



BRAMSHOTT & LIPHOOK NEIGHBOURHOOD DEVELOPMENT PLAN

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A meeting of the NDP Steering Group took place at 20:02pm in the Canada Room, Liphook Millennium Centre, Midhurst Road, Liphook on Tuesday 11th February 2020.

EXEMPTED MINUTES

Present:

Louise Bevan
Darren Ellis
Chantal Foo (VC)
Parish Cllr Jeanette Kirby
Roger Miller
Parish Cllr Sumi Olson

Apologies: Raine Ryland

Also in attendance: David Brocklebank (Working Party) (Public)
Parish Cllr Don Jerrard
Eliza Margrove NDP Administrator
Colin Osbourne (Working Party) (Public)
Andrew Pope (Working Party) (Public)
Parish Cllr Eddie Trotter

1. Draft AECOM's Site Assessment Report

CF noted that the AECOM draft site options assessment report had come through. CF noted that the draft had not gone out to WP members, and that there may be a potential conflict of interest with DB who responded to the NDP call for sites (BLNDP-011, paddock, Longmoor Road), and also with AP (land on Headley Road, LIP012). CO declared no conflict of interest. ET declared a potential conflict of interest regarding Bohunt Manor (BLNDP-005). RM declared a potential conflict of interest with his Chairman role with SOS Bohunt Manor Community Action Group.

CF noted that various sites have been assessed by AECOM. DB works with other NDPs so was asked by CF to come along to help with this step, giving an insight of the process from the developer's side. DB introduced himself, lived in the area for 6 years, and has a 25yr career in development with a large development company, working in villages like Liphook as a land promoter.

SO suggested that to help with transparency, DB should leave the room when sites are being discussed. CF said as he is a working party member, he may stay. SO and DJ requested that DB leave when his site is being discussed given sensitivity and transparency.

DB presented to the SG for approximately one hour, regarding housing and development. In brief, DB proposed that in his opinion housing developments within Bramshott and Liphook are certain, and that the NDP should extract financial value from the process for the Parish Council, including on site benefits. DB suggested that housing is a delicate issue, and that the NDP should consider how to get the best advantage from development, noting the financial benefit (15% of CIL and £100 per square meter, and £220 per square metre uncapped) if the NDP put together a neighbourhood plan. DB noted that this may mean a difference between half a million pounds-2.2 million to the Parish Council.

DB noted that if the NDP were to put forward a plan for housing in the National Park, and that there was a community consensus regarding development there, the National Park would have to consider the proposals.

DE and CF noted advice was given by EHDC not to make the neighbourhood plan until EHDC had made their local plan. CF noted that EHDC have not finalised the allocation of housing in their draft Local Plan. DB suggested in his understanding, they might put 600 houses [in the Parish].

CF stated that the NDP can go over and above the East Hants housing allocation with reserve sites to make sure the parish grows sustainable solutions over 20-30 years.

DE noted that allocation of housing numbers is from EHDC, so if the NDP allocate in South Downs National Park, the Parish could still get allocations from EHDC too, ending up with even more houses.

The SG queried whether DB has worked with NDPs with a dual parish overlapping area. DB replied he has not worked with cross boundary NDPs.

DB noted that the NDP is being forced to put homes somewhere when there are better sites.

CF recommended that the SG now go through the AECOM site assessment and thanks DB for his advice.

CF noted AECOM went through the sites, 8 of which they feel could come forward, and a few more could if there were access issues sorted out.

CF stated SG to give comments on the draft to AECOM. Some of the sites are copied and pasted from the East Hants and South Downs National Park proformas. The rest of the sites were assessed using AECOM's own proforma which have not been assessed before. At the side of the table there is a column showing how many houses could go at each site for easy comparison. CF stated that the green highlighted sites are ones they think can come forward, yellow sites are ones that could come forward depending on some issues.

DE stated no site in Bramshott was put forward by EHDC as being suitable, therefore some of the report has not been copied and pasted from the proforma.

DB left the meeting at 21.04pm.

CF replied that EHDC and SDNPA sites were copied and pasted.

DE noted being surprised at Bramshott being pushed as a potential site for development.

CF stated Bramshott has been pushed heavily by AECOM.

Bramshott has been designated a place with limited facilities.

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General

- RM noted that p6 paragraph 1.4 in the AECOM report states that Bramshott and Liphook PC wish to allocate land for further housing developments, and wondered whether that was correct. CF replied that this should be checked.
- DE queried AECOM report paragraph 1.1 'the villages of Bramshott and Liphook', and whether this needs to also include 'the Hamlets'.
- DE noted that the NDP should ask EHDC for the numbers we need to allocate. DE stated that the NDP need to take control – if the decision is not to have anything to do with housing,

[these sites] are above the housing we have already been allocated, so is there any point in going through [the AECOM] sites.

- CF recommended the SG members all need to think about the matter, and that comments on the reports before Monday to CF. Comments should refer to any inconsistencies or things AECOM have not considered, and to comment on what SG members want to do as a result of the report. Next step is allocating sites.
- DE noted the NDP must decide whether or not to accept EHDC housing allocation numbers, there is the potential after that they could allocate us even more [housing].
- JK noted that Liphook has a huge number of constraints for a large site.

Actions:

- Comment that AECOM have not mentioned the special protection buffer zone in Bramshott.
- Explore how the houses built to fund the cinema were tied to it (useful for land at the High Hurlands in Bramshott).
- Site LIP-012 - explore density, how close to larger houses.
- Redo Bramshott survey.
- Check if site LIP-016 is in the H10 policy
- Site BLNDP-016 - gas main through whole site should be raised.
- Site LIP-017 - the DM30 applied to that site should be flagged with AECOM.
- Discuss AECOM red highlighted sites in a future meeting.
- Ask AECOM to check all sites for *all* potential uses.
- Assess what AECOM regard as major development.
- Check RM's comment – p6 paragraph 1.4 is it correct that Bramshott and Liphook PC wish to allocate land for further housing developments.
- AECOM paragraph 1.1 – 'the villages of Bramshott and Liphook', need to also include the hamlets.
- NDP to request the potential housing numbers NDP need to allocate from EHDC.
- Comments on the reports before Monday to CF. Any inconsistencies or things AECOM have not considered. Comment on what NDP SG want to do as a result of this report.

Next step is allocating proposed sites.

Remainder of the AECOM report will be discussed at the following meeting.

The meeting finished at 10:20pm.

Signed:

Date:

Print:

Chair