

## ES&BG Neighbourhood Plan Steering Team Meeting

Tuesday 5<sup>th</sup> October 2021

### Present:

Marian Dain	Paul Debenham	Simon Willson
Charles Gillow	Gill Lock	John Dain (reporter)

**Apologies:** Beth Reed, Tony Greener

**Location:** Marian & John's house – Laburnum House, Brocks Green

### Agenda:

- Agree record of recent meetings ( [3 and 10 August 2021 \(Web view\)](#) ) & [Inception meeting with oneil homer - 7 Sept 2021 \(Web view\)](#) ) and if oneil homer have sent it by then, the output from the Vision meeting we had with them on 14<sup>th</sup> September ( [Vision Meeting with oneil homer 14th September 2021 \(Web view\)](#) )
- Risk Review/Update [Working Risk Matrix \(Web view\)](#)
- Action Log Review [Action Log \(Web view\)](#)
- Finance update (Charles)
- Review of Community Consultation Events on 24<sup>th</sup> & 25<sup>th</sup> September using pre read on OneNote [Findings from Community Consultation on 24 and 25 September \(Web view\)](#) (All)
- Summary of call with B&D BC Planning Policy lead with update on Local Plan using pre read on OneNote [Summary of Zoom meeting with BDBC 28 Sept 2021 \(Web view\)](#) (Marian)
- Indicative allocation of housing to be allocated to ES&BG coming from B&D BC (Marian)
- Proposal for Settlement Boundaries for Ecchinswell & Bishops Green by B&D BC using pre-read on OneNote [Email from B and D BC re possible settlement boundaries](#)
- Update on Business/Stakeholder Engagement (John)
- Next Steps
- Development news (Marian)
- Meeting Schedule – propose
  - week of Nov 8<sup>th</sup> thus following the B&D BC meeting that will discuss development in Rural areas
  - another before the end of the year
- Any other business

### Status/Decisions/Actions

1. Record of recent meetings
  - Agreed record of 3/10 Aug Steering Team meetings and 7 Sep Inception meeting with oneil homer. Output from Vision meeting expected by end of this week once oneil homer have integrated outputs from our Community Consultation
2. Risk Review/Update
  - Funding of project moved to Green as full £18k now secured in principle from Locality – some process will be required to navigate the transition between 2021/22 and 2022/23 financial years

- Volunteer resourcing and the 3 risks around consultation to be left as Orange to keep tension on these critical areas...no immediate concerns but project vulnerability recognised
3. Action Log Review
    - Reviewed and updated
  4. Finance update (Charles)
    - We effectively have green light on £18k from Locality
    - Need to return/reapply funding around March financial year-end
    - £1320 spent so far with oneil homer – VAT will be reclaimed by Parish Clerk
    - Oneil homer will bill on bi-monthly basis
  5. Community Consultation Events on 24<sup>th</sup> & 25<sup>th</sup> September
    - We had more than 100 residents visit the events or give inputs because they could not attend.
    - All inputs have been documented and analysed to produce two summaries which the SG have reviewed. All data is on OneNote.
    - The bullet point overview (subject to any further SG member comments by CoB 6<sup>th</sup> October) will be publicised via the NP web-page, email to NP list, facebook and Parish notice boards.
  6. Summary of call with B&D BC Planning Policy lead with update on Local Plan
    - Full write up is on OneNote
    - Local Plan update timeline has been shared creating a risk that our objective to have a “made plan” by this time next year might require us to update our NP once the LPU is complete in 2023/24. The SG agreed this was acceptable/manageable given the guidance we have been given so far on policy continuity for our parish with its category 5 settlements.
    - An important meeting of the B&D BC Economic, Planning and Housing Committee will take place on 4 November which will discuss LPU policy on rural settlements. We will discuss this at next SG meeting.
  7. Indicative allocation of housing to be allocated to ES&BG coming from B&D BC
    - The PC and the NP team have been asked by B&D BC to consider an LPU allocation of 15 new homes for Bishops Green.
    - The SG agreed that the Parish response for now should be that:
      - a) we are working on our NP;
      - b) our community consultation to date suggests that 15 homes across the parish with a focus on affordability/suitability for the elderly would be supported; and
      - c) that we were looking at this in the context of the 2018 housing needs survey that B&D BC supported.
  8. Proposal for Settlement Policy Boundaries for Ecchinswell & Bishops Green by B&D BC
    - We have not had SPBs before as previous LP did not require them for a parish with no allocation for extra homes
    - The proposals were reviewed and need to be discussed with oneil homer. Key items to consider are
      - a) the treatment of the existing Traveller site in Rooksfield (the PC have objected to a recent proposal for it to be changed to housing)
      - b) achieving consistency in treatment of the core relatively dense settlements within the SPBs and the nearby scatter of homes with larger plots.

### 9. Update on Business/Stakeholder Engagement

- Two recent interviews with Romilla Arber of Honesty Group and John Waterford of Vivid – detail in OneNote write ups.
- With both there are follow-up opportunities linked to potential development of housing and a local business/retail outlet. Vivid would not want to be involved in a Community Land Trust but might be open to working with us on a development in the range of ~10 homes.
- Further interviews with Stakeholders/Businesses to be set up.

### 10. Next Steps

- Need to determine with oneil homer how/when we start developments of policy areas and the work required to underpin these – this will obviously follow the directions taken from the Community Consultation
- We have secured the welcome short term help of a volunteer (John Barnes) who is working on building a robust set of demographic/socio-economic data for the plan

### 11. Development News

- Catesby consultation is now completed and we anticipate they will in due course apply for outline permission for the 400 home development at Bishops Green Farm.
- A residents group has formed to fight this and the PC will continue its strong objection based on overwhelmingly negative feedback from the last PC meeting on 8<sup>th</sup> Sept. The PC is commissioning a traffic survey as part of this objection and in connection with strong concerns over speeding and road safety in Bishops Green.
- Part of the EC002 plot in the B&DBC SHELAA which recently secured outline planning permission for 4 homes and a new road access has been advertised for sale. (asking price is £1m for 1.1 acres). The PC objected to this development.
- On 5<sup>th</sup> October Marian attended a Hants area CPRE meeting on local plan developments in rural areas – this could give us useful policy headings for our plan. It was also indicated that typical value for agricultural land in Hampshire is ~£8k/acre with a 100 times uplift for land with outline planning permission for dense housing.

### 12. Meeting Schedule

- Next SG meeting agreed for Monday 8<sup>th</sup> November @1930 by which time we should have detail on next steps/work plan with oneil homer and output from the B&D BC Economic, Planning and Housing Committee meeting about rural development on 4<sup>th</sup> November. Simon will join this meeting by Zoom. Rest will gather at Marian & John's house.
- Provisional date booked for Tuesday 7<sup>th</sup> December if we believe another meeting is required in 2021.
- Provisional dates for 2022 to be decided on 8<sup>th</sup> November.