



BRAMSHOTT & LIPHOOK NEIGHBOURHOOD DEVELOPMENT PLAN

admin@bramshottandliphookndp.uk

A meeting of the NDP Steering Group took place at 7.30pm in the Canada Room, Liphook Millennium Centre, Midhurst Road, Liphook on Tuesday 9th January 2018.

MINUTES

Present:

Chantal Foo (VC)

Jeanette Kirby

Andy Kivell

Anna Leslie

Roger Miller

Emma Winfield

Nicki Sosin – NDP Administrator

Apologies – Alasdair Cameron
Darren Ellis
Rebecca Standish
Dominic Taplin

1 member of the Press

9 members of the public

2 Parish Councillors

1. Welcome and Introduction

The Chair welcomed everyone to the meeting and made an announcement as per the NDP website update on 5th January 2018, regarding Emma Winfield standing down as Chair.

2. Public Questions

Robin Young, Chairman of Age Concern thanked the outgoing Chair, Emma Winfield, for the work she had undertaken to date.

Northcott Trust & GVI wished to make a statement, however, CF (Chair) explained that this was not the appropriate time and place being a Steering Group Meeting.

3. Declarations of Interest

Statement made: *'Members of the Steering Group are reminded of their responsibility to declare any pecuniary interest which they may have in any item of business on the agenda, no later than when that item is reached. Unless considered to be not relevant or of any significant nature, members may not participate in any discussion of, or vote on, any matter in which they may have a pecuniary interest in. Member must withdraw from the room when the meeting discusses and votes on the matter. This includes all interests set out in your Declaration of Interests form.'*

None.

3. Approval of the Minutes from the meeting dated 5th December 2017

The minutes of the last meeting were approved.

Proposed by CF, seconded by JK.

4. Matters arising from the minutes not addressed in the agenda.

There were no matters arising.

6. Feria Urbanism

RE of Feria Urbanism talked through the slides he had prepared.

RE began by confirming what had been learnt as a result of the Design Forum over Days 1, 2 and 3. He explained that there were significant obstacles to the allocation of land that lies to the west of Liphook that is within the SDNP. Land in the SDNP has been the subject of (and refused) planning applications in the recent past. SDNPA's 'objection in principal' is not easily overcome.

It was noted that any Neighbourhood Development plan is likely to need a "Sustainability Appraisal", in the form of a "Strategic Environmental Assessment", although this would still not overcome adopted planning policy even for schemes that might score highly.

RE stressed that Feria **do not** recommend allocating land in the SDNP area. Or to put it another way, if the B&L NDP does decide to allocate land in the SDNP then it will be at considerable risk of failure at examination, and/or will fail to reach referendum if the current circumstances are still applicable.

RE stated that land south of the railway has technical issues in relation to its accessibility. There are currently limited access points, and there was unease at Day 3 of the Design Forum that the issue of access had not been properly addressed.

The NDP process requires further input from EHDC on future housing needs of the parish, before any further exploratory work is undertaken on land south of the railway. This will prevent allocation of land unnecessarily in an area not yet proven to work on a technical level.

RE concluded that the Visioning and Design Forum exercises successfully explored and tested different spatial scenarios, and drew our definitive statements of intent from the community. There is now a stronger platform for future decision making.

RE introduced the 7 key themes that had been identified at the Design Forum and 29 individual policies. RE explained that some of these policies would eventually be defined as a “project”, and to include projects as part of the NDP to support the vision of the Parish. He explained that it is easier to obtain funding for a project if it fits in with an adopted policy.

RM was keen to learn what the allocated numbers from EHDC would be. CF replied that she may know more after attending a briefing next week. RE explained that it was not always necessary to include housing allocations in the NDP and it could be left for EHDC to decide. There were many other areas that could be looked at while waiting for further information to be received. These included sports facilities and employment in the Parish.

AK asked if there was any update on the traffic study. EW replied that the Chair of the Council will be the main contact and will chase for this report and pass on when received.

A member of the public asked if there really was an appetite for more housing given that Bramshott and Liphook has already met its allocation. RE pointed out that there will be a new allocation released which will almost certainly require Liphook to accept more housing due to having a station, close proximity to A3 to London, good schools and other necessary facilities. It was therefore worth considering where any future housing could be sited within the NDP as this would mean being in a strong position in the future.

The effect of the Bordon and Whitehill Regeneration Project on Liphook was also discussed. RE explained that EHDC would be the body who would need to address concerns regarding ‘cross boundary’ increases in traffic into Liphook and similar issues. CF stressed that it was not appropriate to discuss transport issues until the Atkins Transport Study is received.

EW reminded the group that RS would be the most appropriate person to advise on links between Bramshott and Liphook and other parishes on cross border issues such as commuter traffic.

Cllr Croucher raised a question regarding land not currently in the SHLAA and if land to the North and East had been considered for housing since it had not been promoted so far. RE replied that it is acceptable to approach landowners since they may not be currently aware of the situation.

AL asked if a plan that did not contain land allocation for housing would be stronger? RE replied that this option was worth considering as all work undertaken so far remains valid.

A resident asked if the Steering Group would be looking at what was driving the increase in the size of the village. Another resident wished to know whether a petition from the general public would hold any weight if there was a wish to allocate within the SDNP. RE replied that there would still be a need to prove that there was nowhere else in the Parish that was more appropriate.

AK thanked RE for the presentation and the information that had been provided and praised the quality of the report.

Agreed: To continue working on the topics identified in the report whilst awaiting further guidance from EHDC on housing allocations.

7. Press Releases

There have been 2 recent press releases. Comms team will consider the next release at a forthcoming meeting.

8. Comms Plan

Mailing list and website work has been completed. AK will add the presentation by Feria to the website once received.

9. Website & Social Media

AK has tested functionality of MailChimp to ensure it is possible to subscribe directly from Facebook allowing sign on/sign off. The website contact page has been updated in readiness for this automation.

10. Working Parties

This item was deferred until the next meeting.

11. Next Meeting

The next meeting would be Tuesday 23rd January 2018 at 7.30pm

12. AOB

None

The meeting closed at 8.54pm