



CNP Public Consultation No.3

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1. Objectives and Approach

Event	Public Consultation Workshop
Objectives	To obtain ideas and opinions relating to development within the Parish of Colerne
Time / Date	11:00 – 12:00 on Saturday 3 June 2017
Location	Colerne Village Hall
Facilitators	Jane Mellet (introduction) Facilitators: Jane Mellett, Anne Nicholas & Tom Hall plus 2 other members of the Colerne NP Steering Group
Approach	Jane Mellett, the chair of the Steering Group gave a short introduction explaining the reasons why a Neighbourhood Plan is being developed, how it will be used in the Planning process by Wiltshire Council, and the need for this Plan to be solely driven by the views of the residents of the Parish. The remainder of the meeting was an open discussion in which attendees were encouraged to offer their opinions on the six themes relating to the built environment namely: Housing Needs, Community Facilities, Business & Employment, Transport & Connectedness, Environment Management, and Energy & Utilities. Views were noted for subsequent recording in this document.
Attendees	14 residents from the Parish

2. Summary of Opinions

2.1 Introduction

This report summarises the perceptions, ideas and opinions of those attending the consultation and, as such, are not verified facts and figures.

The opinions shared, suggestions made and questions raised have been broadly categorised under the six themes in Section 2.2. Many of the comments, however, span several themes. More general comments and ideas that do not fit neatly under any of these themes are outlined in Section 2.3.

2.2 Opinions, grouped by Themes

2.2.1 Housing Needs

- A new housing needs survey is needed to update our information about current needs and expectations. The 2011 survey identified a need for two bedroomed accommodation (scarce due to renovation / extension)
- Basic housing now out of reach because of a growing number of second homes, and also because of renovation /extension
- Renting is often not a route to home ownership (rents are almost as high as mortgage payments)
- Need affordable rented housing – not for sale under ‘right to buy’

- Need for affordable housing to buy – young people have to move away until they can afford a house in Colerne (NB. If ‘affordable’ is 80% of the market rate, even that is out of reach of many people particularly the young in an area where market rates are high.)
- Need new housing with designated leases to local people
- Investigate non-permanent accommodation units eg Ecopods for single people – optimise use of (expensive) land
- Need to be ready for an aging demographic
- Provision of housing adapted to older people would free up larger houses (or houses with large gardens which older people struggle to maintain) for younger families
- Opportunity for sharing houses with lodgers / carers where older people are single occupants in large houses
- Co-ownership for the elderly – address social care needs of the elderly by integrating local housing
- Co-ownership and cooperative housing – note that capital investment requires some return
- Need for a mix of housing : self-build, rental, social housing etc
- There should be a geographical mix of types of houses – not all the nice ones in the centre, and the cheap houses on the outside, not all the older people together
- Need guidelines on appearance of new housing – must be designed to maintain / augment the community eg traditional stone. Let’s use straw bale with lime render
- New housing needs plenty of parking – standard of 1.5 cars per house is inadequate particularly in rural areas where public transport is limited
- Community Land Trust to be investigated to support mix of new private / rented / self-build houses
- Better to locate new-build on the camp side of the main road

2.2.2 Community Facilities

- There is quite a good mix of clubs, societies and social activities
- Shortage of activities for teenagers to do, not just facilities within the parish but also public transport to make use of facilities outside (eg Springfield Campus)
- Need to maintain local services (shops etc) to support the environment of homeworkers (pool services to improve their survival)
- Need a mobile post office for Thickwood and Pinewood
- Shops are part of the social hub – no more space for expansion, so need to include shops in any plans for construction on new land (ie airfield)
- Provide toilets at the Rec – but recognise the biggest problem would be the ongoing cost of vandalism
- Use of Camp facilities (swimming pool, gym etc) – Can they be shared with the village? This may not be consistent with current MOD policy, but NP to recognise the facilities’ existence in case they become available in future

