



Bramshott & Liphook Neighbourhood Development Plan Steering Group

A meeting of Bramshott & Liphook NDP steering group was held at Liphook Millennium centre on Tuesday 12th September 2023 at 7.30 PM

**7.30 - 8.35pm Residents questions and discussion
8.35 - 9.45pm Steering Group agenda – previously circulated.**

MINUTES

PRESENT:

Louise Bevan (LB) – Chair
Cllr Jeanette Kirby (JK)
Barbara Jacobsen (BJ)
David Sawyer (DS)
Andrew Thornhill (AT)

Members of the public were present (MP).

1. CHAIR WELCOME & INTRODUCTION

LB opened meeting at 19.33.

Based on members of public prior knowledge/interest in the NDP, decision made to switch agenda to begin meeting with public participation session, followed by formal SG agenda.

2. PUBLIC PARTICIPATION SESSION

- BJ asked MP's where they had heard about the meeting: saw it listed online, but not through NDP website/PC website.
- LB recapped some history of the NDP and purpose of session.
- MP asked about site allocation – why aren't we allocating?
LB: No consensus in the Parish, difficulty working with out of date Local Plan and EHDC emerging plan, allocation is a lengthy process. Made decision earlier in the year.
- MP emphasised importance of providing genuinely affordable homes for Liphook residents. Young people of B&L are being forced to move to Bordon and Alton due to unaffordability of B&L.
- MP asked role of members of the Steering Group present. SG introductions.
- LB recapped the story and status of the NDP.
- JK arrived 19.54.



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- LB reviewed what an NDP can do, cannot do and must do referring to NDP presentation slides on the website.

A NEIGHBOURHOOD DEVELOPMENT PLAN

CAN

- NDPs are a way that communities can directly influence any development applications in their area.
- They identify what is needed locally - new homes, shops, offices and other development such as leisure and entertainment facilities and community centres
- Set out vision for the neighbourhood & planning policies that developers are required to comply with
 - Influence what new buildings look like- their character & quality of their features
 - Protect local green spaces, allotments, play areas, parks and gardens
- NDPs can identify suitable sites for development and allocate in the plan – 30-40% NDPs allocate sites - allocation is not a requirement of an NDP
- Made NDPs receive 25% CIL (Community Infrastructure Levy) contribution for every house that is built (£15% for areas without an NDP)
- CIL is used by the parish to provide what the community needs

A NEIGHBOURHOOD DEVELOPMENT PLAN

MUST

- Be in general conformity with the strategic policies of the Local Plan & with National Planning Policy Framework.
- Be screened to ascertain impact on the environment & species habitats and whether a Strategic Environmental Assessment (SEA) or Habitats Regulation Assessment (HEA) is required

CANNOT

- Conflict with the strategic policies in the Local Planning Authority's (LPA) Local Plan
- Be used to prevent development included in the Local Plan
- NDPs cannot write policies to propose new roads, traffic calming measures, speed enforcement etc. This is the role of the Highways authority
- NDPs not responsible for infrastructure such as water, sewage and drains – infrastructure is monitored by relevant organisation, e.g. planning authority
- Discussion about Allianz site and it's proposal for retirement home. MP and SG agree on proper support needed for ageing population. MP: no bus service for elderly people makes Liphook a difficult place to live for them.



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- Following interest in Safe & Active Travel, LB highlighted policies from this chapter of Formal Draft NDP.
- MP: Important for schoolchildren to be able to walk safely wherever possible, with addition of paths and cycleways as opposed to a new road, this would mitigate traffic especially around Bohunt.

20.35: Closed Public Participation and moved onto Steering Group Agenda. MPs chose to leave meeting.

3. APOLOGIES FOR ABSENCE

Cllr Peter Curnow-Ford, Raine Ryland, Chantal Foo, Dennis Smith

4. DECLARATIONS OF INTEREST

None.

5. MINUTES OF THE LAST MEETING

JK proposes to approve. Seconded by AT. No objections.

6. MATTERS ARISING

No matters arising.

