

# Compton Neighbourhood Development Plan



## Minutes of the Steering Group Meeting

Held on Wednesday 26th June 2019 at 7:30pm at The Foinavon, Compton

Those present: Dave Aldis (Chair), David Norbury, Sally Duckett, Debbie Smith (Sec).

### 1) Apologies for Absence

Alan Garmonsway (Deputy Chair), Peter McGeehin, Rupert Reid, Chris Smith, Tim Lomax, Grant Tuff

### 2) Minutes of the last meeting

The minutes were agreed. DN proposed, SD seconded. DA signed (Chair).

### 3) Matters arising

- Bryan Lyttle, in the notes from the meeting with WBDC Planning team on 8<sup>th</sup> July 2017, mentioned the option of selling allotment land to provide social housing for people with a Compton connection. DA explained that in the first instance you would need ministerial permission to sell allotment land and that for the PC it would be a non-starter.
- From the same meeting above DN said that his group would be following up on the recommended fact-finding, e.g. gathering information on household income, average income. SD confirmed that the Business team would be following up on obtaining the unemployment figures and trend for Compton.

### 4) Drop-in sessions

- It was agreed that once a draft interim statement has been prepared, we should hold further drop-in sessions to bring it to the community. The Interim Statement needs to be with the PC by 26<sup>th</sup> August to allow time for them to read it before their meeting on 2<sup>nd</sup> September 2019.  
**Action:** DS to ask Aaron Smith (Consultant) whether he can deliver the Interim Statement by the proposed schedule (below) and asked.

Deliverable	By when	Who
Draft Interim Statement	week beginning 12th August	FAAP
Circulate & Review by	19th August	NDP committee
Update & Amend	21st August	FAAP
NDP Drop-in Sessions	23rd & 24th August	NDP committee
Include Feedback amends	27th August	FAAP
Circulate to PC for review prior to PC Meeting	28th August	FAAP/NDP
PC Meeting approval	2nd September	PC
Lodge with WBDC	5th September	NDP

**Action:** All – Confirm your availability for the proposed drop-in sessions in The Foinavon function room, Compton to be held on:

Friday 23<sup>rd</sup> August      7pm – 9pm

Saturday 24<sup>th</sup> August    10:30am – 1pm

**5) Report back on meeting with Downland Practice Manager Workgroup leads feedback**

DN briefed those present on the report previously circulated. DN confirmed that the Compton Surgery would be the focus of the next Downland Practice's strategic meetings.

**Action:** Item for next agenda – Discuss Community facility.

**Action:** Create a wish-list for the Drop-in sessions and gauge villagers' interest in each.

**6) Report back on meeting with WBDC Planning representatives**

Notes from this meeting have been circulated previously.

All present agreed it had been a very useful meeting identifying areas for further analysis around house prices, average income etc.

Some disappointment was expressed at the lack of clarity provided by the Housing Officer in terms of housing for local people.

**7) Outline Interim Statement**

Those present agreed an outline process as shown in Item 4.

**Action:** All workgroup leads to send DS their latest updated bullet points for the statement asap.

**8) Response to Homes England (HE) re: Access to buildings**

DS asked how the group wanted to respond to HE, following their email declining access to the building on the Pirbright site, and discussion with WBDC Planning representatives the previous week. It was agreed that in the first instance we should email Mike Sherman, at HE, expressing our disappointment at not being allowed to view the inside of buildings identified as being of interest to the community. We should also ask them to confirm when they intend to hold their Public meeting and submit their planning application. A follow-up email should be drafted by members of the Steering group to the Chief Exec of HE, comparing our experience of HE with that of his mission statement and asking him to comment.

Separately the Housing & Development group to send Mike Sherman an email asking them to explain their response to Greencore, an innovative local developer, stating that as they were not on the DPP3, they could not be considered in the Pirbright site disposal. The email to include reference to the meeting held with HE on 28th APRIL 2019, at which they said that small innovative developers could be considered as part of a JVC with a developer on the DPP3.

**Action:** DS to send initial email to Mike Sherman re: access to buildings

**Action:** H&D group to send email Mike Sherman re: inclusion of Innovative Developers.

**9) Additional funding & Locality's free technical services.**

DA reported that the clerk to the PC is taking advice on additional funding which is conditional upon whether the NDP is seen to be supporting or allocating development of the Pirbright site. Free technical advice requires allocating sites. Clerk to PC also to investigate affordable housing for sale.

**10) Compilations Article**

DS and SD had submitted the article for the next issue due to time constraints.

**11) Work Group Cross Fertilisation**

DN reported that the Consultant led workshop provided a great opportunity for the workgroups to hear what each other group is doing and identify areas where there is mutual interest. He suggested that we should hold further meetings across workshops.

**Action:** Work group leads to arrange talks between groups sharing common interests.

**12) Work Group Leads feedback on progress to date**

**a) Housing & Development - DN**

- i) Analysis of village survey largely complete. Waiting to discuss results with Alan Howard who undertook the original analysis.

- ii) Self-build - The group need to further define the requirement and understand if and how this could be facilitated in Compton
- iii) Identification and Assessment of sites – Must be seen to follow due process. Laila Bassett has shared a form that WBDC use for its Call for Sites that that she recommends we use for landowners to record our communication.
- iv) The land agent Adkin acting for landowner William Stone reported that having gifted land to the PC to extend the graveyard opposite the church, he had no interest in offering land for development / rural exception site.
- v) Design statement – drawing up design policies specific for Compton for inclusion in the plan which re in addition to/supplement those of the Local Plan.
- b) **Business & job opportunities – SD**
  - i) SD reported back on a meeting with Carbosynth. They chose to be based in Compton for communication links, low rent, easy commute no queues. Currently employ around 90 people over 2 sites, 6 from Compton. Recently taken over by Swedish company. Expanding and will outgrow premises in 3 years. Would like to stay in Compton if suitable site available. Would support a community business hub facility, be prepared to make some form of contribution, e.g. kit it out.
  - ii) SD or CS to make contact with Ridgeway Biologicals Ltd also based in Compton who have expressed interest in acquiring premises on Pirbright Institute site.
  - iii) MSD site (Churn Road) may be of interest when it becomes available.
  - iv) Attendance at the fete revealed that there are many Scientists in the village who would welcome local science-based job opportunities as now have to commute.
  - v) Fete attendees also expressed interest in business hub/ business units.
  - vi) SD or CS to contact James Dawson at Dyson's to better understand their plan to create light industrial units at east Ilsley.
- c) **Community Education & Facilities – AG** – submitted emailed report in AG's absence.

### 13) AOB

- a) PMcG circulated a Historic England document for discussion at the meeting subsequent to agenda being issued. All present agreed that PMcG should lead on this at the next meeting. Action to add to next meeting agenda.
- b) DS reported that she had met one of the people looking at developing a Yoga and Wellness centre in the former Kemtronics building on Churn Road. Need to clarify whether it is a private business or a possible community enterprise. DS to follow up contact and share details with CEF and Business Workgroups for further exchange.

### 14) Date of next meeting Tuesday 13<sup>th</sup> August 2019 @ 7:30pm in "The Foinavon" Compton subject to draft interim statement received back from Consultants.