

Hook Neighbourhood Plan



Minutes of the Hook Neighbourhood Plan Steering Group Meeting Thursday, 17th August 2017 at 19.00 hrs Hall 2, Elizabeth Hall, Raven Road, RG27 9HH

Present **Martin Whittaker (Chair)**

Sandra Smith
Sue Mesher
Rob Leeson (District Councillor)
Anne Atkins
Sue Mesher
Jane Worlock (Parish Council Chair)
Debra Davies (Parish Councillor)
Christine Randall (minutes)

17.59 **Welcome and apologies for absence**

Apologies were received from:

Mike Morris (District Councillor)
John Orchard (Parish Councillor)
Jane Bonnin (Parish Councillor)
Angelo Arulchelvam

17.60 **Minutes of the NPSG Meeting held on 21st July 2017**

Members agreed the minutes as a true record of the meeting subject to amendment of minute no 47 to 58.

17.61 **Actions from previous meetings**

All complete except:

17.46 Action JB and MW to look at website news feeds – **ongoing**

JB/MW

17.56 Masterplanning

The Masterplanning package had been agreed, and work will start soon. It will deal with the Village Centre and the Business Park.

Action JO to copy the relevant maps to RL. **Closed complete**

RL and JO will then reconcile their views of the Centre **ongoing**

RL/JO

17.62 **Project Plan**

RL reported that he is working on an update of draft 0.9 of the Neighbourhood Plan, previously circulated with no comments received. There remain some areas of the plan to be supplied but progress had been steady and version 0.10 will be circulated as soon as possible. JB has supplied information about Hook that completes part 1 of the draft. JW is to meet with RL to progress this part of the draft.

The environment chapter will be as is but will express some of Janet West's submissions.

RL proposed that various chapters of the draft plan be a steering group draft for the use of HPC as guidance for future land use not policies.

There is further work on the transport and parking section expected to be submitted by JO. JW informed the meeting that Chris Cornwell (ex- Hartley Wintney Councillor and local expert on bus transport) wants to meet with JW and JO for a consolidated agreement on the use of a community bus.

MW informed the meeting that a land use policy only applies to bus stops not to provision of buses.

RL has allowed 3 weeks for the completion of the work to the draft plan and when this is complete will allow 20 days for members to review the document. A schedule to be sent.

Action RL New version of the draft plan and schedule for agreement to be sent to members, to include meeting dates.

RL

AA questioned if the group should look at the business surveys again given the number of premises expected to be converting to flats. RL informed the meeting that the next draft of the plan will look at these issues.

Members discussed the recent site assessments and agreed that this will be part of the evidence base for the NP, and will not include aspirations on sites that have not officially come forward for development or where there could be commercial in confidence issues.

17.63 Update on Hart Local Plan

RL reported that the Grove Farm (Netherhouse Copse) appeal is still in progress the SMAA has been attacked during the course of the appeal and the SMAA could be found untenable.

The new administration is ploughing on with the current plan and there is no change of policy.

Provision of anew settlement remains as the main policy objective and this will still go ahead even if the Grove Farm appeal fails; the dwellings would just be a buffer against extra requirements.

The Government are imposing a new methodology on the calculation of SMAA and if the HDC Local Plan is not complete by April 2018 the requirement for housing could change substantially to our detriment. HDC are, however, expecting to the Local Plan to be complete before April 2018.

There is still no certainty of the housing requirement for Waverley and Rushmoor, the inspector for their Local Plan could substantially increase the housing numbers. This may be by as much as 8000 to 10000 dwellings - this equates to 27%.

RL advised that all three possible new settlements are still in play: Murrell Green, Winchfield and Rye Common, and if a further requirement for housing is identified all sites can provide more housing than the current proposals. Two of the proposals can be viewed in the evidence base on the HDC website. The Rye Common proposal is not yet available for public view.

The responses to the recent consultation are not yet available. There will be a LPSG meeting late September; following this meeting the comments may be available for public view.

MW asked RL if there was any progress on our proposal that the requirement in the draft Local Plan for 87 dwellings on greenfield land should have the greenfield restriction removed, so as to allow it to be allocated to be changed from greenfield to a brownfield sites. RL agreed to speak to the officer D Hawes and also highlight other silly mistakes.

Action: RL to speak to HDC about the 87 dwellings and other inaccuracies in the proposed Local Plan. RL

MW asked about the proposed policies on employment sites that the NPSG want to be amended so that the Rawlings site can be used for mixed use commercial/residential.

RL replied that he thinks there is no problem with this change to the designation of the Rawlings site as Rawlings are expected to be moving within Hart.

17.64 **Site Assessment Report**

Concerns were expressed about the format of the report and that not all the sites that were expected to be assessed appeared to be. MW agreed to contact Una McGaughrin (AECOM technical advisor) and try to clarify the content of the document.

Members agreed that the sites that are aspirations or based on local hearsay knowledge could not be included in the document for site assessment. This could be subject to commercial in confidence information: MW will explain this to UM.

MW will ask Una if the group can make changes to the proposed site assessment document and suggest that the NPSG could add to her comments with local knowledge. According to the report, at present, there are 4 sites that could be assessed totalling some 200 dwellings. The proposed Local Plan calls for 87 dwellings. However, it would be useful for the future if the Plan could prioritise the order of sites. Prioritisation should only be by use of testable criteria.