7. NDP ADMINISTRATION

- Recap: since July SG mtg the NDP now has formal draft approved by the Parish Council. Regulation 14 is more than half-way through.
- Locality grant: full amount requested has been awarded (£6,485). This covers Alison Eardley (planner) to support:
 - NDP and developer's meetings on 19th Sep
 - Development of the submission version of the NDP
 - Preparation of consultation statement and basic conditions statement
 - Support of NDP examinationThe Grant also supports publicity for Regulation 16.
- Grant has been made in LB name. Action for LB to transfer to PC Clerk for administration purposes.

8. REGULATION 14 – FORMAL NDP DRAFT CONSULTATION

- **Feedback received so far**
 - BJ has put together analysis of NDP marketing reach so far – work in progress. Website hits are high in the thousands, showing good exposure.
 - Residents feedback to plan: So far roughly 50/50 agree/disagree with the plan as a whole. Issue that some residents are voting 'no' to the whole thing based on them having one specific issue in the plan e.g. lack of mention of public transport. Agreed SG need to better communicate the bigger picture for next stages.



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- Responses to Green Spaces & Heritage designations: 4 objections to Local Heritage designations, and 2 to Green Spaces.
 - Heritage – 2 objections based on changes to architecture making them no longer historically significant. 1 based on already being in conservation area. 1 no reason given.
 - Green Spaces – both feel they are already looking after the spaces and don't want any additional restrictions.To wait until end of Reg14 to address objections as a whole rather than individual objections.
- **Promotion of the Formal Draft in final weeks**
 - Recap of marketing done so far including banners, displays, website, community mag and social media. To push for a final press release and keep up social media posts.
 - NDP has been a topic on local Liphook TalkBack website with misinformation & criticisms. SG has compiled a list of questions based on the key issues raised in this forum, to be answered in updated FAQ page posted on website and linked in the forum.
 - Based on members of public having missed official NDP marketing messages and found out about NDP through TalkBack, SG still needs to do more to reach out to people for Regulation 16.
 - Considering pamphlet addressing key issues (location development, traffic, environment). Future SG meetings to focus on key issues that people will be interested in.
 - SG to be firmer with wording at this stage to spell out the benefits and importance of plan.

9. DEVELOPERS MEETING 19TH SEPTEMBER

- Invitations have been sent to developers that have engaged with NDP in past year. 4 confirmed attending.
- SG to be careful not to offer an opinion after developer presentations, The purpose of the meeting is to gain feedback on the NDP policies. No comments or assessment will be made of any proposals. Questions after presentations would simply be to clarify anything unclear.
- Final details and reminder to unconfirmed to be sent this week.
- Question raised whether to extend invite to more developers (who have not engaged with the NDP in past year). SG agree no, there is not an exhaustive list therefore whoever is notified could be seen as favouritism. Our current list has justification. The meeting is also listed on NDP and Parish Council website and any additional developer can approach us if interested – one developer without email invite has done so.



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- Residents' groups to be notified of meeting by email, but made clear it is not an open forum.
- BJ left meeting at 21.21.

10. IMPLEMENTING THE PLAN

- Working with the Parish Council for the emerging NDP
 - SG is working with PC to form a sub-committee of PC Planning Committee. This to be for a transition period until PC takes full ownership. Terms of reference to be discussed at October SG.
- Testing the policies: Ajax House scheme
 - NDP 'road test' assessment on Ajax House (Allianz) proposal has been completed and circulated to SG by AT. 21 NDP policies have been assessed against their planning proposal and relevant design codes linked to underpin. This case study is interesting for its change of use of site (from employment) – link to local housing need.
 - SG are considering how to take this assessment forward with PC.

11. REVIEW AGAINST THE TIMELINE

- Pre-submission document to be updated to Submission document following Reg 14.
- SG needs to collect evidence as part of Reg 16. NH to progress with compiling.
- To meet with EHDC and PC for approval in December.
- 6-week consultation (run by EHDC) proposed Jan-Feb.
- EHDC to collate feedback and send to examiner March.
- Examination April.

12. TASKS, ACTIONS & ITEMS FOR NEXT MEETING

- LB/NH: Completion and listing of updated FAQ page to address key issues of NDP
- BJ: Complete analysis of NDP marketing reach
- AT: Work with PC to determine use of road-test Ajax House assessment
- NH: To compile feedback from residents, groups, statutory bodies and developers after 22/9
- LB: To amend locality grant addressing

13. DATE OF NEXT MEETING

The next SG meeting to be held on Tuesday 10th October 2023.

Meeting closed at 21:45.