

20220221-Notes from NP Review Meeting 14 Feb

Attendance:

Richard Carrow - Councillor and Chairman Burghclere Parish Council
Jon Dowty - Consultant, O'Neill Homer
Denis Matthews - Resident
Chris Saint - Resident
Amanda Wason - Parish Councillor
Sandra Whiting - Parish Councillor

1. **Welcome and Introductions.** The meeting began at 1115 due to IT issues, with Denis Matthews joining shortly afterwards.
2. **Review.**
 - a. RC and JD restated the justification for the need to review the NP. JD noted that the government introduced guidance on NP protection, specifically NPPF paragraph 14, which meant NPs were not penalised for LPA under-delivery, to an extent. Para 14 contains 4 criteria (14b applies in our case) and the LPA needs to confirm the other 3 apply
 - b. Our NP was 'made' on 7 May 2021. Protection needs to be re-secured by 6 May 2023.
 - c. Of the 3 types of modification envisaged, a material modification envisages changes to the nature of the plan which would require examination but without a housing allocation no referendum may be deemed necessary.
 - d. The level of details to secure protection must be considered. In the Examination version of the made NP we had 17 policies, 3 of which were removed (B3, B6 and B16).
3. **Next Steps.**
 - a. **Policy generation.** The meeting discussed 5 policies drawn from Southbourne PC's review.
 - i. Self and Custom Build Housing. JD said that B&DBC don't publish a self-build register, although RC noted that the LPA had recently advertised this facility. According to MHCLG data published in July 2021, there were 273 entries on Part 1 of the register but only 164 had been permissioned (one which was Chris Saint's). JD opined that if there was a demand, a site could be allocated (or a proportion for a larger site). His recommendation was this may create similar difficulties with removed Policy B3 and therefore should not be considered further.
 - ii. Design. More work has been generated from and by the government, in particular the 'Living with Beauty' report¹, the subsequent publication of the National Model Design Code and additional design emphasis in the latest iteration of the NPPF. B&DBC had added SPDs in 2018 and on which our NP had drawn. RC will check with B&DBC what work is being undertaken in this field. Design technical support will be available for NP groups from March (meaning approval in May) and only if grant system continues. AECOM can do this work for free or OH can at a cost. All considered this was a legitimate component for review, updating and inclusion.

¹ 'Living with Beauty'. The report of the Building Better, Building Beautiful Commission January 2020.

- iii. Biodiversity. The Environment Bill, enacted in Nov 21², placed a duty on LPAs to increase biodiversity and prepare local nature recovery strategies. The new feature envisages mapping nature networks to link together better and allocating land for biodiversity purposes; something not done before. A 10% biodiversity net gain is now mandated in law. There are some interesting ideas and some concerns. Among the latter is the risk of taking profitable land out of agricultural use through the government scheme to plant 30k hectares of new trees per annum³. There is also a worry about where ministerial responsibilities lie in government. On the plus side there could be useful ways to link together schemes such as Newtown, Burghclere and Earlstone Commons and this could also be a project with neighbouring parish such as Ecchinswell. Natural England Green Infrastructure Map (beta version) is a useful new tool although it is uncertain whether it can be used as an evidence base at this moment.
- iv. Sustainable Accessibility and Mobility (SAM) Framework. Although more suitable for urban areas this concept may be worth considering. RC undertook to do so.
- v. Climate Change. JD felt that government policy on this topic was a mess. While making buildings more energy efficient was sensible there was no enforcement and the risk presently that buildings will require retro-fitting in the future at x5 the cost it would take to design to meet zero carbon standards now and at the householders expense not the house builders'. At examination for our NP this policy had to be removed and he felt we should try again possibly by bolstering Policy B6. OH has drafted a policy that could apply to any NP. OH uses a slightly different approach: focusing on zero energy not zero carbon and requiring post occupancy evaluation
- vi. Summary. JD recommended the group review all existing policies and agree which additional policies should be considered for inclusion. DM asked whether protection would be maintained by a specific number of modifications. JD thought two policies outlined above would be sufficient but we could go further. DM also asked whether a revision would be necessary if B&DBC regained their 5 year land supply (yls) before 6 May 23. The answer was no, but it was felt this scenario was very unlikely.

b. Issues for B&DBC. The LPA have advised through the LPU that Burghclere has met its housing requirement, both in the context of the current plan and for the new one. Nevertheless it is not known whether this might change. This won't be confirmed until autumn 2023 when the LPU will have undergone examination. JD suggested B&DBC be asked to provide an indicative housing number (which would be 0), and which means the examiner would not have to test any more than is what is in the current neighbourhood plan. The second issue is deliverability of the Orchard Homes site within 5 years. It was considered that, given the developer's state of planning, it would be.

c. Looking forward.

- i. Based on the Project Plan provided by OH, it was considered that Regulation 14 could begin in Apr/May, but this be largely dependent on either funding for or approval of technical support to prepare a Design Code.
- ii. This required work now to review and decide on policies.
- iii. JD suggested that without a new housing allocation there was no need for a SEA, but that we would need B&DBC to determine this in the usual way. We

² The Environment Act: <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

³ The England Trees Action Plan https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/987432/england-trees-action-plan.pdf

should submit a SEA Screening request to B&DBC by the end of the month after deciding on what policies we would complete. OH would look at made policies and dig out the screening letter.

3. **AOB.** No points were raised.
4. **Next meeting.** No specific date was agreed but it would likely take place end of Feb, early Mar.