2.2.3 Business and Employment Opportunities and Needs

- More employment in the village, so less need to travel to work
- How can locals coming into the job market earn a living without moving out of the area
- Need employment to go with new accommodation – either in the parish or within an acceptable distance
- Create space for larger shop / retail services
- Use hangers for industrial / commercial units
- Provide space for small business growth – perhaps a business park
- Provide affordable, small business units, perhaps as a cooperative (cheap spaces for small enterprises)
- Build business premises with living accommodation above
- Create a skill set database – to integrate businesses / business functions

2.2.4 Transport and Connectedness

- If there is any expansion of housing it must take into account how people will travel to work, and park
- There is a need to improve road access to support travel to work and local business growth without creating rat runs for through traffic
- Issues were raised about current speed limits, but this may be out of scope of the NP
- Provision of social housing must take account of the means by which those who cannot afford cars will travel
- Transport needs for the elderly need to be considered eg travel to hospital appointments
- Very difficult to commute by public transport
- Cost of bus fares – buses currently not the cheapest way of travel particularly for a family. Vicious circle – fewer passengers leads to higher fare and even less passengers
- Improve public transport to enable young people to work and socialise
- A bus link from Colerne to Batheaston to connect to the wider network – it was recognised that funding would be a problem
- Need safe and continuous pavements linking village facilities and housing
- Cycle paths between Thickwood, Pinewood and the village
- Pavements / cycle ways / parking – need an integrated approach
- Lift share - hop-on hop-off / car share – coordinate via the web

2.2.5 Environment / Land Management

- Solar farm on the (airfield) runways – will increase autonomy / sustainability, lessen carbon footprint and provide income for the parish
- Wind farm on the airfield
- Return a percentage of the airfield to natural habitat – incorporating the Roman Villa
- Housing with a low carbon footprint a good idea – but might affect its affordability
- Self-builders to be encouraged to build energy efficient houses

- Plant trees as part of any new development, and encourage planting of trees across the parish in general
- Lease land for interim use for e.g ecopods - 4m diameter @£25,000 each
- Currently no communal space for dog walking eg a park or separate area for dogs

2.2.6 Energy / Utilities

Sewerage & drains:

- Sewage and drainage needs updating to support any significant increases in the built environment (it was noted that cost of providing enhanced utilities affects a developer's willingness to give up a proportion of his scheme for social / affordable housing)
- Alternative sewage handling systems (e.g. reed beds, WET systems) for new housing

Telecomms

- Importance of a high speed internet for people to work at home (reduces carbon footprint)

Electricity

- See Environment above
- Solar panels (on new houses / buildings)

2.3 General Opinions

2.3.1 Strengths

- Feels like real village – with a mix of buildings and social groups, and long term residents – not just a commuter village full of isolated incomers
- Surrounding countryside
- A bypass road that keeps rat-run traffic out of the High Street
- A safe environment especially for the young and elderly
- A friendly and supportive environment – people keep an eye out for each other

2.3.2 Weaknesses

- Those already identified in Section 2.2 above

3 Future Consultations

This is the second of this type of public consultation and several more are planned in June and July.

Other consultations proposed by the attendees:

- Questionnaire for teenagers via the school bus
- Specifically for local businesses

4. Definitions and Clarifications

For the purposes of this meeting the following definitions were used:

- Eco-pod – A small eco house typically about 4-6 metres in diameter with an optional smaller pod attached (see <http://tinyhouseblog.com/dome/eco-pod-home/>)
- WET system - Wetland Ecosystem Treatment (WET) Systems. They function by harnessing the innate ability of natural wetland ecosystems to absorb and transform the organic nutrients found in wastewater, converting these into plant biomass and soil, using solar power.

Sale of the Airfield – There is no definitive date for this. Any change to the use of land will have a Master Plan developed by the MOD in conjunction with Wiltshire Council and the Parish Council, so a full consultation with the community will take place.

5. Statistics

Total number of attendees: **14**
(excluding SG members)

From Colerne village:	Most, if not all, of the attendees
From North Colerne (Pinewood)	
From Thickwood:	

Number of men: 7

Number of women: 7

Of whom:	Retired	4
	Working age	10

How people heard about the consultation:

Parish Magazine: 9

May Fair stall:

Via email:

Via Facebook: 3

Word of mouth: 2