

## NEIGHBOURHOOD PLAN COMMITTEE

### Notes of Meeting held at the Liddell Hall on Wednesday, 4<sup>th</sup> September 2013

**Present:** John Darker (Chairman), Bruce Batting, Bruce Jones, Steve Levin, Peter Lansley, Natalie Larner, John Attwood, Bryan Jenkins, Kym Greener, Sandy Johnston, Ivan Gosden & Sally Hennessey

**ACTIONS IN RED!!**

#### 1 **Apologies for Absence**

Apologies for absence received from Alan Ball, Cat Hayward, Oliver Bartrum & Sally Brain

#### 2 **Election of Chairman**

**JD** agreed to take on this role and **SH** agreed to take notes for this meeting.

#### 3 **Notes from Last Meeting on 22<sup>nd</sup> August – discussion of**

**PL** raised some questions, having not attended the last meeting. Had light industrial development been considered? Do we want Sherfield to be a dormitory village? **JD** - no light industry per se but homeworking not precluded. **BB** mentioned the planning application for commercial development at Breach Farm. **JD** suggested dealing with this issue at a later stage. **PL** - Sheltered housing important but what kind? **JD** – ideas not yet developed. A range of housing was covered but nothing finalised. **PL** – referred to the notes on second page. **JD** – to be discussed at today's meeting.

#### 4 **Review of Activities / Matters Arising & Actions from last Meeting**

**a) Demographic Info:** **SL** – has been looking at key demographic info and believes this is not compatible with the pre-submission Local Plan. Seems to imply 150 more new homes required in the Borough (absolute or per annum – not clear). What is our fair share? Masses of info but not sure all is relevant.

**b) Local Estate Agents:** **Bryan** was actioned to speak to Sherdons – see his report in the Appendix.

**Bryan will meet up again with Sherdons to try to quantify historical sales/purchases in the village/parish.**

There followed a general discussion on the **type of housing required** – including the need for smaller houses so older people can downsize and free up larger houses. Need a mix of size & type. **PL** – mentioned an affordable housing initiative some years ago that fell through and became private housing. (Longbridge Close/Kingfisher HA). **KG** - the description “affordable” misleading. **IG** – must look at this village affordability. Although he acknowledged that the Parish included the village and Taylor's Farm, the idea is to produce 2 plans as areas so diverse. **KG** – no room left on Taylor's Farm for any more residential development. **SL** – Is there a need for a surgery there? **JD** – this highlights a facilities issue perhaps more relevant now with the development of Razor's Farm & Redlands.

**c) Analysis of Property Types:** **BB will obtain mix of housing/population from Bas & Deane.** **BB** quoted from the pre-submission Local Plan & confirmed the 150 homes to which **SL** had referred. **SL** asked if the strategic gap was back in. **BB** – drawn up in a hurry – to be confirmed. Settlement boundaries to be reviewed. **SL** informed the meeting that there is an exhibition for the pre-submission local plan at Sherfield Park Community Centre Wed 11<sup>th</sup> Sep 2-8pm. Discussion why this had not been widely advertised and PC was unaware. (*N.B – the day after meeting, exhibition venues appeared in the Thursday Basingstoke Gazette and Parish Clerk confirmed to SH that the PC had not been notified*).

**d) Website:** **AB** & **SH** had discussed the pros & cons of setting up a new website but both agreed that, from a search engine optimisation point of view, the PC website is by far the best option. There is a menu item for the Neighbourhood Plan on our website. **SH to keep site up to date with dates of meetings and will add “Notes” of meetings when confirmed.** General discussion on whether or not the committee and meetings should be statutory PC meetings. The Parish Clerk would need to take minutes and give statutory notice of agenda. This would be a matter for the PC to agree.

