

THRUXTON PARISH NDP STEERING GROUP

POLICY PREPARATION DAY

THRUXTON VILLAGE HALL

5<sup>TH</sup> AUGUST 2017

MINUTES

1. Apologies: Sarah Fanthorpe Green, Heather Bournier, Alan Leslie.
2. Present: Kate Philipson (KP) – Chair of NDP Steering Group, Charles Milner Williams (CMW) – Chair of Parish Council, John Davis (JD), Steve Counsell (SC), Louisa Chamberlain (LC)– Secretary of NDP Steering Group, Ray Bradbury (RB), Bill Brewer (BB), Simon Watson (SW), Liz Watson (LW), Mike Windsor (MW).
3. Meeting started at 10.00 am with a welcome from KP.

KP thanked the Parish Councillors for attending to help review and agree on the NDP Policies and also discuss the way forward. KP reported that things have moved on apace this past week. South Downs Consultancy (SDC) has put forward a proposal to help us make a draft NDP by November 2017. To this end, we needed to be clear in this forum what was wanted from this consultancy work after review of the draft Policies.

CMW commented that he had read the documents generated so far and commended the Steering Group's work so far.

4. Draft Policy Doc Reviews (DPPR) – each set of Policies was reviewed line by line, discussed by the attendees of this meeting and amended accordingly.  
Before reviewing each Policy the following points were made:  
SW - Initial setting of parameters was discussed.

SC - Discussed mapping policies back to TVBC Local Plan policies remembering to simplify, quantify, shape and not stop development.

CMW – Discussed the ever evolving changes to Government and Local Planning Policies endangering this NDP with potential overriding in the future. He reminded us that Thruxton Circuit attracts 20000 visitors at specialist event days.

JD – Reminded the Meeting about the rules regarding Permitted Development.

MW – discussed how he felt that money for housing from Government Grants etc. to encourage developers and Local Authorities to release land for building was becoming more common. He felt that South Downs Consultancy will help us draft the Policies appropriately.

LC – discussed that some Policy areas had repeat themes in other Policy areas. Each will be discussed in turn and compared to the repetition in other areas. She discussed the potential of putting some actions into “Community Action” rather than “Policy”. SDC will be asked for a view on this. She asked that the economic importance of agricultural land in the Parish be discussed with a view to forming an economic Policy in this respect.

KP – discussed the need to include some reference to Rosebourne Garden Centre in the NDP – although not in our Parish, it is across the road from the Parish and has a significant economic, public transport, employment and facilities influence on the Parish. South Downs Consultancy will be asked to help phrase an inclusion in the NDP to the above effect. On a related note, KP will ask TVPC planning department how this Parish can be made more aware of proposed development on the land neighbouring our Parish.

5. SC asked for all amendments to Policies to be emailed to him so that he can upload them in the correct format to the draft plan in the Dropbox.
6. Economic Policy – discussion led by SC and amended accordingly. An agricultural land policy will be developed.
7. Infrastructure Policy – discussion led by SW and amended accordingly.

8. Heritage Policy – discussion led by LC and amended accordingly.
  
9. Environment Policy – discussion led by MW and amended accordingly. As part of the discussions on economic policies, the possibility of drafting a renewable energy policy was discussed. Solar farms were discussed in particular due to answers to the initial Parishioners Survey and further questioning of a consultation exercise done during the Village Fete. On the basis of no clear direction from the survey and follow up from Parishioner consultation at the Village Fete (an almost 50:50 split on questionnaire and follow up questioning on support for solar farm development in the Parish) and the views expressed in other Policies, it was agreed that no specific policy would be formulated for this area.
  
10. Community Policy– discussion led by KP and amended accordingly. Further discussion over footpaths, footpath enhancement and creation of new footpaths was had in view of the strong mandate in favour of footpaths from Parishioners in the Survey. It was felt that the Policy in infrastructure regarding footpaths covered the situation adequately.
  
11. Housing Policy –discussion led by KP and amended accordingly. KP stated how difficult she had found marshalling her thoughts on this subject. An overview and then discussion of what was felt the Parish wanted ensued and included the following:
  - a) No site allocation.
  - b) Low cost homes for younger people.
  - c) Good quality, but smaller homes for those wishing to downsize.
  - d) No breaching of settlement boundaries.

There was a discussion on the need to reflect who needs housing in the Parish and in what form and how this could be achieved e.g. a “Parish register” of wishes and funding requirements, detailing for example, 4 families interested in

downsizing from 4 bed to 2 bed smaller property and 4 young families requiring family homes, of affordable proportions. This type of “register” would be expected to be the base line from which the Local Authority would be expected to shape development, tailored and delivered to the specific community. However, KP could find no precedents for this. Debate ensued about how such a register could work. KP will ask SDC to prepare Policies to reflect local needs and wishes and ask how we can influence what is built to reflect what is locally need in a sustainable form to keep the flow of housing needs across the Parish for all age groups moving. Discussion around affordable housing and Affordable Housing– definitions, what it means to the Parish, when local people would qualify for affordable housing in their Parish etc. - was had. There was concern around how the NDP can hold statutory bodies accountable for the accuracy and appropriateness of the information they supply to the NDP. South Downs Consultancy will be asked how to keep developers/authorities held to account for the information and promises they provide.

12. Plan of action – all Policy writers are asked to review and amend Policies following this meeting, paying particular attention to cross referencing with other Policies where duplication is present and also putting “notes” in the margins if any specific questions for South Downs Consultancy have been flagged up during this meeting. Revised draft Policies are to be emailed to SC for uploading in the correct format in to the Dropbox. SC discussed what else needed to be included in the Draft plan that will be sent to SDC. SDC have indicated they will do the mapping. It is expected that South Downs Consultancy will ask and collate further information as they identify gaps in the evidence. SC asked that the members of Parish Council particularly review the contents of Chapter 8 to ensure they are happy with wording regarding reviewing the completed NDP document.
13. Funding Update - BB – the current balance of £1330 needs to be spent ASAP so that a further grant of in excess of £5000 can be applied for. VAT payments can be refunded. £9225 in total could be available to us if all grants came forward in full. This would cover our South Downs Consultancy bills.

14. Green Space Report /Update re Consultants – The members of this meeting expressed satisfaction with the Local Green Space (LGS) Report completed by South Downs. Letters to landowners regarding the specific outcomes of LGS report will be sent once the Parish Council have formally reviewed the LGS South Downs report. CMW will ensure that the Parish Council will consider the report and inform steering group of their decision. KP will confirm with South Downs Consultancy that the Steering Group wish to employ their services to draft a NDP report.
15. Communication with Landowners/Developers/Agents - KP will look to set up meetings with affected Landowners offering them a forum to discuss the implications of potential LGS designation of their land. KP will convene such meetings with other members of the Steering Group, where appropriate
16. Conflict of interest was discussed with regard to individuals representing interested parties with insider knowledge and the potential for inappropriate use of this knowledge. This will be monitored and concerns aired as appropriate.
17. AOB - Village website – a Developer/ Agent had made a comment that he was unable to identify where in the NDP process Thruxton was, as he was unable to access any up to date meeting minutes. There was acknowledgement that there had been some difficulties with the current Village website – it was not an easy website to upload large documents on to. Further discussion over the best way to ensure timely and regular updates on the progress of the NDP ensued. The Village website is owned by the Village Association and is not a formal Parish Council website. It should not be relied on for formal information. There is no Parish Council official website. Without the Village website, we do need to have a way for the wider public to access information on the NDP to fulfil our obligation. KP will approach TVBC regarding the rules in publishing information

regarding the NDP and what our obligations to the Public are.

Meeting closed at 17:30