



ONWARDPLAN

MINUTES OF THE STEERING GROUP MEETING

HELD ON TUESDAY 17TH FEBRUARY 2015

AT 7.30 PM AT THE PARISH ROOM

PRESENT:

Jeremy Fellows (Acting Chair), Richard Cooper, Pam Verdon, Steve Blandford, Alison Tizard, Gill Warsop, Jim Head, James Harvey, David Ellis, Helen Fleming

APOLOGIES:

Rita Pennington, Philip James, Nicholas Frome, Guy Holmes-Henderson, Belinda Hallam,

1. Previous Minutes

The Minutes from 5 February with slight amendments made by Jeremy and Philip were approved Pam will put them in Dropbox. Jeremy reported that Russ Haines has resigned from the Steering Group due to work and other commitments such as Magna Carta. He was thanked for all the work he has done up to date.

It was queried whether Jan was still part of the Steering Group as she is unable to attend meetings. Pam will ask Philip who is to be included in the distribution list of Steering Group members.

2. Update from OPC

Jeremy reported that following letters being sent out by the Parish Council concerning the Strategic Environmental Assessment, there have been replies from English Heritage, Environment Agency, Hampshire County Council and Hart District Council. These letters are all on Dropbox.

Hart District Council have issued a fourth revision of their timetable for their local plan but there are not any material changes. This has been circulated to SG members. The RAF have applied to Hart to build 4 accommodation blocks on the station adjacent to Hangar 2. They will be 14.5 metres high and provide 372 single rooms. As it falls within Crown Permitted Development a planning application is not required. Helen will investigate with Hart as to whether these will count towards the number of houses needed in the Plan.

The Parish Council is going to write to Hart concerning the development of the former offices of Spectro Oil at Palace Gate. At present there is a covenant held by Hart which allows parking in spaces on the site from Friday evening to Sunday evening. OPC will ask Hart not to relinquish this covenant.

The Parish Council would like a briefing from the Neighbourhood Plan concerning the findings from our consultation events. This will happen in due course.

3. Task Group reports

Housing Group:

Following consultation they have been working on four areas identified as of most concern to those attending:

- Site selection
- Nursing home
- Affordable housing
- Design

They have been analysing sites using the following criteria, which are in line with the criteria used by Adams Hendry the consultants used by Hart:

- Sustainability
- Brown field, or conversion sites
- Character, conservation, heritage, views
- Rural views, setting, footpaths
- Green spaces, gaps
- Access feasibility, traffic consideration
- Isolated sites
- Intrusive to countryside
- Impact on settlement, shape

Concern was expressed that the suggested NP timetable is not realistic as there is still lots of work to be done, including talking to landowners.

Nursing home: This is likely to be a high dependency 60 bed home as any smaller establishment is not considered to be economically viable. There appear to be 2 possible sites. Hart will be asked whether a nursing home with 60 beds counts towards the number of houses. The policy at Surrey Heath is such that a 60 bed home would equate to 43 houses.

Affordable housing: Hart are not in favour of affordable housing for local priority unless there is an exception site. This would not be possible in Odiham and North Warnborough but the housing group, perhaps with the help of Odiham Consolidated Charities may be able to overcome this obstacle.

Design statement: Jan Morton and Richard Baker are working on updating the Village Design Statement produced by the Odiham Society a few years ago with a view to incorporating it into our Plan.

Village Centre:

Steve reported that he has been working with Alison to engage businesses, as so far this has not happened. They are considering a simple survey to gain opinions. He has not worked further on other matters as he is on his own in this group at present.

The site at Spectro Oil was discussed and its possible use for housing/amenity/business purposes. The existing offices could be converted to housing without planning permission due to a recent change in the law but any other development or change of use would

require planning permission. Should this site therefore be included in the Plan and how does it fit in. Philip will be requested to ask RCOH.

Amenities/Green Space:

The report circulated by the task group, together with the replies to it from RCOH, was discussed.

It is still not clear whether the whole of the Deer Park could to be designated as Local Green Space as there have been conflicting answers from RCOH. Other areas that might meet the criteria for an LGS are:

Gap at Dunleys Hill
Close Meadow
NW football field

Other suggested areas have sufficient protection, e.g. SSI status, are owned by the Parish Council, or are Commons, or would not meet the criteria, e.g. land behind Beech Cottage.

It was felt strongly by the Housing Group that there was no remit from the recent consultation exercises to consider sites near the existing cricket club in exchange for an additional cricket pitch. Furthermore it expressed the fear that if development on the south side of the parish were promoted by the Plan it would be going against the southern landscape evaluation that Hart had commissioned last year primarily as justification to protect the character of Odiham by restricting development. Other attendees who are not members of the Housing Group did not support the Amenity Group's request. Jim was asked to provide the Housing Group with his view of which SHLAA sites could be used as a football pitch. These may have no development potential and private negotiations could take place between the club and landowner. Some felt it might possible that Hart CIL funding could be used to help.

There was not time to discuss points 5 – 9 of the report (protecting key parish facilities/village green/footpaths and cycleways/canal/CIL projects).

Project Plan

Steve went through a summary plan Timeline he has developed on the assumption it is important to get to publication of the pre-submission Plan as soon as possible. The next community engagement events are therefore being planned for mid-May (before Magna Carta events get underway) such that we can aim to get to the pre-submission publication step (by OPC) in June.

After that there is a minimum 6 week mandatory consultation period after which (with rCOH) we should aim to complete all remaining tasks ready to submit the final version of the Plan to Hart for their review in August; after which it then moves onto the independent examination stage.

Steve said he would see Philip as soon as possible to confirm the target dates for the main milestones and then send out a new revision of the Timeline for SG review. In the meantime everyone was asked to look carefully at the draft Timeline presented and highlight any major concerns, noting the target dates currently align with RCOH's timetable for supporting us.

It was also pointed out that once the final version of the Plan has formally been submitted to Hart the timetable to complete examination and moving onto a referendum is out of our hands.

Steve has circulated a Goals and Objectives document (attached) to the Steering Group. This will enable policies to be written by RCOH to fit in with our Vision. It was agreed that this was a good start. Please make any comments as soon as possible.

Engagement

Alison proposes to continue sending emails at regular intervals to the 410 people registered with OnwardPlan. This will give them the results of the consultation and will end just before the next consultation with site information. She will get approval from the Housing Group before sending out possible sensitive site information.

The next consultation events will be between Saturday 9 May to Sunday 17 May. **Group members are asked to let Pam know their availability at that time** to ensure that there are enough people around to man the events. These will not be the same format as the January events as all residents will have received a lot of information in the post. They will have the opportunity to seek further information and register approval/disapproval.

Alison also plans to target the Infant and Junior schools so that there will be engagement with the parents of those children as they have mainly not be present at previous events.

Next Meeting:

Thursday, 5 March, 7.30 Parish Rooms