Action: MW was given full authority by the group to liaise with UM on changes or clarification to the site assessment document.

MW

17.65 **Update on Masterplan**

MW reported that he and JO had met with Mark Hughes from AECOM, provider of technical support in this area. They concluded that there is no value in including the Business Park in the Masterplan as the conversion of offices cannot be resisted due to permitted development rights. The Village centre is to be the objective of the Masterplan.

Minutes of the AECOM meeting are attached as an annex to these minutes.

At present the Masterplan is scheduled to be complete by 1st Feb 2018. This seems an extended period of time and **will be questioned by JO.**

JO

Members were unsure as to the scope and value of the Masterplan, but this may become clear later in the process. JO will be able to advise the group and as to if the plan is guidance or policy and how this relates to the group being unable to direct which retailers decide to trade in Hook.

JO will be point of contact and representative of the group for the Masterplan.

17.66 **SEA and HRA screening**

SEA:

JO has taken expert advice at AECOM: they have advised that 12 weeks not 12 months is a suitable timescale for the completion of SEA. MW has not yet spoken to the expert giving technical support but has indicated to the expert that he is happy to attend a meeting and thinks that UM would be a useful addition to the process. Some clarity of the current situation is required.

HRA:

MW has made contact at with the expert at AECOM. Although that there is an SPA avoidance strategy in the proposed Local Plan, the SANG capacity is

unknown. When the group have made site selections the document will need to show that there is SANG available and where this is, or the NP will fail.

17.67 Updates to NP document

The document was discussed and a number of points resolved. RL will continue to update the document.

RL

17.68 Next meeting – Room 2, Elizabeth Hall

21st September 2017

Advance apologies were given by JW and SS

The meeting closed at 21:45.

Christine Randall 12th September 2017

Annex: Minutes of Masterplanning Meeting with AECOM

Subject	Hook Neighbourhood Plan
Date	26 th July 2017
Time	9am
Location	Site
Attendees	John Orchard, Hook NF (JO) Martin Whittaker, Hook NF (MW) Annalie Hadfield, Hook PC (part) Mark Hughes, AECOM (MH)
Prepared	28 th July 2017
Prepared by	Mark Hughes, AECOM
Distribution	All above

The key actions arising from this meeting were as follows:

Item	Action
<p>1. Quick tour of the main sites – the Village Centre and Bartley Wood Business Park. In discussion, it was agreed that the focus should be the Village Centre as the extent of change currently envisaged for the Business Park and the speed with which things are moving, seems to militate against a coherent response from the NP in the time available. Agreed that the focus should be (in respect of the Village Centre):</p> <ul style="list-style-type: none"> - Where is it (i.e., extents, inclusions/exclusions)? - What is it (how is it defined, how should it be defined)? - What should it be, moving forward? - How do we get there? 	
<p>2. The Village Centre is designated a District Centre in the HDC hierarchy. There is a mix of retail (relatively low-level provision) and some services and commercial space. The central area is dominated by road infrastructure and there is a relatively incoherent townscape, with few buildings of architectural merit or heritage value (Acorn House and the two White Hart pubs being notable exceptions).</p> <p>The opportunity, for the Hook NP, relates to the definition of a clear vision and a spatial plan for the Village Centre that reinforces its role as the central area for the town. There are some structural issues relating to accessibility and connectivity between key components of the village, e.g., the relationship with the school and the volume of traffic using the town centre as a cut through to points north and east.</p>	AECOM to review

<p>3. There are a number of wider issues, relating to development pressures on the town, which have the potential to undermine the role and status of the Village Centre:</p> <ul style="list-style-type: none"> - West of Hook, development of c.500-700 homes - Merrell Green, development of up to 1850 homes, plus a new centre and school - The ongoing PD change from commercial to residential in the Business Park - A new, relatively large Sainsbury store in the north-east quadrant of the town, with associated housing (200-500). <p>A strategy for the Village Centre will need to address the potential impacts (for better and for worse) of these proposed and actual developments.</p> <p>JO has a plan showing the location and potential housing numbers attached to each of these development opportunity sites. He will issue to AECOM as a pdf.</p>	<p>JO</p>
<p>4. There are also a number of sites where there is apparent interest in either some form of development/regeneration:</p> <ul style="list-style-type: none"> - Taylor Wimpey building; - Garage sites along London Road; - Grand Parade; - Site adjacent Bell Meadow Road, and - Sites on Elms Road. <p>It is likely that these will form the core sites of any opportunity plan – to be discussed with NF.</p>	
<p>5. AECOM to organize a more comprehensive site visit, with the potential for some interviews/meetings with parties identified by JO/MW:</p> <ul style="list-style-type: none"> - Paul Clewett (Hook Historical Society) - Others (JO and MW to advise) 	<p>JO/MW</p>
<p>6. Programme: AECOM deadline for this project is 1st February 2018. JO and MW to consider how best to align AECOM inputs with HNF's programme.</p>	<p>JO/MW</p>
<p>7. Next steps: AECOM to undertake more detailed visits to the sites and prepare initial ideas for each.</p>	<p>MH</p>