

## 20180628-Notes from NP SG Meeting 27 Jun

### Attendance:

Steve Bungay - Resident  
Richard Carrow - Councillor and Chairman NP Steering Group  
Jamie Cooper - Resident  
Daniela Dillon - Resident  
Jon Dowty - OH  
Tony Garland - Resident  
Cliff James - Councillor  
Denis Matthews - Resident  
Sharon Rendall - Resident  
Alison Stanton - Resident

### Apologies:

Peter Harvey - Chairman Burghclere Parish Council  
Belinda Redpath - Resident  
Chris Saint - Treasurer Pinder Recreational Trust

1. Review. RC reported that an A1 scaled map had been received from B&DBC and had informed the work of the Housing Task Group (TG), and was back in his possession if others wished to use it. A letter initiating the Strategic Environmental Assessment (SEA) had been drafted and sent for dispatch to B&DBC.

2. TG reports. RC thanked all TGs for their extensive work compiling the reports.

### • Housing.

- RC & JD expressed their appreciation for the amount of detail provided in site identification and selection. They suggested that more work on developing criteria would help narrow the scope as well as provide justification. Criteria used by Waddesdon might be considered and after discussion two others were suggested ('adjacent to the PSB' and 'access'). Development of criteria would justify the focus on some rather than all possible sites around the Policy Settlement Boundary (PSB). Making diagrammatic maps (aka Waddesdon) would help understanding in the Plan.
- JD spoke at some length about AONB restrictions and guidelines. As this land was different there would have to be specific consideration, additional justification as well as discussion with North Wessex Downs (NWD) AONB. He welcomed the NWD AONB offer to brief the SG and recommended we accept it.
- The SG considered the sites proposed by the TG. It was agreed that Site G, opposite the Clere School would be removed as it is not adjacent to the PSB. A site near the Portal Hall for possible Community Land Trust (CLT) development, allowing the Parish to decide the occupants, would be added as Site G. A new site (F) in the field around Woodside Cottage would also be added. JD undertook to provide a revised site map with boundaries annotated. **An important caveat: all sites remain provisional until such time as criteria are developed to justify their inclusion. Once criteria are adopted, another site selection review must be undertaken.**
- The evidence needed for the future housing type in the Parish was considered. Scope beyond that of the 6 Apr 'Have Your Say' feedback could be gleaned from two sources: B&DBC's Strategic Market Housing Assessment and NOMISWEB (noting this was a coarse tool) and the survey undertaken by Action Hampshire in early 2018 (just received - to be circulated shortly). More might be required to underpin the widely perceived need for 1 to 3 bedroom houses.
- Housing numbers. The majority of responses from the 6 Apr feedback (11) suggested sticking at 5 - although there were several caveats (i.e. more can be expected). 7 people had selected 10. The SG felt that given 36 houses had been built in the last 15 years, a more realistic target for the next 15 should be between 10-15. Moreover, an uplift in housing allocation by B&DBC was thought likely and should be planned for and would give the NP

length and depth. Thought should be given to define whether this was fixed or flexible ('around' or 'up to'/no more than) as work progressed.

- Should site(s) for more than 5 houses be considered, there was a need to demonstrate additional benefits, e.g. pond, playground, wildlife area etc.
- RC noted that should development be considered near the Portal Hall, this would not count towards B&DBC's total, although may 'earn credit'. More pertinently however JD observed that there were additional opportunities to offset costs and/or use the opportunities from schemes such as CLT to benefit the area owned by Pindar; specific mention was made of the Sports Club. This is a project that should form part of the NP but, given its complexity, would likely run alongside it separately.
- In time a policy in the NP could include the requirement to tidy up the current PSB.

• Business.

- Recognising that some demand for a rural business hub existed, and that while Greenham Common met much of that at present, the latter was expensive. JD suggested that more research was undertaken and to liaise with Whitchurch's Gill Nethercott Centre and Old Post Office in Hurstbourne Tarrant.
- St Michael's School would be added.
- The TG would liaise with the Infrastructure TG where potential for overlap existed.

• Environment.

- Identification of Green Spaces (GS) should now be pursued. The aim should be to protect what exists/is used now. GS boundaries should be drawn on a map and criteria for its selection drawn from existing policy documents such as the NPPF, in a similar manner as was done for Views.
- Another map showing footpaths was required. Consideration should be given to enhancing the existing layout, including promoting links where it made sense. The aim would be to develop a policy to improve the existing network. JD agreed to send RC a sample map.
- There was some discussion about the View map and the TG was encouraged to revisit some view sites.
- RC agreed to seek a biodiversity map specific to the Parish from B&DBC.
- B&DBC's biodiversity guidance for Parishes was noted and considered worthy of mention in the NP as a follow-up project.

• Infrastructure.

- The TG would examine the Portal Hall area, as mentioned under Housing, and work with the Housing TG to make proposals.
- JD offered to pass their output to Brendan in OH who deals in CLT and such matters once this has been developed.
- The TG agreed to add St Michael's School.

3. VDS. Following the meeting RC & JD discussed the VDS and agreed that it could be used to support the NP if updated. RC undertook to do so and would draw on the work being undertaken by the TGs.

4. Next Steps.

- TGs are reminded to revisit the Vision Workshop Note dated May 2018 produced by OH and work their way through all the Bullet Points in order that pertain to their area of responsibility.**
- The aim is to produce an evidenced draft from each TG with conclusions and recommendations in order to inform subsequent policies.**

5. Next meeting.
  - a. No date has been fixed for the next meeting, which would ordinarily take place at the end of July.
  - b. All are kindly asked to let RC (and their fellow TG colleagues) of their availability during Jul and Aug. TG leaders are kindly asked to identify dates to meet twice during this time to review progress. Responses by 6 Jul would be much appreciated.
  - c. RC will liaise with DD about a suitable date for NWD AONB to brief the Housing and Environment TGs and any others who might be available to attend.