

Hook Neighbourhood Plan



Minutes of the Hook Neighbourhood Plan Steering Group Meeting Thursday, 21st September 2017 at 19.00 hrs Hall 2, Elizabeth Hall, Raven Road, RG27 9HH

Present Martin Whittaker (Chair)

Sue Mesher
Rob Leeson (District Councillor)
Anne Atkins
Jane Bonnin (Parish Councillor)
Christine Randall (minutes)

In attendance: Sean Haffey

17.69 Welcome and apologies for absence

Apologies were received from:

Mike Morris (District Councillor)
Sandra Smith
Jane Worlock (Parish Council Chair)
Debra Davies (Parish Councillor)
John Orchard (Parish Councillor)
Angelo Arulchelvam

17.70 Minutes of the NPSG Meeting held on 17th August 2017

Members agreed the minutes as a true record of the meeting subject to an amendment to 17.63 87 dwellings to have the greenfield removed to allow the dwellings to be allocated to brownfield.

17.71 Actions from previous meetings

All complete except:

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

17.56 RL and JO to reconcile their views of the Centre **ongoing** **RL/JO**

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

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

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

17.65 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. **Ongoing** **JO**

17.72 Project Plan

MW had previously circulated the latest version to members. **Action:** RL to update the progress on the document. **RL**

17.73 Update on Hart Local Plan

RL informed the group that a brief was given to District Councillors that afternoon and evening on the progress of the Local Plan.

The number of responses to the recent consultation is now stated as 1,500 - slightly more than previously stated.. Work to collocate from the recent consultation is still ongoing, HDC have hired a team to progress the work and has called on resources within Council.

The proposed Local Plan document has been reviewed by an independent assessor and found to be good basis for moving forward . The current direction for the Local Plan is set by the March 31st deadline when Government will step in if there is no plan in place. This could result in Government making a further requirement for housing. Also, the loss of the new homes bonus has driven the need to have a plan in place, although there is some indication that Government will not be penalising Councils.

HDC intend to press on with the proposed plan as is: this would be subject to the analysis of the comments not revealing a showstopper. This approach is endorsed by the new administration and accepted as the only way forward.

The Government have launched a consultation document with a new calculation method which could supersede the SHMAA and potentially it come up with different, lower numbers. This seems at odds with Government policy particularly where there are affordable housing issues. As the result of the consultation will not be available until March 2018 there will be no changes to the requirement in the Local Plan. Also, the Grove Farm appeal may cast doubts on the method used for the SHMAA.

HDC have decided that as it is unclear exactly what is happening they will move forward with the Local Plan based on the current method for calculating the housing requirement. Some groups will claim that based on the new suggested calculations the Local Plan will overprovide for housing, but HDC must press forward with the plan.

HDC Members agreed that they need to come up with a strategy. 3 options are still the main elements of the plan: Murrell Green is leading despite some disagreement between Members. HDC has had to launch the transport assessment, this includes Murrell Green. There are some problems with air quality and the effect on the Thames Valley SPA but this is not expected to stop development.

MW asked if the housing requirement number goes down, would urban extensions come in to play. RL replied that the Inspector doing an independent review has advised HDC not to use vague figures without support of documentation.

Numbers are to be re-calculated including the HCC certified dwellings figure. 87 dwellings to be allocated via the NP will change when numbers are re-calculated

Responses to the recent consultation will be published around the end of October. The new numbers of completed dwellings and dwellings with planning permissions may also be available at the end of October.

RL has agreed with HDC that the requirement for 87 dwellings can be provided on brownfield sites.

MW had received correspondence from Vortal regarding their site they put forward in the call for sites. Members agreed that this site should be included in site assessment, MW having consulted with UM. This could be a site reserved for older people and possibly part used for the new Rawlings site. Further investigations will be required: agenda item at the next meeting.

Members expressed some concerns regarding the Brownfield register, once accepted to the register the site would automatically be granted planning permissions.

17.74 Site assessment

MW advised Members that he considered that AECOM's work was now complete and that any refinement would have to be done by the Group. MW advised the group that the report is not a public document, but the base from which we produce our own assessment report, taking account of local knowledge, local factors, and the continual changes in the Local Plan landscape. Site list includes all the SHLAAs, the brownfield sites we provided. The ones that came out of the Call for Sites are all in the SHLAA list.

Assessment of the SHLAA sites has not been re-done as the Hart one is still valid. Although the 87-home figure is not fixed, there is no point in allocating the large sites as they are in excess of anything that Hart is likely to require the NP to allocate.

Members agreed that the brownfield sites that are known to be coming forward will be the highest priority for allocation in the NP. Sites with constraints will be given a lower priority until they become viable.

Action: MW will compile a list based on the priority agreed **MW**

Action: CR will produce a justification for the non-selection of the Hop Garden SHL9 based on the appeal that was dismissed. **CR**

Action: AA to clarify that there is access to SHLAA 193 via the business park. **AA**

17.75 Update on Masterplan

JO to advise at next meeting

17.76 SEA and HRA screening

Ongoing

17.77 Updates to NP document

RL reported that he has circulated the current iteration of the NP. RL has completed his part of the document and is now reliant on comment and input from the NPSG.

Transport: Some parts already sent but RL needs to talk with JO about transport further work. **RL/JO**

Environment will be requested as conditions to planning permissions and tied to structure. RL will request review and technical input on environment from JWe.

Design OK

Education – JW has input

Business and Economy – questions still to be answered, may need another business survey.

Green spaces: the doc needs the green spaces map, previously requested. RL has talked to the Parish Office who suggested that RL talk to HDC for the information contained in the mowing contract. HDC then suggested GIS but RL still hopes for the map of the mowing contract document.

RL is looking into Hart GIS.

Action: RL to pursue a map of the open spaces in Hook Parish. and produce headlines for areas of community value with justification. **RL**

AA asked if the population numbers include Rotherwick. RL confirmed they were just for Hook.

SM informed RL that DC (technical support) said that he would overlay the results of comments on the survey.

AA asked if funding needed in the next HPC budget, this question was deferred for the time being.

MW asked members to agree on the next step when the parts are completed and suggested that Katie Bailey (HDC) could be approached to review the plan or suggest a candidate.

Rotherwick Parish used an inspector.

Action: AA to talk to Rotherwick or Odiham Parishes to find out how they arranged review.

AA

Action: AA to find out if there is more funding available for the final titivation of the report.

AA

17.78 Next meeting – Room 2, Elizabeth Hall

19th October 2017

The meeting closed at 9:55

Christine Randall