

## DENMEAD NEIGHBOURHOOD PLAN

### Meeting Notes – Meeting of the Steering Group

<i>Date of meeting</i>	Wednesday 21 <sup>st</sup> January 2014 at 7.00pm in The Old School
	Cllr Neil Lander-Brinkley (NL-B)      Cllr Kevin Andreoli (KA)
	Peter Ambrose (PA)                      Cllr Felicity Hull (FH)
	D/Cllr Patricia Stallard (PS)          John Payne (JP)
	John Knight (JK)                        Neil Rusbridger (NR)
	Neil Homer rCOH (NH)
	Steve Opacic (SO) & Gareth Williams (GW) - Winchester City Council
<i>Notes taken by</i>	Tony Daniells
<i>Next meeting</i>	Steering Group (SG) on Tuesday 21 January 2014 at 7.00pm in The Old School

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#### 066/13NPSG    Welcome & Apologies

NLB welcomed everyone to the meeting, particularly the Planning Officers from Winchester City Council and Neil Homer of rCOH. Apologies were received from Cllr Malcolm Davies.

#### 067/13NPSG    Notes of the last meeting of the Steering Group

The notes for the meeting held on 18 December 2013 were agreed as an accurate record of that meeting.

#### 068/13NPSG    Position Statement from WCC

SO reported that

- The seven other larger settlements in the District who had been allocated housing targets had identified sites to meet these targets and were consulting on these. This would be completed by the end of March. Winchester Town were slightly behind schedule.
- Once this consultation was complete, Local Plan Part 2 would then be drafted and be available in July
- Workshops had been used to review the evidence against potential sites and a consistent approach was adopted across all settlements. A broad agreement had been achieved on site allocations with all settlements.
- In answer to a question, SO replied that a Sustainability Appraisal had been applied by consultants to each site.
- If Denmead did not deliver a Plan because it failed a referendum, then because it had been through Examination, WCC should be able to accept the site allocations if the Parish Council decided to include these in the Local Plan part 2. There may be a need to sell this to residents.
- NH asked if a Strategic Environment Assessment had to be followed. It was for the Local Planning Authority to decide. If this was required, then there would be some urgency as this had to be consulted upon. **NH to discuss further with SO.**

#### 069/13NPSG    Update of work done since the last SG meeting

a) Further comments made since the last SG meeting were

- An article had now appeared in the News giving an update on the NP and NLB showed a copy to the meeting.
- Further meetings had been held with some Developers
- PA gave an update following a meeting with the Baptist Church and their need to vacate the current premises. To allow a move elsewhere would need the current site to be sold for development. PA had agreed to bring this to the SG to consider including the site in its entirety in the NP. In discussion. The SG agreed the provision of up to 10 dwellings at this site should be included in the DNP.
- NLB reported that Winchester College had requested a meeting and this had been agreed.

b) Policy areas - NH reported that excellent progress had been made in sketching out policies to support the NP. A draft of the Plan would be available in March. Allowing time for any amendments to be made, it could start on a 6 week consultation at the end of March. Policies considered so far were

1. Settlement Policy Boundary – revise to allow housing allocation as the target allocation could not be met within the boundary. There were three prerequisites that had to be met for sites to be included
  - i. Assessed as excellent or good in a transport assessment
  - ii. Assessed as least sensitive on its impact on the landscape
  - iii. Outside of flood zone 2 or 3

The site occupied by the Baptist Church and SHLAA site 313 would be included. The owners of these sites should be advised and pre-warned that further information would be required of them. **Action: NLB, Clerk**

2. Housing allocation – housing allocations to be achieved within the allocated sites with some caveats on access, phasing etc.
3. Housing design – to incorporate some of the key principles from the Village Design Statement (VDS). Other policies that were desirable such as energy efficiency would be referenced in WCC LPP2.
4. Parklands – to include
  - i. Support for a residential care home
  - ii. Positive support for a reuse of some units

SO would need to know what the intention of the NPSG was in regards to retention of employment land in Parklands.

5. Village Centre - possibly catered for with saved policies with no need for further policy statements. Policy may need to protect the Kidmore Lane car park and redraw the primary shopping area to include a few businesses that were now outside of this. SO advised that a retail study was just completing and would include Denmead.

PS advised of a recent WCC Scrutiny Committee that looked at a paper on car parks. The Kidmore Lane car park had a lower occupancy rate than other settlements. PA and others considered this car park to be vital for the retail shops to attract passing trade. NLB referred to the paper prepared for the SG which showed clearly an increase of use of the car park compared to the study done for the 2006 WDLP.

NLB referred to recent initiatives by the Village Centre Manager to improve the appearance of the shops

GW questioned whether the policy was deliverable.

6. Sports/Leisure – this policy would support a new indoor/outdoor facility at the Junior School with public use out of school hours.

NH considered that a supporting statement would be required from HCC. After a discussion of the delivery of such a facility, it was agreed that the wording would need careful consideration

7. Green Infrastructure – this policy would establish the principle of a green infrastructure network for the village. NH would do more work to define this

8. Locally defined buildings – the Plan should define buildings of historical value or with a characteristic that defined Denmead. SO regarded that these may be defined in LPP2. It was considered that the DVA Historical Section may be able to assist in compiling a list. NH would contact the WCC Conservation Officer and discuss what was to be included in LPP2.

NH summarised this discussion and considered this to be a focused list of policies. NLB and JK asked if affordable homes could be reserved for those with a local connection and if this could be achieved with a policy. SO advised that this was not a planning matter and suggested investigating a local lettings policy. NH suggested referring to the Plans of either Tattenhall or Ardingley. The NPSG should discuss this option with WCC Housing Officers and input any decision into the Plan

SO asked if a traveller site was to be included in the Plan. This moved the meeting on to the next agenda item.

070/13NPSG Other updates

- i. Traveller sites – the Clerk had prepared a paper on the requirements of a traveller site(s). This had taken the information provided by Forest Bus in the recent study report. SO reported that all of the eight settlements with housing targets had been requested to find a permanent traveller site of 5 pitches. In the following discussion, it was suggested that a one acre site would be required, or the pitches could be accommodated across multiple sites. It was also suggested that any illegal sites could be legitimised and included. FH would produce a list of these and ask WCC Planning Enforcement to verify if they did not already maintain a list. [Post meeting note: WCC have provided a list of legitimate sites]
- ii. Changes to VDS - NH would incorporate any necessary changes into the Plan. PA would help with this area of work.
- iii. Demographics and Housing WP – this paper will be completed and would become a background paper to support the need for a care home. [NLB to action]
- iv. Infrastructure WP and Employment WP – would be completed by TD and added to the evidence base.
- v. Burial Ground – statistics on recent plot usage added by TD. The paper would now be added to the evidence base.

071/13NPSG Timetable and Consultation mechanism for the draft NP Plan

The likely timetable for the remainder of the Plan was given as

- 5 March – present to DPC for sign off
- 12 March - 6 week pre-submission consulting with residents
- End May – submit to WCC and 6 week pre examination consultation
- End July – submit to Examination
- August - 2-3 weeks for Examination
- Sept – make the Plan and organise Referendum

PS was unhappy that the Plan would need to go before a WCC Committee. Whilst it was accepted that a formal decision was needed to incorporate the Plan into LPP2, it was unclear what other authority the Committee had in relation to the Plan. NH suggested getting clarification from DCLG.

072/13NPSG Next meeting: **The SG will meet on 10 February 2014 starting at 7.00pm in the Old School. Parish Councillors would be invited to attend.**

(Copies to attendees)

The meeting closed at 9.50pm