

SHERFIELD ON LODDON PARISH COUNCIL



NEIGHBOURHOOD PLAN FORUM

Minutes of Neighbourhood Plan Forum held on 21st August 2014

Present - John Darker (Chairman), Alan Ball, Ivan Gosden, Sandy Johnston, Bruce Batting, Natalie Larner, Bryan Jenkins, Steve Levin, Ian Wilson, Oliver Bartrum, Mary O'Connor, Venetia Rowland, John Attwood, Pamela Darker, Heather Deeprose, Ian Deeprose, Kym Greener and Peter Hayes (Minutes).

Apologies – Howard Perkins, Peta Alvares, Rhydian Vaughan, Kathleen Gaiger, Norman Smith and Margaret Smith.

1. Introduction

JD welcomed everyone and referred to the opportunity to bring things up to date.

2. Minutes of last meeting (26/06/14)

The Minutes were accepted as an accurate record.

3. Matters arising not on the agenda

JD reported that there would be 2 documents for dissemination of the March questionnaire results:

- i) An 8-page summary which would be distributed door to door across the parish around the end of August. A number of volunteers have come forward to help with the distribution and NL is organising the logistics;
- ii) Full results (c.65 pages) with over 100 text comments were already on the PC website. Hard copies will be placed for browsing in a number of public village locations, the Sherfield Park Community Centre and Chineham Library. Personal copies will also be available to order.

4. Proposal for a policy-led Neighbourhood Plan

JD had circulated a paper presented to the PC on this proposal, which had been circulated to Forum attendees. In summary, this approach does not offer site suggestions; instead, the aim is to concentrate on principles and policies (eg environment; village character; generic principles for planning to include style and design of housing).

Once policies have been drafted they will be sent out for public consultation. All policies must relate to the evidence base (eg the SWOT exercise and the Questionnaire) but more consultation will be needed.

Advantages include cutting the workload eg lots of time is being spent at meetings; if you take site issues out, acrimony is reduced – an issue that bedevils many Plans, according to consultant Sue Jobbins. The approach also has the support of BDBC. As we want to get through referendum we wouldn't want this to fall on choice of a particular site.

JD reported that the PC accepted a policy-led Plan. The PC had also supported continuation of the Plan (recommended at the previous Forum).



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Discussion followed on the NP doing more than supporting the policies of the Local Plan. If policies which the NP supports are already in the LP they do not need to be repeated. It was stated that the 6 members of the PSCNP will draft the policies which will go out to consultation – including the Forum.

JD concluded that a summary of the policy-led Plan paper will go into the summary report of the questionnaire.

5. Reports on meetings with consultants

i) Brian Whiteley (Planning Aid England) – 7th August

BW had presented to the PSCNP on the principles behind policy writing. He had cited a list of NPs at examination or referendum stages to give examples of vision statements, objectives and policies. *Forum members interested in accessing these Plans should inform PH.* BW had also indicated that examiners' reports were worth looking at.

There is a need to check which intended policies are already in the National Policy Planning Framework (NPPF) or the Local Plan. If they are they don't need to be repeated in the NP. BW stated the importance of observing Basic Conditions when preparing the Plan; these include EU obligations on consulting as widely as possible eg with local parishes as well as the Neighbourhood Area population.

ii) Sue Jobbins (Shaping Communities) – 20th August

SJ had delivered a workshop to the Committee on consultation and engagement. She emphasised the scale of thought and paperwork involved and how careful you have to be in drafting a vision, policies etc. She had listed the groups/organisations that need to come on board; landowners need to be kept informed although the Plan will not be assessing potential sites; also local businesses and harder to reach groups (eg the over-60s).

SJ had commented favourably on the comprehensive work done to date, citing the Questionnaire for special mention.

BB said that it would be helpful if the Committee was informed about any people who rarely go out, or are not on the internet, so that they do not miss out on the consultations. JD added young people at school; older teenagers; those aged 25 – 35/40 ie 'busy people' – this issue applied particularly in Taylor's Farm. The Committee would also look to involve lunch clubs, home-based businesses, churches and environmental groups.

6. Report on meeting with BDBC – 15th August

The meeting comprised Committee Members, Brian Whiteley, Sue Jobbins, Alex Munro (consultant to PSCNP) and Ed Rehill (BDBC).

i) ER had updated on the progress of the Local Plan: it would be submitted to the Secretary of State in October. The 748 housing figure p/a until 2029 had been retained from the previous consultation Plan. Hearings will follow in Jan./Feb. 2015 with adoption in June.

ii) There are discussion of the governance review and the question as to whether the Taylor's Farm ward would separate out. The PC would wait until BDBC initial findings were out in October before deciding on re-designation. There was a question on where any new boundaries might be drawn. BB informed that anything beyond Dixon Road to the west of the A33 would mark the boundary (on approval from BDBC).



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Could Taylor's Farm end up without a NP? JD responded that the Plan policies being generic could apply to TF. A new parish could request use of SoL policies. BB added that policies would be there to protect the green spaces TF has now.

iii) The Triangle exception site. Sentinel Housing had withdrawn a proposed presentation to the PC. It remains unclear where they are in the planning process. It appears that 25 units are proposed, with 4 of these being market housing. The site lies outside the settlement boundary and a housing needs survey will be required. Mitchells own the land; Sentinel would be the social housing landlord. There could be two access points off Old Reading Road.

It was clarified that any development there would count as a contribution by SoL to the 150 houses envisaged in the rural areas (Local Plan).

iv) The Thames Basin Heath Special Protection Area. JD said that this was not really an issue for SoL as it would only apply to a development of 50+ houses.

v) Traffic had emerged as a key issue from the questionnaire - this is the responsibility of Hampshire Highways, not the PC. Traffic assessments in respect of the Local Plan will be published later in the year. Traffic/road safety could be a project in the NP for the PC to take forward to influence relevant bodies.

It was noted that Ed Rehill had been very helpful and proactive throughout this meeting.

7. Next steps

JD said that the vision statement would address 'How would we like to see the village in 2029?' Work would follow on objectives and policies and it would take in excess of two months to make progress. It was anticipated that the Plan will go to referendum by the end of 2015.

There was discussion of how the policies would be taken to the parish. A pre-draft could go in the LVL with a simple questionnaire. The Forum would be consulted and there could be an open morning to provide feedback. Once the Plan is completed it will go out to the parish for final consultation. Every comment has to be recorded and the Committee is required to justify its decisions. Once it's gone to BDBC, no changes can be made; examination and referendum follow. If 50% of the turnout votes for it then it is 'made' (passed).

Statements for the vision

JD invited attendees to give their own ideas of what a vision statement might look like:

SJ: *Don't want village to change..although there's a bit of a mess with the roads..speed limits to be maintained..I'd like everyone to be helpful..*

M O'C: *Keeping the community spirit/involvement...speed limits*

JA: *We're an ageing population...young people can't afford to live here*

VR: *Older people don't want to change their surroundings*

ID: *The average age in TF is much lower*

OB: *Access to undeveloped land leading to the river...well kept trees...open land and general maintenance of the natural habitat...*

SL: *Seeing a different parish doing well!*



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VR: *To maintain green spaces keep development to brown field sites...demolish and re-build..small pockets of low-cost housing..two villages could come closer together through Bramley development*

ID: *Footpaths well kept and maintained...*

Date of next Forum meeting: to be notified. There is a lot of intensive work required to produce a draft vision, objectives and policies, which may take some time. The next Forum will be called when sufficient progress has been made to encourage a worthwhile discussion.