

Seend Community Land & Asset Trust

MINUTES OF THE 15th SEEND COMMUNITY LAND & ASSET TRUST MEETING HELD ON TUESDAY 11th FEBRUARY 2020 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, Rebecca Lockwood Norris (RLN), Wiltshire Council Principal Development Officer Community Housing Fund, Louise Newman (LN), Wiltshire Council, Project Manager Community Led Housing, Belinda Eastland (BE), White Horse Housing Association, approximately 30 CLT members and parishioners.

ITEM 1. **Apologies** – were received from and 6 CLT members and G A’Bear, Seend PC.

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.

ITEMS 3 & 4. **Minutes of the last meeting** – The minutes had been circulated before the meeting and were not discussed due to elapsed time since December 2019 and there being no matters arising which would not be the subject of this meeting. Minutes are available on the CLT web site, www.seendclt.org.

ITEM 5. **Feedback on parish consultation events and planning application** – The Chair opened his address, briefly recapping on the recent consultation events and said that the planning application would be slightly delayed because costings for the feasibility study had only lately been received by WHHA and were the subject of ongoing work. The Chair further stated that there was a further matter which needed to be addressed before submission and which would be covered under the next item on the agenda.

ITEM 6. **Mythbusting** – The Chair said that a survey had been selectively circulated to some Seend Cleeve residents and that this survey had been accompanied by a letter that had previously been sent to the PCC. The letter contained a number of erroneous allegations which were potentially damaging to the work of the CLT and needed to be publicly addressed in an open, transparent and detailed way. The Chair asked for a show of hands to establish how many of the audience were in receipt of the survey. It was clear that c.60-70% of the audience had, being from Seend Cleeve. The Chair started by addressing the major complaint of the letter which related to the process of selecting Park Farm as the site for development. He accepted that this was a concern that needed to be addressed. He then documented in detail the steps that had been taken from the first fully minuted discussion of potential sites including Park Farm on the 10th July 2018 right through each minuted meeting up until the current date as well as disclosing details

regarding the sites considered and why only Park Farm was considered suitable. He also explained that he had been freed from some of the constraints that had prevented him from revealing these details in the past by the recent publication by the Neighbourhood Plan steering group of their draft site assessments.

The Chair then continued to refute and correct some of the further misleading statements made in that covering letter to the survey. He explained that the erroneous statements in were displayed verbatim on the left of the slides, along with the CLTs response on the right. There followed a very detailed process of addressing each criticism and allegation as the Chair led the audience through the process. [Secretary's Note: The Chair's presentation is available in its entirety on the CLT web site. The CLT is unable to publish an original copy of the 'survey' as the CLT had not been sent one by the author.]

The presentation proceeded with some questions from those present about:

- Whether the number of houses had been revealed at the time of the site announcement.
- Why a previous Rew Farm planning application refusal contained adverse comments concerning the exit onto the A361, and why those comments might not apply to a Park Farm site planning application.

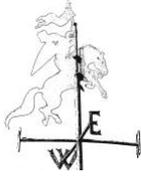
On the first point from the floor the Chair said 10 affordable homes had generally been the number associated with discussions on the site. CV (Vice-Chair Seend Neighbourhood Plan) contributed in saying that 10 was also a number which fitted with the current Wiltshire Core Strategy policy on rural exception sites.

On the second point, the Chair said the CLT was simply following the highway planning advice from the experts.

A further question was raised from the floor asking why the CLT had not listened to concerns about "site safety issues". The Chairman stated he did not think this criticism was valid. This led to a further voice on public transport availability and access to services such as the school. KS said that people could walk to the bus stop, as people did in Seend village, to catch the bus to Bath. There was a further comment from a member present pointing out that there were already children in Seend Cleeve who attended the Seend school and they seemed to do so without problems.

The Chair said that the CLT had always listened to concerns about perceived traffic and safety issues and it was quite evident that these comments had influenced the site design with the pavement, sight lines, and the proposed movement of the 30mph speed limit. SV said that he felt there was a case for further controlling vehicle speed in the Seend Cleeve narrows with a 20mph limit. SV urged the people of Seend Cleeve to engage with the receptive Seend Parish Council to achieve this. The PC was already working across the parish on highways issues. CV pointed out that there was much information on these issues contained in the Seend Neighbourhood Plan, which were dealt with in the traffic report as part of the evidence base for the draft neighbourhood plan. CV urged people to engage with the plan, published this day on the neighbourhood plan web site and would also be available this coming Saturday at the Regulation 14 Draft Consultation in the Pavilion.

The Chair then summed up by expressing his hope that the CLT had openly and honestly addressed each of the criticisms in the 'survey'. He apologised for the amount of detail



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and lengthy way in which this had to be done, though he felt it was important to do so; he acknowledged and appreciated the patience and attention of the audience.

A number of people then spoke in appreciating the efforts of the Chairman and acknowledged the lengths the CLT had gone to in addressing their concerns.

There being no further questions or business the meeting closed just after 9:00 pm.