

Wickham Neighbourhood Plan Steering Group
Meeting – Monday 4 March, 2013

- 1 Present
Angela Clear, Therese Evans, Sue Roger-Jones, Justin Gamblin, Marie du Boulay.
- 2 Apologies
Nil
- 3 Declarations of interest
Non
- 4 Previous meeting notes reviewed
No alterations.
- 5 Actions from previous meeting not covered elsewhere on the agenda
Terms of Reference (TOR) – accepted at PC February.
- 6 Feedback following meeting with WCC re Local Plan Part 2 (LP Part 2) on 22 February

The meeting notes prepared by SO are attached separately. MduB summarised this meeting as follows:

MduB reported to SO the Steering Groups progress working towards a NP / LP Part2 and our plans with regard to evidence gathering from stakeholders and for a program of community engagement. SO was satisfied with our plans and with the timeline proposed and offered assistance with our main community event on 27 June.

We then reviewed WCC initial draft of Wickham's Profile and the Templates related to Housing, Employment and Infrastructure, previously circulated by WCC prior to the meeting.

Particular issues that arose were highlighted:

- Quantum
The number of houses is now set at a total of 250 for the settlement, for the 20 year period up to 2031, in the Inspector's report.
However, the issue of **phasing** was raised and discussed, as there is no detail of this in the Templates. SO said that there needs to be a sound "planning" reason to control phasing of houses, however that Wickham has the sewage / drainage situation that will necessitate delay to development.
- Community Infrastructure Levy (CIL)
Discussion of developer's contributions.
CIL is coming in, which is basically a tax on market houses set at £80 per square meter of new build, whether one house or many. WCC has to produce a list of things it will spend these funds on. However 15% of this tax goes to the community, for local infrastructure projects.
SO stated that great care was needed with regard to what developers offer. A promise of improvement is not real – it is not direct. The improvements promised will not necessarily be deliverable. **Please see SO's explanation of this in the WCC Meeting Notes.**
Section 106 is asked for by WCC IF a development requires an infrastructure improvement, eg a crossing. However, this will be greatly limited once CIL in place.
- Affordable

The assumption made by WCC for Affordable Housing, as far as predicting future need is concerned, is that if the existing list is addressed, newly arising need will be met within existing stock.

- Pressure from developers
AC asked SO about pressures from developers to press on with things, in light of a recent email to the PC. SO emphasized that **WE** are in control here (WCC and WPC). The Inspector's report retains current boundaries, until official review. **WE** are determining any changes to the village boundary through LP Part 2 and NP, not developers. Developers can of course put in planning applications but they will not be agreed. We need to determine the boundary, not react to developers needs.
- Inspector's report makes specific reference to Wickham
Para 111 and 112. Particular note of Wickham's problem with sewage, etc. SO will establish the exact position and feedback.

Plan:

- The NP Steering Group will send comments to SO on their first draft of the Profile and Templates, as well as the feedback and evidence collected from stakeholders. WCC will then update / incorporate into the documents prior to publication on the LP Part 2 website.
- Meet again after our meeting with Wickham's Societies, Associations and Organisations, and after their feedback received (22 May).

Action:

- MduB to coordinate the feedback, etc to WCC. (MduB)

7 Reviewed evidence gathered from stakeholders

Previously agreed list of stakeholders:

Local Estate Agents and Commercial Letting Agents (AC)

Community Land Trust (TE)

Hyde Housing Association (TE)

WCC re Affordable Housing (TE)

Landowners and developers – to be contacted once we have established needs and are looking at long list of sites.

Infrastructure/Service providers:

Environment Agency, re surface water (TE)

Hampshire County Council, re drains (TE)

Southern Water, re sewage (TE)

WCC, re parking (TE)

Hampshire County Council, re roads (TE)

MduB will ask Liz Dee who else to approach (MduB)

Schools:

Wickham Primary School (SRJ)

Wickham Pre-School (SRJ)

Monkey Puzzle Nursery (SRJ)

Montessori School (SRJ)

Merry Go Round Children's Centre (SRJ)

Play School - Wickham Centre (SRJ)

Poppins - Wickham Playgroup (SRJ)

Health:

Wickham Surgery (MduB)

Dentist (MduB)

Opticians (MduB)

Physiotherapy (MduB)

Secondary Care (MduB)

Action:

- All continue collecting evidence from those not yet approached (All)
- email all evidence collected to MduB, for incorporation into a report for WCC (All)
- In addition TE to approach McCarthy Stone (TE).

- 8 Reviewed LP Part 2 Guidance Note Questions Template, re Housing, Employment, Infrastructure

Decided all to independently review as lack of time.

Action:

- All to review and send comments to MduB (All)
- MduB to collate responses and send to SO, along with feedback from stakeholders, after the next meeting (MduB).

- 9 Parish Plan / Village Design Statement

PP:

MduB raised the issue of her failure to formally put adoption of the PP on the PC agenda after the consultation closed at the end of October 2012. The PP is now on the agenda for PC in March, for proposed adoption.

It was again emphasized and agreed by all that the PP is really a process, rather than a static document. Whilst it is necessary to have a document, it would be out of date as soon as it is written, assuming progress. The intention is that the PP would be formally reviewed and updated annually by the working group. It was agreed that the document consulted on now needs to be adopted and reviewed as planned at 1 year. This review would potentially be moved to January from February due to pressure related to time scales for the LP Part 2 and NP.

Action:

- Proposed adoption of PP on March PC agenda.

VDS:

The second edition of the VDS was consulted on in draft form in 2010. However, when it was decided that further work was required on the PP, the VDS was put aside without being adopted.

The VDS is clearly an important document for Wickham to have as a starting point for any building project, whether for one dwelling or larger scale developments.

SO seemed happy to use the VDS in its draft form.

Action:

- Continue to include VDS on Steering Group agenda for further consideration
- Raise at PC.

- 10 Parish Assembly

Discussed plan for the NP stand. Liz Dee is providing appropriate maps. MduB will prepare posters briefly summarizing LP Part 1 and 2 and advertising the current process in which we are engaged, preparing LP Part 2 and a NP.

It was decided, that in addition to advertising the process, we should use the opportunity to gather some evidence, as it might be a chance to get feedback from school parents. The format of a simple questionnaire was agreed.

Action:

MduB to prepare posters and the questionnaire as agreed (MduB).

11 Meeting with Societies, Organisation and Groups

MduB reported that the PC does not have email contacts of all Wickham's groups. Therefore she would ring around the telephone contacts from the Parish Mag to invite 1-2 representatives from each group (list previously agreed).

SRJ will arrange the wine and nibbles.

AC will welcome all to the meeting and TE will present on where we are with the LP process. We will then have a question / answer / discussion session, with us asking questions to trigger discussion. MduB will chair this session. All will be given a questionnaire for distribution within the group or list of questions to report back on from the group. The details will be decided at our next Steering Group Meeting.

Action:

- Invite all groups (MduB)
- Wine and nibbles (SRJ)
- Plan details of meeting at next Steering Group (All).

12 Date of next meeting

Monday 8 April

To focus on plan for Associations & Societies Meeting.

To review feedback collected from stakeholders and Questions Template.