**e) List of Pros & Cons:** JD had drawn up a list of suggested pros & cons of living in the Parish and these were included in the notes of the last meeting. SL suggested that, if Razor's / Cufaude developments go ahead then transportation issues will change with an expanded community – should this be in our plan? PL mentioned the problem of living in the village for “walking with purpose”. E.g. impossible to walk safely to Bramley. Saw a need to revisit the proposed Sherfield to Bramley footpath. There followed a discussion about why this footpath had never happened (land owner issues). KG felt there was a problem in Taylor's Farm as you couldn't walk anywhere, especially bad for teenagers. JA asked about possibility of compulsory purchase of land for footpath but this was felt unlikely as Act of Parliament needed. JD agreed further discussion at a later date needed on footpaths/pavements (Bramley / Sherfield / Taylor's Farm / Church).

**Buses:** SL asked if Stagecoach had been involved in development of Local Plan. BB – consultation but no more than that. S106 monies from developers would subsidise bus routes. JD – didn't think it was in our brief to negotiate transport. SL – if Stagecoach has no intention to provide more buses then this affects our development. A discussion then ensued on the local bus service (or lack of it) and that many people preferred to use their car. JD concluded that the quality of the bus service was important for our NP.

**Fast Broadband:** Bryan pointed out this was due in the village shortly.

**Mobile reception:** JA pointed out that the village has dreadful reception with most providers. Problem with people objecting to erection of new masts. Bryan – networks vary but EE has good reception in the village.

**Schools:** SL asked if these were outside our remit. JD – we can say there is a gap in the provision. IG – really down to the LEA.

**Doctors Surgery:** SL asked if we needed a surgery and what would be the required population to warrant one. JD asked if this was really pertinent to the core of the NP.

As a matter of general interest SJ informed the meeting that Old Basing has started its NP.

## 5 **Notes from Last Meeting on 22<sup>nd</sup> August – approval of**

Notes approved subject to 3 alterations (sheltered housing s/b “housing for the elderly”, include “assisted housing” and make sure that it was stressed that the possible sites were only suggestions).

**JD to amend and re-issue.**

## 6 **Other Actions**

**IG - It was agreed that a smaller group be set up** to meet and look in more detail at the possible sites for development (pros & cons, size of each, number of possible houses) before the next full meeting. **TBA**

**BB agreed to bring along the Conservation Area map next time** as this would be very pertinent to any future development.

**JD - All to think about how best to communicate with parishioners. Develop questions.** There was some discussion about the Loddon Link and the role it might play.

**JD - The Agenda** for next meeting would include:

Taylor's Farm

Pros & Cons of suggested areas

Strategy for Communicating

## 7 **Date of Next Meeting**

The next meeting will be held on **Thursday 17<sup>th</sup> October 2013 at 7.30 p.m in the Liddell Hall.**

It was agreed that the meetings would be held on the 3<sup>rd</sup> Thursday of every month from then on.

**IG will call a small working group to examine possible development sites and report back on the 17th**

## APPENDIX

### Notes of initial meeting with Andy Horler of Sherdon Estate Agents on 30 Aug 2013

- Sherfield is an ideal village, people who come to live here want to stay
- Houses are sold because of death, moving to new job or downsizing
- Unique village as it is, it would be a pity to spoil it.
- Features include:
  - Nice range of important shops – general store/butcher, post office/ coffee house, 2 pubs, hairdresser, garage, estate agent
  - Open ground in the centre providing football, cricket, children’s playground, basket ball court, tennis courts, 2 ponds and walking space
  - Restaurant and golf course very adjacent
  - Easy access to M3 and M4 via A33
  - Village hall for hire and organised entertainments including amateur dramatics and annual Fete
  - Range of clubs and groups
  - Village is well run and maintained by an effective Parish Council
- Everything is within walking distance (unlike Bramley)
- Housing demand is for affordable private housing (affordable but not “cheap”)

Quote from their web site: “We urgently require 2 bedroom houses or flats to rent in Sherfield-on-Loddon, Bramley, Sherfield Park”

I asked about the possibility of quantifying historical sales/purchases in the village/parish and Andy said he could do that, but would need more notice and a clear idea of what we want to measure.

Bryan Jenkins

2 Sep 2013.