

These are the unadopted Minutes of the extra-ordinary meeting of 14 December 2015 held in the WI Hall, The Street, Crookham Village at 7.30 pm. Please refer to the January 2016 Minutes for any amendments.

Present: Cllr. Simon Ambler
Cllr. Julia Ambler
Cllr. Peter Crawley
Cllr. David Jackson
Cllr. Richard Eastment
Cllr. Wendy Makepeace-Browne
Cllr. Indra Sinka
Mrs. Carol Leversha (Clerk)

In attendance: Ward Cllrs. Jenny Radley and Tony Clarke and Hart Cllr. Steve Forster.
There were approximately 47 residents and also some interested members of the public in attendance.

214/15 APOLOGIES FOR ABSENCE

None.

216/15 CHAIRMAN'S ANNOUNCEMENTS

The Chairman explained the purpose of this evening's meeting. He then advised he would be bringing forward the Neighbourhood Plan item and invited Cllr. Makepeace-Browne to present it. It will be Minuted in its agenda order.

217/15 DECLARATIONS OF INTEREST IN ANY MATTER ON THE AGENDA & DELEGATION OF DISPENSATION TO THE PROPER OFFICER (CLERK)

All Members who believe they have a Disclosable Pecuniary Interest in any matter to be considered at the meeting must declare that interest and, having regard to the circumstances described in Part 3 Paragraph 1.5 of the Parish Council's Members' Code of Conduct, leave the meeting while the matter is discussed, save for exercising any right to speak in accordance with Paragraph 1.6 of the Code. Furthermore all Members with a Non-Pecuniary interest in a matter being considered at the meeting should consider whether such interest should be declared, and having regard to Part 5, Paragraph 2 of the Code, consider whether it is appropriate to leave the meeting while the matter is discussed, save for exercising any right to speak in accordance with the Code.

218/15 PRESENTATION ON HART DISTRICT COUNCIL'S CONSULTATION ON REFINED HOUSING OPTIONS PAPER (which has in excess of 900 dwellings on sites within the parish in addition to the 330 dwellings recently granted at Appeal for Albany Park)

Cllr. Jackson said the objective tonight is to go through two parallel consultations which Hart is carrying out. He is quickly going to whizz through the first consultation. Development in Hart is government driven. A Strategic Housing Market Assessment has been done which shows Hart how many dwellings are required in the district. Where they are built is a Hart decision and the other consultation is on policy about building around the district. The housing market area is also imposed on Hart and it has to develop its plan with adjacent local authorities- in this case Rushmoor and Surrey Heath and both of these are very short of building land. Why does Hart need a Local Plan – to avoid what happens if you have no plan because developers come forward with what they want and we had Albany Lane imposed upon us because there is no Local Plan in place. There is a huge list of issues which he will not go through in detail. Harts vision is interesting particularly in our context. There is a policy where they say they do not want coalescence of settlements. Strategic priorities – again very interesting and part of the second consultation document. There is a link to the all these documents on the CVPC website. He showed those areas where development was not permitted. There is a question about settlement hierarchy and Cllr. Jackson asked “is it appropriate that Fleet and Church Crookham are main urban areas – is Odiham an urban area?” Tier one is to put dwellings on the edge of such Tier 1 sites. Crookham Village comes into tier 4 as a main village and all the other little villages in the district come into tier 5. The numbers were then run through and the shortfall of dwellings was something where Hart is asking for views on where these should go. In order for Harts Local Plan to pass an Inspector we have to show we can accommodate the shortfall from Rushmoor and Surrey Heath. He then detailed each of the three approaches offered by Hart. However, he pointed out that “if you combine the 3 you can get another 4 approaches. Option 1 will produce under 3,000 – Option 2 -2,000 – Option 3 - 5000.”
If the Parish Council went for approach 1 we could end up potentially with Winchfield being built and as well as those sites in the dispersal category. If we went for 1 and 2 we could potentially get Grove Farm and Cross Farm. In relation to Strategic sites – Grove Farm is 450 but at Pale Lane there is another site of approximately 300 and Winchfield and he reminded residents of the desire not to

coalesce settlements. He presented a map showing how the dispersed sites might be developed within this plan period. He then went into the consultation questions and commented on each one. He advised there is a new homes booklet and there is an option for comment on all the sites across Hart. He said this has to be a whizz through because the job has to be done by residents. He then put up a list of FAQ's and gave a detailed explanation to each one. He reiterated how the Neighbourhood Plan is very important but as Cllr. Makepeace-Browne had stressed it will not stop development.

What next – please respond to the consultation which finishes on 15 January 2016.

218/15 PUBLIC PARTICIPATION

Questions from the floor were invited.

