



**Minutes of the NDP Meeting
held on Tuesday 14th June, 7.30 pm, Millennium Centre, Liphook**

Present:

Kevin Wyeth (KW) - Chair
Louise Bevan (LB)
Cllr Jeanette Kirby (Parish Council) (JK)
David Sawyer (DS)
Andrew Thornton (AT)

Also in attendance:

Cllr Don Jerrard (Parish Council)
Cllr Trotter (Parish Council)
Liza Smith (NDP administrator)
3 other members of the public

Apologies

Chantal Foo (Vice Chair) (CF)
Raine Ryland (RR)
Dennis Smith (DS)
Alan Lindsell (AL)

1. Chair welcome & introduction

Telephones, fire exits and recording of the meeting.

The Chairman welcomed everyone to the meeting

2. Apologies for absence

Apologies for absence (apologies for absence must be sent to the clerk of the meeting).

Apologies were received and noted.

3. Disclosure of interests

SG members are reminded of their responsibility to declare any financial interest which they may have in any item of business on the agenda no later than when that item is reached. Unless dispensation has been granted, you may not participate in any discussion of, or vote on, or discharge any function related to any matter in which you have a pecuniary interest as defined by regulations made by the Secretary of State under the Localism Act 2011. You must withdraw from the room or chamber when the meeting discusses and votes on the matter



There were none declared.

4. Minutes of the last meeting

The minutes of the meeting held on

The minutes of the meeting held on 10th May 2022 (**Appendix 1**) were approved subject to a minor typo in 26a. Proposed by KW and seconded by AT, with all in favour 5/5.

Action: LS to upload amended minutes to website and send to Council

Some comments from the public were recorded:

- Cllr Don commended the Chair on his work in leading public consultation events;
- Many people thought that the NDP was dead – chair dealing with misinformation;
- The Chair confirmed that the role of the minutes was to record actions; not the entire discussion of a meeting.
- The Chair queries whether the Public Participation session be brought forward.
- All public meetings taking place to discuss development sites are leading up to the community day, in order to get an understanding of what the public wants
- Cllr Don stated that local residents appear confused as to the role of the NDP vis a vis developers.
- McCarthy Stone informed KW that they comply with c. - 70% of NDP policies re being met
- Should documents be made public - a member of the public has asked that all documents should be transparent and in the public domain.

5. Matters arising

To consider matters arising from the minutes not addressed by the agenda.

5.1 NDP documents are being developed and not all things can practically be put on to the website until agreed by the Steering Group.

5.2 Chair to discuss with the Clerk about the – FOI requests on the publication of NDP documents

The Chair outlined forthcoming NDP events with a presentation slide.

Q1. When is the HCC Strategic Traffic meeting taking place?

A1. Chair to meet HCC - 16th June

Q2. What is happening about land being Bohunt?

A2. Chair is considering a presentation about all sites mentioned.



6. NDP Draft Policies - Alison Eardley (Policy Consultant)

- **Vision to Policies - To discuss how our Vision is supported by our Policies (Appendix 2)**
- **Alison Eardley - To discuss and plan for work involved and decide next steps**

6.1. AE introduced herself. She has worked on a number of neighbourhood plans and is an independent planning consultant based in Kent. She highlighted the following:

1. AE acknowledged the amount of work that has been done by the Steering Group; the document needs a final push to get things into a proper report format;
2. AE has been given list of policies; some policies should be Consolidated and put into a sensible order

6.2 AE gave a PowerPoint slide illustrating how the plan is in order. Key points to consider:

1. The Plan needs mapping – AE can do this using GIS
2. JK confirmed that the Parish Council has access to datahub
3. EHDC can also do this and create overlays
4. AE recommended that a Policies map be created showing designation, protections orders, allocations etc.
5. The Chair is meeting with EHDC on 15th June so will have more answers after then
6. Sustainability – all plans have to be screened as to whether they will have negative environmental impact; rule of thumb is that if plans are not allocating sites, an environmental screening is not required;
7. AE recommended adding a “storyline” in the document and demonstrating engagement/consultation with the local community

6.3 There was a wider discussion on the prioritisation of sites/settlement

6.4 Comments on individual policies:

6.4.1 Housing strategy

- needs more work;
- Housing Needs assessment has been prepared – focus on smaller dwellings
- allocation of affordable homes has been in line with strategic policy



