

Neighbourhood Plan Steering Group Meeting Notes Tuesday, 31st August 2021, 6.00pm held virtually

Present: Richard Quarterman (Chair), Cllr Graham Cockarill, Cllr Tony Spencer, Katie Bailey (Consultant) & Rochelle Halliday (Town Clerk)

1. Welcome & apologies for absence

Cllr Bailey and Rayner Mayer were not present.

Richard Quarterman expressed concerns regarding the lack of engagement by the Town Council. Cllr Spencer responded by saying that an update on the Neighbourhood Plan is provided at each of the Council's Planning Committee meetings every two weeks. The Planning Committee consider the draft Plan to be robust.

The timing of the next stages were discussed and are detailed in item 3. The Council will be informed of the timeline at the next Full Council meeting.

2. To agree notes from the last meeting on 17th August 2021 (attached) & matters arising:

The notes from the last meeting were agreed as being an accurate record.

The following matters arising were noted:

Item 4:

- **ALL** – to liaise with Katie Bailey to finalise response to consultation comments / changes to NP text – **still underway**.
- **RH** – to publish consultation responses document online once finalised – **to be completed**.
- **RM** - to draft text to support employment statement in YDFNP1: **completed**. Need to decide whether it is sufficient evidence.
- **GC** -
 - review the justification statements for each of the 5 views, to identify what desirable characteristics / settings are being protected in the policy – **partially completed**.
 - review views 03 – view of fields near Love Lane – **completed**.
 - produce an explanation of why certain views were selected for the policy from the original views list – **to be completed**.
- **RH** – monitor outcome of YDFNP7 view 3 review and respond to Claremont Planning as required – **now part of consultation response document**.

3. Review of draft Plan following Regulation 14 consultation

- To review status of final text changes to draft Plan (draft Plan to follow from KB)
 - Policies Maps – mapping the policies that relate to physical locations may not result in a coherent document, however, Local and Neighbourhood Plans usually do have maps and Hart DC has asked for a policy map. The Steering Group discussed usefulness of a policies map, given no development sites have been allocated. Maps already exist separately for the key policies that relate to geographic locations. A policies map has certain weight in planning legislation, however. **Action:** It was agreed to create an appendix showing the summary of policies and to illustrate the policies using the existing maps from the main Plan.
 - Views – the Love Lane 03 and Reading Road 05 views were discussed. Cllr Cockarill circulated some revised wording for these views. It was agreed to strengthen the statements further to focus on the value of the view, including maintaining ancient hedgerow – **Action: Graham Cockarill** to revise. Evidence base for the views is difficult to quantify a view is subjective, although residents who have been consulted have supported the views included in the draft Plan. Katie Bailey suggested amending the supporting document to show an analysis of how the views were initially identified and then subsequently selected for the draft Plan. After much discussion, it was agreed to keep views 03 and 05 in the draft Plan. **Action: Tony Spencer** to review the supporting document, as per the discussion above, and to identify examples of what

type of development would be harmful to the view and whether a barn, for example, would be acceptable.

- Telecoms & broadband coverage – difficult to get the evidence for the coverage issues experienced by residents. **Action: Richard Quarterman / Katie Bailey** to discuss further after the meeting to agree whether the policy should remain.
- Active Travel – the policy wording revised by Rayner Mayer was circulated – **Action: Steering Group** members to let Katie know if they accept the policy.
- Heritage objectives – the revised text was proposed by Katie Bailey and agreed by Steering Group.
- Community Facilities – a lot of repetition with Local Plan, however, agreed to keep it in the draft Plan. Consider if it needs rewording to make it distinct from the Local Plan.
- Positive Buildings – local heritage assets all over the parish and not just in the conservation area. Consider where we want a list of non-designated assets but would need an evidence base for including any such assets in the draft Plan. Agreed not to revise the current wording and to consider for future Plan updates. Council to look to incorporate local listing review into a conservation area appraisals. Rochelle Halliday has crossed checked locally listed buildings against the conservation area maps in the draft Plan and will send Katie Bailey the result.
- First Homes – **Action: Katie Bailey** to redraft.

○ To agree timing of next steps:

- **Informal review of draft Plan by Hart District Council and Yateley Town Council’s Planning Committee** – aiming for 17th September Planning meeting and / or 1st October for a full review by the Committee. Draft Plan will be sent to Hart at the same time. Deadline for draft Plan versions to be ready: 10th September & 24th September.
- **Formal approval of submission Plan by Yateley Town Council** – Full Council meeting 25th October. Deadline for final Submission Plan: 19th October.
- **Submission Plan to Hart District Council for legal compliance check and public consultation (Regulations 15 & 16)** – after approval by Full Council.

4. Date of next Steering Group meeting:

- Wednesday, 22nd September 2021, 6.00pm by Zoom.

The meeting closed at 7.52pm.

YDF NP Outstanding Revisions to Text

Person Responsible	NP policy	Action	Deadline
ALL	YDFNP1 – Sustainable Development (HDC)	All SG members to let Katie know if employment statement revised by RM on 18.08.21 is ok.	08.09.21
ALL	YDFNP15 – Active Travel	All SG members to let Katie know if active travel text revised by RM on 26.08.21 is ok.	08.09.21
ALL	YDFNP6 – Conservation Areas (HDC)	Agree proposed policy wording – if not already agreed in SG discussion on 31.08.21 (in draft Plan issued by Katie on 26.08.21).	08.09.21
ALL	Objectives (HE)	Agree amendment to Objective G – insertion of ‘heritage’.	08.09.21

Graham	YDFNP7 - Views	Strengthen views statements for all views to include the value of the view, including view 3 maintaining ancient hedgerow.	07.09.21
Graham	YDFNP5 – Yateley Village (HDC)	Agree with Katie wording relating to changes to the use classes and seeking to promote uses in line with class E etc.	07.09.21
Tony	YDFNP7 – Views (Adrian Collett)	Is 'Mount Eagle' in view 01 a typo – should it be Monteagle?	06.09.21
Tony	YDFNP5 - Views	Update the views supplement to show how the views were initially selected and the criteria against which the final list of views in the policy were chosen. Also to include details on what type of development would harm the view and what development would be acceptable (e.g. a barn in a field).	09.09.21
Stuart / Katie	YDFNP12 – Housing Mix (HDC)	Redrafting of First Homes wording in accompanying text to incorporate discussions with HDC.	09.09.21
Richard	General (HDC)	Create an appendix showing the summary of policies and use the existing maps from the Plan to illustrate.	10.09.21
Richard	YDFNP11 - Telecoms	Agree whether the policy should remain given difficulty of finding supporting evidence.	10.09.21
Richard	YDFNP10 – Community Facilities (HDC)	Consider whether community facilities needs to be more distinctly worded to the Local Plan policies.	10.09.21
Richard	Foreword	To be finalised.	10.09.21
Richard	YDFNP5 – Yateley Village (HDC)	Revised village centre map.	10.09.21
Rayner	YDFNP3 – Promoting Biodiversity	Time period missing for information from the Hampshire Biodiversity Information Centre 2019 survey.	08.09.21
Rochelle	Front cover	Update to reflect submission stage and design.	13.09.21
Rochelle	Illustrations	Assess where they are required and add to draft Plan.	13.09.21