



# **BRAMSHOTT & LIPHOOK NEIGHBOURHOOD DEVELOPMENT PLAN**

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A meeting of the NDP Steering Group took place at 19.30pm in the Canada Room, Liphook Millennium Centre, Midhurst Road, Liphook on Tuesday 13<sup>th</sup> August 2019.

## **MINUTES**

### **Present:**

Chantal Foo (VC)  
Cllr Jeanette Kirby  
Darren Ellis  
Roger Miller  
John Raeyen  
Cllr Sumi Olson (arrived 8.35pm)

### **Apologies:**

Andy Kivell  
Cllr Rebecca Standish  
Louise Bevan  
Raine Ryland

### **Also in attendance:**

Jane Lackenby – NDP Administrator  
Tony Rudgard (Working Party Member) (public)  
Richard Curry (Working Party Member) (public)  
Andrew Pope (Working Party Member) (public)  
Chris Meech (Working Party Member) (public)  
Colin Osborne (Working Party Member) (public)  
Michael Croucher (public)

### **1. Welcome and Introductions**

CF welcomed everyone to the meeting.

### **2. Declaration of Interests**

There were no declarations.

### **3. Approval of normal minutes from the meeting dated 09.07.2019**

The normal minutes were proposed by JK and seconded by RM – minutes accepted.

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

Action items from the previous normal meeting on 09.07.2019 were checked, and considered all to be completed apart from:

- a. Item 4. New members – LB and SO to provide bio and photos to JL. **Action – LB/SO**
- b. Item 5. Camera poles – JK has requested more information from the parish council on this and is waiting for a response. **Action – JK**
- c. Item 6. SEA response. JL has had difficulty with emails getting through to Working Party members. JL to discuss with AK. **Action JL/AK**
- d. Item 8c. Affordable Housing – Housing Working Party to look at whether the funding for technical assistance regarding affordable housing, assisted living and starter homes is worth pursuing. **Action – JK**
- e. Item 9. Consultation log. All to review the consultation log and update with any further information including working party consultations/meetings. **Action – Steering Group**

#### 5. EHDC Consultation Event – Liphook Character Appraisal Consultation

EHDC is renewing its Character and Appraisal Management Plan, a document that outlines the importance of the conservation area of Liphook and offers guidance on how to protect and enhance it.

The consultation draft of this document is available for public review online at [www.easthants.gov.uk/conservation-areas](http://www.easthants.gov.uk/conservation-areas) and in hard copy at the Liphook Millennium Centre. The consultation will run until 20 September 2019.

The council is inviting all residents who have an interest in the historical background, buildings, distinct features and landscape of the village to read through the document and suggest any changes or additions.

RM has sent the consultation documentation to the Heritage & Design Working Party members for their comment.

RM commented that the Preservation Society will also make comments.

JL to forward to Steering Group members to share with their Working Parties. **Action JL**

All to forward comments to JL by 3<sup>rd</sup> September for collation as an NDP response to consultation. JL will bring this to the next meeting. **Action – All Steering Group**

#### 6. Update from Parish Council regarding Hampshire County Council highways assessment/survey works

On the 9<sup>th</sup> July 2019 JK attended a meeting with representatives from Bohunt and Hampshire County Council (HCC) where they had walked from Bohunt to the railway station, as HCC are responsible for providing a safe route to school for pupils.

Following this, JL circulated a copy of JK's notes from this meeting to the Steering Group and also a copy of the map that is planned to be handed to new students for the beginning of term in September.

JK said that HCC will be carrying out further surveys outside of the school holidays in September 2019, following the initial survey taking place at half term. HCC have been provided a copy of the documentation prepared by A&M. HCC are looking at movement around the Parish which includes both pedestrian and vehicular movements.

The benefits of this work by HCC should hopefully provide further evidence to carry on the work that A&M Working Party have started.

This agenda item was for awareness only.

## **7. Screening Request**

### **a. Screening request update**

#### **i) Strategic Environmental Assessment (SEA)**

CF updated on the screening request regarding the Strategic Environmental Assessment (SEA) and the Habitats Regulation Assessment (HRA). EHDC have confirmed that in accordance with the necessary regulations, following consultation with the statutory consultation bodies, which are the Environment Agency, Historic England and Natural England, and in consultation with the SDNPA, both a SEA and HRA are required. This was formally confirmed in the determination issued by EHDC on 09/08/2019.

CF confirmed that she had written to EHDC to report an inaccuracy in EHDC's wording about the allocation of housing, which EHDC had misinterpreted to state that the NDP is proposing to not allocate any housing. It has been clarified with EHDC that some housing may be allocated to facilitate mixed use sites coming forward. EHDC addressed this as a footnote to table 2 on page 6 of the determination report.

In addition, a meeting with Victoria Potts from EHDC took place on 01/08/2019 with a few of the Steering Group members to discuss next steps.

