

ES&BG Neighbourhood Plan Steering Team Meeting 1930 Tuesday 1st February 2022 ([1st February 2022](#) ([Web view](#)))

Present: Marian Dain; Paul Debenham; Charles Gillow; Simon Willson; John Dain (reporter)

Apologies: Tony Greener; Gill Lock

Agenda

1. Agree record of last meeting [10th January 2022](#) ([Web view](#))
2. Risk Review/Update (Marian) ([Working Risk Matrix](#) ([Web view](#)))
3. Action Log Review (Marian) ([Action Log](#) ([Web view](#)))
4. Finance update (Charles)
5. Updates on SPBs, Potential Sites, Call for Sites process and Site Assessment Criteria (All)
6. Update on Initiation of SEA and Design Code work with B&D BC and Locality/AECOM (Charles/Marian)
7. Progressing the workplan [Workplan](#) ([Web view](#)) (All)
8. Update from latest steps in B&D BC LPU - (Marian)
9. Update on Business/Stakeholder Engagement (John)
10. Development news (Marian)
11. Next Meetings – currently agreed schedule
Workplan progress check-in Wednesday 23rd February 2022 @ 1900
Steering Group Meetings
 - Monday 28th February 2022 @ 1930
 - Tuesday 5th April 2022 @ 1930
 - Tuesday 10th May 2022 @ 1930
 - Tuesday 7th June 2022 @ 1930
12. Any other business

Status/Decisions/Actions

1. Record on meeting on 10th January agreed and now uploaded to NP pages on PC website
2. Project Risks reviewed – minor updates to some mitigation actions but no new risks or changes to status seen. **Note to team:** Post meeting suggestion that we need to consider the risk of large scale planning applications for homes now in play (Catesby Estates/Hathor Property) derailing development of our NP. Action for SG meeting on 28 February.
3. Action Log. Updates agreed with new actions for driving AECOM work on SEA and Design Codes.
4. Finance. After hugely frustrating process with Locality, CG has returned unspent monies and submitted a new application for the next £10k required. Continuing concern that Locality funding may not be extended into 22/23 financial year as nothing yet announced. Mitigations in place with PC support agreed if absolutely required to complete the project and plans to seek maximum payment timing flexibility with our consultant Jon Dowty. Risk register updated accordingly.
5. Updates on SPBs, Potential Sites, Call for Sites process and Site Assessment Criteria.
 - SPBs. Ongoing discussion with B&DBC who have drawn the satellite for Ecchinswell essentially in line with what we propose. Still not landed with B&D BC who seem entirely focused on SPBs as being tied to housing allocation while we see them as important to the wider/longer term development of the settlements. As part of the workplan, we will document a proposal/policy on the SPBs with our rationale clearly laid out. **(Action JD)**

- Call for Sites. Summary of responses shared. Opening meetings with several land-owners set up for first half of Feb...most will be led by CG & JD. Review of outcomes and follow up at next meeting. Possibilities for community type development near Ecchinswell Village Hall to be drafted into a straw-man to be tested with stakeholders after review at next meeting.
 - Site Assessment Criteria. Basic Go/No-Go criteria agreed as: adjacent to SPBs; deliverable for development (now/no restrictive covenants); deliverable with safe access. Other criteria to be scored along with output from SEA.
6. SEA and Design Code work by AECOM now initiated with kick-off meetings scheduled for 3rd February (MD/CG/JD attending). Jon Dowty was interested to join – MD co-ordinating this. SEA work at this stage is general set up– when we have shortlist of sites and the outcome of the B&D BC screening then the detail will be added. The Design Code work is expected to be in 2 parts: requirements for 2nd quarter 21st Century housing and aesthetic codes to fit existing buildings in the parish (already a very wide mix of styles/materials)
 7. Progressing the Workplan. Agreed it is important for participants to be uploading material to OneNote. Open option for people to create own workspace (as Mike Norman has done). OneNote has powerful linking and search capabilities that are worth exploring. SW will look at techniques to manage some of the disparate data. Reminder that the workplan is primarily about assembling the raw material needed to develop the Policy drafts. Check-in on progress is set for Wed 23rd Feb – **agreed MD will book** one of the village halls for this so we have space to spread out and provide as CV19-safe an environment as possible.
 8. LPU update. Report from latest meeting on rural development suggests that the proposals that led to the allocation of 15 new homes to BG are still in play. However the potential for the reallocation of up to 950 homes presently targeted to Tadley creates a risk that our allocation might be revisited.
 9. Business/Stakeholder Engagement – no recent progress other than CfS process – new round of appointments required.
 10. Development News. The Catesby Estates application for Bishops Green Farm has now closed for comments – not yet clear when B&D BC will review/decide as process is still open to responses required from formal consultees. Hathor Property have now submitted their application for 50 homes immediately north of Bishops Green (published on planning website (22/00174/OUT) on 1st February). Both are clearly much larger in scale than anything likely to emerge from development of the Neighbourhood Plan. The PC has objected strongly to the Catesby Estates proposal and is likely to take a similar stance to the Hathor Property proposal.
 11. Next meetings – no changes to plan.