



BRATTON PARISH NEIGHBOURHOOD PLAN STEERING GROUP

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Wiltshire Housing Site Allocations Plan – (WHSAP) – Examination

Inspector – Steven Lee (Hons) MA MRTPI

Programme Officer – Ian Kemp

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Bratton sites: H2.13 (Previously H2.14) SHLAA ref 321 Cassways/Court Orchard off Westbury Road (North side) at Bratton, and SHLAA ref 738 Land South of Westbury Road, Bratton and Omission Site OM007 field off Lower Road (by Pear Tree Orchard), Bratton

Dear Mr Lee,

(Examination 4/4/19 Afternoon Session)

1 I have been appointed as the Acting Chair of the Steering Group (SG) of the Bratton Neighbourhood Plan in the place of Colin Tagg who stood down on health grounds. Prior to this appointment I was the Vice Chair of the SG. I shall be attending the Public Examination on 4th April and notice of this has been acknowledged by Ian Kemp. I am also vice chair of the Parish Council.

2 Colin Tagg has submitted a representation on behalf of the SG to Wiltshire Council in the Consultation process on the Proposed Changes of WHSAP, logged on 30 October 2018 as Comment 94.

3 This Statement will not repeat the contents of that representation, and I shall only deal with the progress of **the Bratton Neighbourhood Plan** process. Para 3.3 of Issue 3 of the Inspector's MIQs makes it clear that information about the stage of preparation of Neighbourhood Plans is required.

4.1 In late October 2018 the SG produced a significant **Flyer information sheet** in response to the Wiltshire County WHSAP Proposed Changes consultation process which was unexpected and affected Bratton considerably with the reconsideration of housing site SHLAA 738 for 22 houses located on the opposite side of the Westbury Road to H2.13/SHLAA 321 and involved a comprehensive restating and evaluation of the case for both H2.13/SHLAA 321 and SHLAA 738 by County for all stages through to the elimination again of SHLAA 738 at Step 5, Stage 4a. The Proposed Changes were set out across the consultation paperwork, and in particular the Community Area Topic Paper of Westbury was comprehensively re-written. Following my time-consuming research, the SG produced an urgent "Flyer" information sheet to publicise the consultation process and its content for door to door delivery. The flyer advised of the pending deadline of 9th November for responses and included a prepared statement of objection on the soundness of the process, if required.

4.2 127 paper and email responses from Bratton are recorded by County. Many are flyer responses and others are individual submissions. All of us on the SG dealing with the Wiltshire Consultation Portal had had initial difficulties with the “survey” process and we were aware that residents had to persevere to succeed. Lay people also expressed confusion at the legal arguments of “soundness” of the WHSAP process.

4.3 127 responses is a very significant return rate of 25.1% taking in to account the number of houses in Bratton of 506 (note 1) in Bratton. It is essential to emphasise this as it shows the high level of public interest and involvement in Bratton on housing issues, especially taking in to account the short notice, that this was an unexpected second consultation by County, the smaller size of development of 22 houses rather than 35-40 of H.13/site321, and the complicated legal nature of objections. I emphasise also that the points and issues apply to H2.13/SHLAA 321 as much as to SHLAA 738.

5.1 The Bratton **Parish Housing Needs Survey** has now been completed by Wiltshire Council and the Report has been received. A copy has been sent to Ian Kemp by the Chair of the Parish Council Jeff Ligo. The Report although dated October 2018, was not received until after the WHAPS (Proposed Changes) Consultation process closed on 9 November 2018 and therefore could not be referenced in the submissions we made.

5.2 552 **Housing Need Surveys** were distributed to the parish and 197 replies received back (35.7% response). The Survey’s “Recommendations” in Part 2 of the Survey concentrate on those households unable to afford accommodation on the open market. The recommendations may not represent the parish’s full housing needs as responses were not received from every household and further evidence and information has also to be taken in to account.

5.3 However subject to these points the recommendations show a need for:

1. Subsidised rented housing:
 - a. 3 x one bedroomed home (1 x bungalow/ground floor/wheelchair access)
 - b. 1 x three-bedroom home
 - c. 1 x four-bedroom home
2. Shared ownership/discount market homes: None
3. Sheltered housing for older people: None.

6 In February, the Steering Group issued an information sheet entitled **Initial Vision** to every household in the parish, raising the profile of the process, providing an update and publicity of the forthcoming formal Questionnaire.

7 A twelve-page **Questionnaire** has been produced in coloured A4 booklet format and is being delivered to every household in the parish to be completed by all residents individually including children, not just a single reply per household. This is to be collected by hand door to door or return to a central box in the village shop by 30 March. This ensures that the initial analysis results on residents’ views on where they do or do not want to see housing built can be brought to the Examination appointment. The questions on housing development form a key part of this Questionnaire, asking residents what sort of development and what type, style and location of housing they would like to see in the village. The results will form the springboard for progressing the Plan.

8 Arrangements are in place for assistance to apply for **grant funding** for professional support from consultants for the next stages. Further steps, research, questionnaires and consultation can follow specifically to assess the suitability of the field owned by the Parish

Council and residents' wishes for housing in the centre of the village at Site OM007 adjacent to the existing housing association development of 12 houses built in the 1990s owned by the Guinness Trust.

9 **A Project Plan** has been drawn up providing a backbone time line for the development of the Plan. Taking in to account the essential time scales for each stage this leads to a Plan being in place **by July 2020**.

10 Despite a late start to the process we are of the view that this Neighbourhood Plan is progressing well and in particular the results of the Questionnaire will be critical to see how villagers view the prospective allocated development of 35 houses at H2.13/SHLAA 321.

11 I will bring the papers referred to above to the examination.

12 It remains our case that the "most appropriate means to assess local needs and plan growth at each Large Village is through the neighbourhood planning process" (2) which we are undertaking professionally and comprehensively.

Yours sincerely,

Nicola Morris

Nicola Morris

7-3-2019

Notes

(1)506 dwellings: WHSAP Topic Paper 3: Settlement Strategy, Appendices, Appendix B, Jan 2012.

(2) WHSAP Topic paper 2 Site Selection Process Methodology July 2018 Submission Version para 3.8, also paras 3.5, 3.6 and 3.7.