

Westbury sub–Mendip Neighbourhood Plan Working Group
Minutes 15th May 2024

Present - Chris Langdon [CL] (chair), Mick Fletcher [MF], Ros Wyke [RW], Tony Westcott (TW), Sue Isherwood (SI), Penny Colwill (PCo), Dave Maguire [DM]

1. Apologies Guy Timson (GT)

2. Minutes. The minutes of the meeting held on 20 March were agreed. **Action MF to post a pdf copy on the website.**

3. Matters arising.

CL welcomed PCo to the NPWG and thanked her for stepping in at short notice to host the meeting.

4. Brownfield Site Valuation update

Two quotes had been received and Killens selected to provide a valuation. The draft valuation was circulated for consideration and comment. MF has written to Killens for clarification of a number of points in the draft valuation and a response is awaited.

A discussion was held to consider the way forward once the valuation response was received. It was agreed MF would convene the brownfield site group to explore funding options and to consider if a bid expert should be engaged to help with grant applications as RW believed there was much completion for the available funding. **Action MF to convene brownfield site group discussion.**

5. Draft Housing Needs Statement

CL report back on his discussions with CNB who confirmed that the report should reflect the wishes of the NPWG as long as they were supported by evidence. The data analysis methods used are open to interpretation depending on assumptions made. Consensus that a qualitative judgement backed up by quantitative data can be used to support the aspirational conclusions for the village. The report needs to address the need for a future sustainable village, articulate the need for houses and the mix of type of houses, including starter homes, whilst reflecting the reality of the current population distribution, the housing needs as expressed in the current and future Local Plans, transport links, the falling birth rate in Somerset and availability of local jobs.

It was agreed that we needed to wait for a full analysis of the priorities survey to understand the needs and the desires of the current village population and combine this with other information already obtained from other surveys and village meetings before amending and agreeing conclusions with CNB to finalise the Housing Needs Assessment.

It was agreed CL, RW, TW, DM and PCo would meet in June to draft a note to CNB to update them on the amendments to the report. **Action CL, RW, TW, DM , PCo**

Neighbourhood Plan Support.

CL & MF report back from a meeting that had been held with Stuart Todd (ST). Those attending the meeting agreed ST came across as pragmatic, would work within agreed budget and would bring a lot of experience to get the NP over the line. He highlighted the importance of the consultation and conditions statement carried in the final report. ST agreed to write a proposal as to the work he would carry out to support the completion of the NP. It was agreed that RW and SI would check with people they knew who had worked with ST by way of a confidence check before his proposal was considered. ST's proposal was expected next week. **Action RW and SI.**

7. Village Survey – Neighbourhood Plan Priorities. Update and last 10 days promotion.

Received paper survey responses had been captured on to the online system by DM. 123 out of a possible 650 (approx) paper and online survey responses had been received to date. Need a last push to get more completed surveys, especially from the under 45s in the village. It was agreed to target the upcoming village activities to promote the survey. This included the Scarecrow's Wedding performances who will attract younger members of the village as well as the shop garden event and the Village Hall AGM. CL agreed to print off additional posters with the QR code on as well as seeking permission to promote the survey at the Scarecrow's Wedding performances. All were asked to encourage friends and neighbours to complete the survey and to re advertise the links to the survey via social media. **Action CL re Scarecrow's Wedding and All re general encouragement**

8. Key objectives and activity for next 3 months.

Need to:

consider and progress the Housing Needs Assessment report,

Review Stuart Todd proposal when received and consider his appointment if appropriate,

Consider NP objectives at the next NPWG meeting to reflect back to village community,

Action:

CL to consider analysis of Priorities Survey and collate with data from other surveys/village meetings

All: Arrange next village meeting, possibly in July,

All. Consider having a stall at Village Day on 22 June to promote the NP and seek feedback re objectives using the coloured dots data system,

CL. MF: Update work of NPWG at annual Parish Meeting in June,

Action PCo to research timeline of history of activities of NPWG from PC website and other sources as a useful way of coming up to speed and in preparation for inclusion in the appendices of the final report.

9. Roughmoor Lane Update

RW reported that the pre App meeting between CCs and SC Planners had not happened yet. The planning officers are extremely busy. Nikki White has left SC Planning Dept. RW agreed to find out her replacement was and CL would then approach the replacement to ensure they were up to date with the history of the planning of the development and particularly the PC view on relevant matters. **Action RW and CL**

10. Communications

PEW deadline next week. **Action CL and MF to prepare and submit an article on behalf of NPWG.**

11. AOB

None

12. Next Meeting

Agreed to be Tuesday 11 June at 7.30pm. TW agreed to host.

Meeting closed at 2158!