

## **Part 1 in the presence of Representatives of Grange Lane/West Green Road Residents**

Present: Angus Walker (Resident) (AW)  
Peter Lawrence (Resident) (PL)  
Hamish Elvidge (Resident) (HE)

Steering Group: Janet Martin (in the chair) (JM)  
Cathy Roberts (CR), Adam Gratwick (AG), Chris Farrance (CF), Chris Hunter (CH), David Carpenter (DC), Diana Harvey (DH), Mike Sisson (MS -Acting Secretary)

### **Introductory Remarks**

AW made an opening statement thanking the Group for their work and for allowing the Representatives to have space on the agenda.

JM pointed out the Group is technically a sub-committee of the Parish Council and must obey the Standing Orders of the Parish Council. Hence the meeting is a question and answer session and not an open discussion. The Group would be pleased to answer any questions.

AW would be sharing comments from neighbours. The Residents had not formed a protest group but the Representatives had talked to many friends and neighbours in the vicinity of Grange Farm and many had submitted comments to the Steering Group. They were looking for a fair and transparent process. There were two areas of concern: a low level of awareness of the process and ranking of specific sites in the process.

JM informed the Representatives that the Steering Group had been advised all along by a Professional Planning Adviser, Liz Bourne, who works with Neighbourhood Plan groups nationwide. She had ensured that all our processes are in line with the overall Neighbourhood Plan scheme and would be acceptable to the Plan Inspectorate when the Plan is formally inspected. She had also advised on the depth of engagement with residents groups who may approach the Steering Group.

### **Awareness**

On the subject of awareness there had been opportunities for discussion at four drop in days and two focused sessions. AW pointed out that the numbers attending previous discussion sessions had been between 7 and 109 and thought that was too low for representing views. Advertising had been done through articles in Contact magazine, by approaching all village organizations and by billboards in the High Street on drop in days. Different people had attended the various sessions and the details had been relayed more widely through personal interaction. CR agreed that she would like to see higher numbers at the interactive sessions. Liz Bourne had informed us that our numbers were slightly above average. A point made by AW later was that the reps for the village organizations did not necessarily pass on the information to their members.

### **The Timeline**

It was accepted that the published timeline is now behind schedule by about 3 months. This was due in part to the delay in the Hart District Council Consultations. Hart were expected to publish details of the housing numbers required in each area of the district but this has not yet been done. The pre-existing information was that 81 more housing units would be required in addition to those already in construction in Hartley Wintney. It has however been determined that we do not need to wait for Hart and we will therefore press ahead with our Neighbourhood Plan.

In addition there are still new applications for assessment coming in from landowners including 5 very recently. The Group has set the deadline for applications as 31<sup>st</sup> May 2016. These applications will be assessed and ranked in the same way as for all earlier sites. The intention is to complete the writing of the Plan by October this year.

### **Circulating Information**

HE asked if everyone could be circulated with site information. He was informed that efforts had been made to reach everyone through Contact Magazine which pointed to the website. The information could not be posted because of budget limitations. The Plan document will however be posted to all residents for comment prior to the referendum which will take place at the end of the process. AW would have liked a letter earlier but accepted that many people have now found the website with the map of sites.

### **Ranking Process**

PL had looked closely at the ranking process and had written to the Steering Group with detailed comments. He appreciated the ranking process itself but felt that it was not consistent across the chart with some scores looking 'odd'.

JM said that every site had been assessed in the same way and used the same matrix method which Hart District had provided at the start of the process. This had been determined by a professional planning company, Adams Hendry. It was decided to continue with the same matrix method for consistency but with criteria decided within Hartley Wintney. Some of the sites, including Grange Farm, had been assessed by Hart using the Adams Hendry matrix but the Steering Group had done a thorough reassessment using the local criteria. The Group is made up of people with long standing residency and has used its own local knowledge to assess sites against each other. None has any pecuniary interest in any sites.

The criteria were determined by parishioners after they had expressed their views in the earlier consultations. The criteria were assessed in the range +3 to -3. The six most important criteria as determined in the consultation had been given a weighting of 2 so that for those the range was +6 to -6.

PL's detailed comments had now been answered by the Steering Group. As a result some corrections to the scoring had been made together with explanations. These will now be circulated to the Representatives.

CR was keen to point out that the Plan is not just about houses but will assess other aspects of life in the village such as footpaths, cycleways and community benefits.

### **Housing Numbers**

What stops Hart increasing the number of houses built on a particular site? The final numbers required have yet to be given by Hart. There is a threat that they will be spread around all sites. However emerging Neighbourhood Plans will be used by inspectors in deciding on planning applications. Hence there is a huge incentive to finalise the Plan. At the moment, without the Plan, developers have 'open season' on any available sites.

Could we put forward a lower number of houses to limit the risk to sites? No, Hart planners will approve the number of houses which are actually built. On Grange Farm, site 19A, the maximum number of 50 houses was decided by the landowner (on the original proposal for 150 houses, Hart had misread the area of land offered by the landowner.) Sites 19A and 19B had been assessed independently of each other. 19B has more community benefit because it is a rural

exception site.

For information, JM pointed out that another site, Causeway Farm, had been proposed by Hart District and not by the actual landowner, Elvetham Estates. Local residents had made representations directly to Hart District.

JM understood that the Hart consultation on sites was almost complete and an announcement would be made in the next two weeks.

HE asked again if we could write letters to houses which could be affected by site development. This was not a feasible option and the Group had tried their best to spread the word. Will it be possible to comment on the draft Plan before the village referendum? Yes

## **Outcomes**

The Steering Group will be carrying out further assessments of new sites and this could have an influence on the final ranking.

The Steering Group will circulate the answers to PL's questions

The Group will give a fuller explanation of the marking of each site against each criterion on the website.

AW will inform his neighbours that:

There will be a new time line issued in June

There will be further opportunities for community engagement

The draft Plan is scheduled for October

There will be an explanation of rankings on the website in late June

Part 1 of the Steering Group meeting concluded at this point.