

# Hook Neighbourhood Plan



## Minutes of the Hook Neighbourhood Plan Steering Group Meeting Thursday, 17 November 2016 at 19.30 hrs Hall 2, Elizabeth Hall, Raven Road, RG27 9HH

**Present** Jane Bonnin (Parish Councillor)  
John Orchard (Parish Councillor)  
Anne Atkins ((Parish Clerk)  
Martin Whittaker (Chair)  
Barry Deller  
Sue Mesher  
Christine Randall  
Janet West (JWe)  
Diana Whittaker (Secretary)

Debra Power, AECON  
David Fryer Whitewater Health, PPG (Patient Participation Group)  
Keith Holness, PPG  
Alan Mabey PPG

### 16.72 Apologies for absence

Apologies were received from Debra Davies, Rob Leeson, Sandra Smith and Jane Worlock

### 16.73 Minutes of the NPSG Meeting held on 6 October 2016

Save for “provision” being substitute for “design” in 16.64.02, the minutes were agreed by those present at the previous meeting as a correct record of that meeting.

DW will arrange for the minutes to be put on the website.

**DW**

### 16.74 Matters Arising

16.63.02 : MW made the changes and sent to RL for comment. No adverse comments have been received.

**RL**

16.63.03 : Definition of “Hook Centre” awaited.

**RL**

16.63.08 : It is expected that the explanatory document to be circulated prior to the Residents’ Referendum will be needed towards the end of 2017.

16.64.02 : JO said that a document might not be needed by HPC, but he will consider and check HDC and HCC standards. As previously, if Hook requires a higher provision, this will have to be written into the NP.

**JO**

16.65 : JWe sent a draft Environment policy document to MW on 10 November, which has now been included in the latest draft Plan.

16.66 : Green spaces draft policies awaited.

**DD**

16.67 : JO has submitted the draft foot and cycle strategy and policies, which have now been included in the latest draft Plan.

16.69 : JB has identified some views for protecting, mainly in the vicinity of the Whitewater, and will provide details.

**JB**

## **16.75 Hart Local Plan**

16.75.01 Because the release of the draft Local Plan had been further delayed, the meeting on 10 November 2016 had been cancelled.

16.75.02 CR had attended the presentation of the Hartlands Village outline plan which makes provision for 1,500 homes on brownfield land. It is expected that these will be included in the Local Plan.

## **16.76 Site Selection**

It was repeated that Site Selection needs to be carried out in order to control the design and style of what is built. This is not confined to housing, but should include, inter alia, space for necessary provision of services, e.g. health facilities, specialised housing.

## **16.77 AECON / Locality**

16.77.01 Debra Power was introduced to the meeting. Her company provides government-funded technical support to Plan Groups on behalf of the Department of Communities and Local Government (DCLG), including the delivery of Local and Neighbourhood Plans.

16.77.02 JO and MW had had an initial meeting with DP during the previous week and she had been given a copy of MW's latest draft Plan (draft 0.3 November 16).

16.77.03 There is a sequence of grant supported packages available. Details are at [http://mycommunity.org.uk/wp-content/uploads/2016/08/Neighbourhood-Planning-Guidance-Notes\\_Aug16.pdf](http://mycommunity.org.uk/wp-content/uploads/2016/08/Neighbourhood-Planning-Guidance-Notes_Aug16.pdf) page 18. It was agreed that MW will liaise with AA to submit an application to Locality, firstly for the Facilitation Support Package.

16.77.04 The Housing package may be needed. Assistance on housing needs assessment is available. This would be based on the last census, government projections and other local housing requirement evidence that has been gathered by HPC and the SG.

16.77.05 The SG would be entitled to Technical Support if more than 500 homes are allocated. The Facilitation Support package will lead to the Site Selection Package.

16.77.06 A SEA (Strategic Environment Assessment) will be needed with which ACON can assist. There is a possible but unlikely need for habitat and sustainability appraisals. The SEA takes quite a long

time to produce because of the need to consult public bodies, e.g. Environment Agency, Natural England and Historic England.

16.77.07 NPIERS <http://www.rics.org/uk/join/member-accreditations-list/dispute-resolution-service/drs-products/neighbourhood-planning-independent-examiner-referral-service-npiers/> carry out a free robust pre-submission check of all Plans

16.77.08 “My community” has a Technical Advice helpline.

16.77.09 Questions to DP included whether the Plan could control the conversion of the Business Park offices to flats. Article 4 directions were discussed. An Article 4 Direction removes automatic permitted development, thereby reinstating the need for planning permission for change of use.

16.77.10 DP advised that careful consideration should be given before including zoning only for housing, which could create “white elephants” over the long period of a Plan. However, these can help uncontrolled piecemeal development.

**16.68** The PPG representatives attended the meeting in the hope that they would be able to obtain specific information on the number of residents for whom medical cover would be needed during the period of the Plan. It was explained that this information cannot be assessed until the Local Plan is available. There are now so many different areas, and combinations of areas, in Hart currently being considered that the potential number of residents is speculation.

**16.69** **Next meeting – Room 2, Elizabeth Hall**

15 December 2016

The meeting closed at 9.55 p.m.