6.4.2 Character heritage and design

- pin down what we mean at a parish or settlement level; design guidance and codes from government
- AECOM will help and take photo
- put into document a detailed guidance for Liphook parish and individual settlements; “*Must be in keeping with local character*” - application to locality/AECOM to do this – will underpin the document

6.4.3 Climate change and design

- 100% target in reduction of greenhouse gases
- Theme of renewable energies should be included
- All Liphook conservation areas need to be included in the policy
- Potential to explore a project for more conservation areas
- Local groups might help identify heritage areas
- Grants available at EHDC to support heritage at risk
- Shop frontages – has there been an audit – what are the guidelines?
- Management plan for the conservation area could be created – approval of modern frontage

6.4.4 Economy

- This section requires more detail
- Conformity reference – objectives need to conform with national policy

Action: AE to review economy section as it needs more detail

6.4.5 Environment and green space

- Delivering net gain in biodiversity – loss of protected areas in Liphook – Environment Act – bringing in mandatory requirement to provide 10% net gain in bio diversity (DEFRA calculated)
- Consider using ancient woodland and tress for enhancement; this is a Natural England priority

6.4.6 Local green spaces - optional

- Fairly small and close to community they serve;
- Identify areas of historic significance, recreational value; tranquil, diverse in wildlife. – audit these areas;
- Identify potential candidates and raise protection of the areas to greenbelt



6.4.7 Community Facilities – optional

- Safeguard current facilities – allotment
- Provide information on; community growing spaces; Liphook in bloom, data on oversubscription of allotments;

6.4.8 Dark skies – optional

Dark skies policy can be included subject to data availability; CPRE can undertake a mapping exercise

6.4.9 Transport

- Planning document and not transport document
- Reduction of congestion; encourage active travel/ sustainable travel;
- Evidence supported by maps; paths and walking routes; document should consider how they could be improved and connected better; considerations such as electric charging points on each new home?

6.5 Other areas for inclusion in plan to include

- Implementation and plan review – section should be added
- Glossary and appendices
- Evidence and justification

Chair thanked AE and invited questions from the public.

Q3. Should the NDP assess Land Behind Bohunt School and find favour?

A3. SDNP will not support any development in Liphook – “exceptional” status of being built on greenbelt

Q4. What happens to houses that do not confirm to statutory requirements i.e., no energy capture?

A4. New Houses have to adhere to building regs. Builders watered down over the past 10 years – developers can get round it; national policy in getting tougher; although NDP is bound by national policy it gets community views into the mind of decision makers;



7. NDP Proposed Sites

- a. **To discuss and plan for work involved and decided next steps.**

Postponed to next meeting

8. NDP Public Consultation / Open-Day

- a. **To discuss scope, roles and responsibilities to deliver the day (23rd July 1000 - 1400)**
- b. **To agree a plan of action and next steps**

Action: KW to arrange a meeting to discuss open day – working party to be created to lead on this

9. Public Participation Session

The Chair gave an overview of the proposed and use a PowerPoint slide to potentially illustrate a possible layout of the open-day.

There would be a number of individual stands with developer representation for individual sites - Passfield, Westlands Park (SDNP), southeast Liphook (Chilly Farm and Devils Lane) and Penally Farm.

There will also be a range of stands hosted by members of the Steering Group on themes including Vision to Policy, NDP structure, Site allocation, Climate and health and infrastructure. There will be an open Q&A section.

Q5. Is the event being advertised?

A5. The event will be publicised on the NDP website, Facebook, leaflets, posters and the Millennium centre website

10. Review of Tasks

Action: KW to arrange a meeting re open-day.

DS – affordable housing theme; DS circulated – policy information; Housing needs assessment safer neighbourhood's design;

Highlighted key issues in this work:

- 1) Provision of balanced mix of dwellings
- 2) House types – to meet needs of the community
- 3) Dwelling location – principled of natural surveillance and access control
- 4) Security of tenure
- 5) Assessment of suitability due to rent regime
- 6) Priority local residents and families



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11. Date of next meeting

7.30 pm, Tuesday 12th July

Meeting closed at 9.22 pm