

Neighbourhood Development Plan (NDP) Steering Group (SG)

MINUTES

Monday 26th September 2022

- 282. Steering Group and Councillor Attendance:** David Angwin (DA), Jon Cotterell (JC), Edward Souter (ES).
- 283. Public Attendance:** The Parish Clerk (Gail Foster-GF) was in attendance.
- 284. Welcome and Introduction.**
- 284.1. DA Welcomed everyone to the first meeting for some time, which had been delayed for various reasons. The current aim was to inject some momentum and progress into the project.
- 285. Apologies for absence:**
- 285.1. Ivan Royle, (IR), Adrian Walker (AW), Paul Lee (PL), Paul Graves (PG) and Richard Bedford (RB) had all sent their apologies.
- 285.2. To note the Declarations of interest received and any other changes.** No changes had been received. ES advised that his declaration had been removed from the website after resigning as a councillor. It would be re-published under the SG website page. **Action: GF.**
- 285.3.** A declaration was still outstanding from Paul Lee and would be chased. **Action: GF.**
- 286. Points from the floor:**
- 286.1. JC commented on the meeting papers and wording for consideration, he felt all references to the “village” should be replaced with “parish” so as to include all residents not living directly in the village centre. DA advised he had been working on doing this and that the SG should keep this in mind throughout the plan drafting.
- 286.2. JC asked if there was a part of the plan that was dedicated to a response to climate change and how it may impact on the lives of residents now and in the future, in relation to travel, work, holidays and infrastructure. DA said he believed that the annex document called “Parish Aspirations” would be the best place to note any initiatives that the parish felt should be supported, which may not be specific to the planning process. Aspirations may be for or against an idea or an approach to building design or development or technologies.
- 287. To approve the minutes of the last meeting:**
- 287.1. It was Unanimously agreed that the minutes of the meeting of 24th January 2022 be approved. They would be published on the website. **Action: GF**
- 288. To note a comparison paper for the Housing Needs Report & 2019 Questionnaire.:**
- 288.1. The paper was reviewed, and all noted that both reports showed similar results; a need for smaller, 2–3 bedroom homes, of which many should be bungalows and that most people want to see 6-20 houses built in the next 15 years. It was agreed that although TVBC had not issued a requirement for the parish to build any houses, there was nonetheless a need to build some. The question for later, would be where that might take place.
- 289. To note the draft plan at the time of exit of Feria Consulting:**
- 289.1. The last wording suggestions for each section of Feria’s plan had been combined into a paper by DA as Feria Consulting had not provided a complete working document. This had been sent to Sarah Hughes at Test Valley Borough Council who had commented on all the work done so far. SG members had read the draft and comments which are available on the website.

290. To consider, and if appropriate, to approve a new plan structure:

- 290.1. DA had taken note of the comments to the previous draft and created a new structured document with an index. It had been drafted after extensive review of many other parish plans. DA explained that this “development draft” would become the working document which would be shared at each meeting with additions and changes for review. After each version had been considered, it would be recommended to the Parish Council for their adoption. The document would alter throughout its lifetime, but each version would be saved for later review by the examiner.
- 290.2. JC and ES volunteered to be proof-readers of the development draft ahead of each meeting.
- 290.3. In addition to the development draft, there would also be a submission draft which would contain the same words, but have pictures, a clearer layout, and be ready for approval. It would be added to with plans, diagrams, pictures and graphs to make it easier to read and more engaging than plain text.
- 290.4. The approach to finishing the plan, would be to provide as short a document as possible. The NDP recently made by Houghton, was short and to the point, and had been well received by the inspector. The Chilbolton NDP, in contrast, was a very interesting read, but perhaps not all of it was required for the plan to be successful.
- 290.5. The proposed first development draft had a new set of objectives which had been a re-organisation of the previous ones based on comments from Sarah Hughes. An appendix document had been written to check each objective was supported by the results of the questionnaire.
- 290.6. “Community Spirit” and the “Wallop Brook”, “Countryside access” and “Maintaining Tranquility” had been removed as objectives as it was difficult to understand how these could be headings for a planning document considering land planning issues, however the importance of each would not be lost and would be included as evidence in support other policy wordings.
- 290.7. The proposed development draft was unanimously approved, and would be recommended to the Parish Council for adoption. **Action: GF.**
- 290.8. Page no.s and header/footer version notes would be added. **Action: DA.**

291. To discuss approaches to development that the Steering Group can consider in order to meet the projected housing needs through the life of the plan:

- 291.1. It was agreed by all, that the plan must allow for building to take place rather than prevent any development, as a preventative approach would be unlikely to be seen favourably by the examiner.
- 291.2. The existing design draft should be reviewed, the Steering group could consider if it should apply to the parish as a whole or if a tighter policy wording would be suitable for the Conservation area.
- 291.3. Other questions for the Steering Group to consider might be:
- 291.3.1. Enlargement / Reduction or other alteration of the Conservation area or Settlement boundary.
- 291.3.2. Whether there are particular circumstances where building may be considered acceptable outside the Settlement boundary, and if so, how this might be worded in a policy.
- 291.3.3. How many dwellings in each separate development would be acceptable and whether this should include requirements for affordable housing.
- 291.4. The Design Policy wording would be re-drafted for review at the next meeting. **Action: DA.**
- 291.5. Sarah Hughes would be asked to advise on affordable housing requirements. **Action: GF.**
- 291.6. A Natural Environment Policy would be drafted for the next meeting if possible. Other plans would be reviewed for ideas, TVBC website has links to all the other made NDPs. **Action: ES.**

292. Any other business for consideration at the next meeting:

- 292.1. Policies for review: Built Environment and Natural Environment.
- 292.2. Report from Sarah Hughes on how to handle development dwelling numbers, particularly small ones.

293. Points from the floor.

- 293.1. None.

294. To confirm the date of the next meeting:

294.1. The next meeting would be held on Monday 24th October 2022.

295. The meeting was closed at 20.45pm.

Date of next monthly meeting: Monday 24th October 2022 at 7.15pm in the Wallops Parish Hall and via Zoom.

This a draft pending approval at the next Steering Group meeting.

DRAFT