

Meeting Notes - WPC and HDC re WPC updated Neighbourhood Plan - 10 May 22

Item 1 - Introductions

Hart District Council – Jenny Wood (JW), Daniel Hawes (DH), Matthew Harris (MH)

Winchfield Parish Council – Meyrick Williams (MW), Christine Strudwick (CS), Nick Ward (NW)

Item 1 – Progress update

CS provided an update on the progress to date. 4 public engagement meetings had been held with the fifth and potentially final one set for mid-June. Contact had been made with every single household in the parish advertising the events and information provided on the Parish Council website. Intent was to be ready for Reg 14 consultation by the summer.

Item 3 – feedback from HDC on first draft of NP

JW requested clarification on whether the plan was intended to be a review/refresh as initially envisaged or an entirely new plan. NW agreed the terminology requires review. Paragraph 1.3 needs to refer to NPPF 2021 not earlier versions. Need for all references to be checked.

JW referred to the advice in the PPG, paragraph 85, and the need to explain the differences in the revised plan to that adopted in 2017. Material changes to the existing plan would require a referendum. An explanation on which policies are being superseded in the revised plan will need to be provided. Part 8 of the NP regulations section 31 revocation requires a revocation document to be prepared and published. It was agreed that DH and NW would investigate the legislative provisions and requirements relating to the revocation of the existing plan and its replacement and provide guidance for the Parish Council.

Post meeting note – HDC provided detailed comments on the provisions of Part 8 in the NP Regulations.

JW commented that the section on climate change repeated the Districts' intentions. It would be better to take that as read and focus on what it means for Winchfield.

JW advised caution with regards to adding settlement gaps based on the challenges faced by Crookham Village and Crondall PCs when producing their NP's. Reference was made to Local Plan Policy NBE2 'Landscape'. Significant evidence is required for the definition of gaps.

Housing Needs Assessment - the evidence base and need for a Rural Exception Site (RES) should be referenced in the plan. Further discussion on whether a policy is required for the RES took place. NW explained the desire to have a fallback position and ability to 'tie in' proposed development considerations policy. JW questioned whether the suitability of the sites in planning terms had been discussed. MW confirmed that this had taken place with officers at HDC.

The need for Policies on overhead lines and outdoor lighting was questioned by JW - whether these policies could be delivered in practice. Outdoor lighting can be referenced as a design-criteria rather than a policy. However, the need for a policy on overhead lines was considered useful should the network provider upgrade overhead lines in the area.

Paragraph 7.6 needs to be clarified with regards to what is meant by infilling to avoid unintended consequences. Infill is usually meant to mean development within a substantially developed frontage. WPC to revise. The definition of settlement boundaries will help to clarify the position.

Item 4 - WPC requests for clarification

Solar farm

Solar Farms are governed by national policy. Work would need to be done to show in which locations solar farms would not be appropriate in the parish in the form of a detailed evidence base explaining the impact on the landscape and to local agriculture.

Settlement Boundaries

The creation of a new settlement boundary opens the door to potential infill. The NP would need to specify the criteria for a new settlement boundary - its purpose, other than the ability to have the means to locate an RES close by, would need to be evidenced. DH explained that areas between Parishes are designed to prevent coalescence when development is planned. It is difficult to justify gaps if no housing is planned. DH's recommendation was that Winchfield could potentially justify an additional settlement boundary and define policies that would be associated with the internal landscape of settlement boundary gaps within the Parish. JW reminded all to be mindful of an examiners attitude if there is no actual threat of encroachment.

Car parking

HDC advised that it is in the process of reviewing the car parking standards in the District. A draft report on the revised standards was submitted to Overview and Scrutiny Committee in February 2022. A report will be presented to Cabinet on 9 June. HDC will provide access to WPC to the evidence base. The report will provide guidance not policy and will define both on and off plot parking provisions - they are not set as minimum or maximum quotas. WPC will consider this report in drafting the NP car parking provision.

Item 5 -process for Reg 14 consultation

JW advised that an Equalities Impact Assessment would be required and has, post meeting, provided a template and copies of the one drafted by Yateley. This will be required for the Reg 14 and 16 consultations.

Once a Reg 14 version is finalised HDC can then use this to scope the need for an SEA/HRA assessment and will commission an independent screening assessment.

NW advised that WPC would produce a Basic Conditions statement to accompany the Reg 14 consultation.

CS advised that the draft plan and supporting evidence should be ready by early July and will be approved for Reg 14 by the Parish Council on 21 July. DH advised that it is not ideal to run the consultation during the summer holidays so that a September date would be preferable.

JW advised that the draft plan was very descriptive and contains too much contextual material. It would be advisable to do a sense check and edit it with a view to moving some material into supporting appendices.

HDC will provide CS with a list of the Reg 14 consultees

DH advised of the need to ensure that the presentation of the documents addressed accessibility requirements from the outset - for example have plaintext versions and that the contents page lists all the policies. See <https://www.gov.uk/guidance/accessibility-requirements-for-public-sector-websites-and-apps> and <https://www.gov.uk/guidance/make-your-website-or-app-accessible-and-publish-an-accessibility-statement#make-sure-new-features-are-accessible>

CS advised the WPC will be engaging Anne Skippers for a pre-examination health check

DH commended WPC on the draft plan and the level of public engagement that had been achieved.

DH will now be the main point of contact at HDC following the departure of JW. WPC thanked JW for her assistance and support.

Item 6 -Date of next meeting

To be agreed once the Parish Council has approved the draft plan as suitable for Reg 14 consultation