CF has confirmed with Locality that the NDP are eligible to apply for technical assistance for the SEA, as the NDP may allocate some housing within the land use allocations. It was clearly noted and reminded that this could consist of only 1 house, and if no housing is proposed as a result of other factors, the technical assistance funding for the SEA does not have to be reimbursed.

RM asked whether they require any information we have already collated. CF replied that EHDC confirmed that it is better to let the consultants make a start and then they can come back to us with any questions, and we can then use the information we have collated to compare to the results issued in the SEA.

It was raised that the article in the most recent Liphook Herald had misconstrued the information in the previous NDP minutes about the Call for Sites and the SDNPA.

CF has emailed Chris Paterson at SDNPA to make them aware of the article, and the SDNPA issued a correction press release to the Liphook Herald.

CF to check with Chris Paterson that the press release from the SDNPA can be shared with the Steering Group and Working Parties, and be used as part of the evidence base, as she has only received it directly from the Herald.

**Action CF**

DE raised that he did not believe it was always the case that we would be allocating housing.

CF confirmed that it had been agreed previously that the NDP would not be allocating any 'strategic housing', but potentially additional housing over and above the strategic housing numbers may be proposed for mixed use sites that would benefit and address the land use requirements raised by the community, as a way of making project proposals viable. Where housing would allow mixed use sites to come forward, the aim would be to propose affordable housing in the first instance.

JL to revisit minutes of previous meetings to confirm whether there had been agreement or a vote on this.

**Action JL**

RM commented that if we did not do a SEA we would be criticised.

#### **1. Funding & technical assistance from Locality**

JL to apply for technical assistance from Locality for the SEA.

**Action JL**

#### **ii) Habitats Regulations Assessment**

CF confirmed that this does not need carrying out until the sites are allocated. JL confirmed that there is also potential assistance from Locality for this assessment as well. To be revisited at a later stage.

#### **b. Site specific planning policies update**

CF explained that the NDP can propose planning policies that influence strategically allocated sites within the site's boundaries, but we cannot fundamentally change the allocation to a negative detriment, or that would be considered unreasonable from a viability perspective. For example, the NDP could give suggestions regarding the character and materials used externally for houses, certain features, or general layout requirements for green space and accesses within the site boundaries. Policies could also say planting has to be native species. But any policies cannot add significant costs to the construction of the development, nor can they require proposals that are outside of the site, such as road improvements.

### **8. Call for Sites**

#### **a. Actions**

CF confirmed that the Call for Sites is required as part of the statutory requirement of the SEA. It is recommended to not rely only on the information gathered by EHDC and SDNPA through their Call for Sites as they may have not received all the sites, in particular the smaller sites. The NDP's Call for Sites is to cover the whole of the Parish.

EHDC will provide us with their Call for Sites information when it has been made public, and the SDNPA have agreed to provide their Call for Sites information. But the NDP will only be provided with redacted information from EHDC and SDNPA, which is not helpful moving forward with the SEA if land owners need to be contacted.

A discussion was had as to when we should go ahead with the Call for Sites and it was agreed that the Call for Sites would run for 4 weeks, as there is no statutory timeframe, ideally from 1<sup>st</sup> September, once all the publicity materials and forms are ready. This was voted on with all 6 members present in favour.

JL/CF to prepare the form and cover letter/email and press release. **Action JL/CF**

The replies to the Call for Sites will be sent in via post or email, and then given to AECOM, once they have been appointed through Locality to carry out the SEA.

It was agreed that to promote the Call for Sites, a press release/information would be sent to press, social media, the list of residents/public who have agreed to be contacted, developers who have already been in contact and the parish council for their website. EHDC have also said they should be able to provide a link to the B&L Call for Sites on their NDP page.

Hard copies to be made available in the Parish Office.

CF/AK and JL to look at wording for communications. **Action CF/AK/JL**

## 9. Communications

### a. Website and social media education information/ FAQ

CF will revisit the article for the Community Magazine and will edit for the website.

**Action – CF**

CF to check with SDNPA that we can have/use their press release to the Liphook Herald and then use that as a basis for a press release/part of the evidence base. **Action – CF**

## 10. Press releases

A discussion was had as to whether the next press release should be on the SEA including background information and why it is positive for the NDP. Or whether the next one should be the Call for Sites press release and just make reference to the SEA and HRA.

It was agreed that the Call for Sites should be the next communication but CF pointed out that we still need to explain the outcome of the Screening request. It was discussed that a further press release could take place after the Call for Sites to explain the next steps and the results of the screening request.

## 11. Next meeting, and next steps

The next meeting is on the 10<sup>th</sup> September 2019 in the Canada Room.

**12. A.O.B**

Working party member Tony Rudgard raised a previous sports day that took place in the Parish and how it was used to drive publicity to show what facilities were required in the local area. JR agreed to look at this as part of the sports and recreation working party.

A question was asked regarding the EHDC large sites consultation. CF explained that it would be covered in the exempt session.

**13. Exempt Session: Update from meeting with EHDC.**

Members of the public were asked to leave. Working Party members were invited to stay for the exempt session.

The normal meeting finished at 21:00.