1. How did Surrey Heath and Rushmoor evidence they had not sufficient land?
Surrey Heath has is “Greenbelt” and Rushmoor is surrounded by MOD land.
2. Winchfield the idea was that if you put one new Settlement you would get all the infrastructure needed?
You will get more infrastructure then is achievable by small scale development.
3. Sites – how are these identified?
Some are put forward by developers some by landowners – assessment of the sites looked at 26/28 criteria in order to determine it is developable. All the sites were ranked and some have been taken out due to floodplain or access issues.
4. When were these assessments done – he had found a document which had said Cross Farm was not developable and now he has found that it is “developable”?
The Chairman said this was where local knowledge was important and he urged the resident to make his views known.
5. Winchfield does not appear on the dispersal strategy – either a new town or nothing?
The Chairman said primarily because it comes into tier 5 because it does not have the infrastructure. However, he believes that if Winchfield Town is rejected then some sites will come forward there.
6. What happens after the consultation ends – when do you know where development will take place?
The Chairman said this is an interim consultation and the draft plan will go out for consultation and if accepted it goes forward to an Inspector in 2017.
7. Cross Farm was again brought up - “not developable” and then “developable”
NB Post Meeting Note: The Chairman had contacted Hart and below is the response received:

"20 A large number of sites in the SHLAA are categorised as 'not currently developable'. This could be for a number of reasons. Some sites are subject to constraints that mean they are unlikely ever to be suitable for development. Other sites may be deemed 'not currently developable' purely because they are contrary to current saved local plan policies (available at <http://www.hart.gov.uk/local-plan>). Sites deemed to be 'not currently developable' are now being assessed for allocation in the Local Plan to meet housing needs (see paragraph 2.29 of the SHLAA Main Report April 2015 available at <http://tinyurl.com/ozwardt>)."

8. With reference to the rolling SHLAA sites is there a cut off date for developers?
The Chairman advised not at present. Cllr. Eastment said that a Neighbourhood Plan could protect from further attempts from developers on sites not put forward by in the Neighbourhood Plan.
9. What is situation about aligning our Neighbourhood Plan with other Neighbourhood Plan parishes?
Cllr. Makepeace-Browne said there is a 6 weekly meeting of all the Parish Councils doing a Neighbourhood Plan and then six weeks on we have a further meeting with parishes and an officer from HDC. The Neighbourhood Plan can propose gaps.
10. Question about the timing of this consultation over a holiday period?
The Chairman said we are in a limbo position and there is a desperate push to get this Plan finalised – if we leave it to six weeks beyond Christmas it is more delay.

11. Brownfield sites – have Hart a view?

The Chairman said to read the whole document but we are not consulted on that because that is a given by Government because it says if a brownfield site comes forward you have to give it planning permission. But if an owner does not want to release it then it is not available.

12. Office blocks for housing?

Structure is often not suitable for development and lenders will not lend.

13. Numbers on the Winchfield Town is there a spread of sizes?

Yes the SHMAA has identified the needs of different households.

14. Local housing need and London overspill – has an assessment been done?

The Chairman gave a very detailed response.

15. Cross Farm – question asked about access?

The Chairman said this is one of the issues which residents can raise in the consultation.

The Chairman said an 8 page summary booklet on the Housing Options Consultation is being delivered to every household in the coming week. Postcodes had to be entered on the consultation otherwise those responses would not be counted. Weighting will be given to your postcode to show you are looking at what affects your area and spot checks will be carried out.

The Chairman spoke about the important open gaps and said that Hart have still retained a policy defining this but that is why Grove Farm was turned down but how long that policy will remain unchallenged is unknown. Cllr. Julia Ambler spoke about the policies and said only the national policies will stand and we have to accept housing numbers but once the plan is in place then Hart will revisit its policies and these will be put back where Hart can afford to put them back.

219/15 NEIGHBOURHOOD PLANNING PRESENTATION

Cllr. WMB advised that this evening was also a meeting of the Neighbourhood Plan Steering Group . She explained how the Neighbourhood Plan allows the community to control the development in the parish and that any development should fit with what the community want – house style/layout - what we want it to look like. Housing numbers will be given out from Hart **and** we cannot affect that at the local level. Our parish area is Netherhouse Moor, Zebon Copse, and Crookham village. She detailed documents which would come from the Steering Group and requested residents to Please Please respond. The Neighbourhood Plan is an official document which has to go to an Inspector to have it “made”. If we cannot prove that we have involved the community then our plan will not be “made” and we will have no influence in what happens. She showed the A5 Vision & Objective consultation flyer which had been delivered to every household and to which only 68 responses had been received from the community – at least 300 responses are need to be creditable. She said that she would be sending out an information sheet which will summarise what Cllr. Jackson would present. Please respond to the Survey Monkey link for the Vision & Objectives consultation if people had not yet done so. The information which she will email everyone is a summary of what residents can read at their leisure about tonight’s presentation and will also have the Crookham Village Neighbourhood Plan V&O consultation link and she hopes that residents will accept the information which she will continue to send out. If there are any questions please do come back to any Councillor. It is critical that residents come back with views on the Vision and Objects proposed – “if you agree OR if you want to suggest changes, please respond saying so because it is important that you show you have supported the V&O NP consultation. The Chairman said the same applies to the Neighbourhood Plan and the Local Plan Consultation – it is not a referendum - it is not a numbers game. What the Parish Council and District Council want is ideas or if you agree then just tick the box but it is essential that a response is actually logged. Later on down the line there will be a referendum but that is a while off.

The Chairman advised that Mr. Richard Hellier was here this evening and he was the Landscape Architect helping with the Neighbourhood Plan and for those interested they should remain behind and talk to Richard Hellier.

In response to a question about the Neighbourhood Plan Cllr. Eastment said when we get enough responses to the Vision & Objectives consultation, we can start to develop the supporting policies and once we have a ‘draft set of policies’ we will consult again on this. Cllr. Makepeace-Browne gave out more copies of the original CVP Neighbourhood Plan V&O consultation survey and Cllr. Eastment stressed the need for people to complete the survey and to do so on-line (where possible) via the Monkey Survey.

The Chairman brought the meeting to a conclusion at 8.41 pm.