevented the shorter route and that he would check and amend or report back.

(Action: TK)

5.4 On the next slide TK showed the preliminary building elevations of plots 1 to 4 as an example of how the homes might look. When questioned, TK went into detail on the construction methods and the necessary features of the passivehaus design, construction in the structural insulated panel system (SIPS) and triple-glazed fenestration, and the reasons for the difference in window sizes between north and south elevations. TK said the aesthetic was in keeping with the rural nature of the area, which contained no common vernacular as the existing buildings were of many differing types. The homes in elevations shown were differentiated through colour of the rendering material, which in the case shown was timber with a brick plinth.

5.5 There were many differing opinions expressed through a vibrant discussion on determining the appropriate appearance which would blend with the older varied vernacular. **TK left this issue to be resolved through feedback responses and further architectural suggestions.**

5.6 It was generally agreed that the blank end elevations were a stark presentation of appearance from the road and that windows might be added. TK agreed he would look at this in further design work.

5.7 There was a technical question concerning later modification of the homes with conservatories. TK said this would not be advisable as it was incompatible with the passivhaus concept and design. Some people thought the lack of glazing bars in windows made the elevations look stark and did not match existing housing. TK explained how this might be addressed in later design beyond the preliminary drawing shown. There was a suggestion that prospective tenants should have a say in how the buildings looked. This was considered impractical as tenants had yet to be allocated.

5.8 TK moved to the next slide showing the ground and first floor layout and explained that the principal rooms were on the south side for solar gain, looking out onto the south-facing gardens.

Chair's Conclusion

6.0 Before closing the meeting the Chair said feedback response forms were available on the tables and also on the web site. He urged people to continue to provide feedback on the design proposals shown to date.

The date of the next meeting is Tuesday 10th December 2019 at 7:30 pm in the Pavilion, Rusty Lane.

The meeting closed at about 9:00 pm.