



**ALTON NEIGHBOURHOOD PLAN STEERING GROUP
MEETING NOTES
WEDNESDAY 9th AUGUST 2023 2PM**

In attendance:

Mike Heelis – Chair
David Allan – Vice Chair
Leani Haim – Consultants
John Grace – Community Representative
Rob Fowell - Community Representative
Paul Fitzgibbon - Community Representative

Leah Coney – Town Clerk (LC)

- 1) **Apologies** received from Suzie Burns, Pam Jones, Adam Harvey, Jenny Woods, Peter Holden, Cllr Annette Eyre and Cllr Graham Hill.

2) Any 3rd Party updates (including EHDC, HCC, DLUHC, AECOM)

LC reported that she had an inception meeting with AECOM about Town Centre Masterplanning yesterday which had been offered by Locality as a paid for technical package. LC to send scope of works to LH once received from AECOM.

LC reported that she had submitted an application to Locality for £10,000 to fund the next stages of the plan review which will be determined this week by the assessment panel.

The comments in respect of the draft design code, including those from Kevin Thurlow at EHDC have been submitted to AECOM and a further draft is expected in advance of the drop-in sessions on the 8th/9th September.

LC met with Adam and Jenny at EHDC on Monday to discuss conformity and alignment given the revised timetable for the Reg 14 and the following points were raised:

- EHDC are still concerned about conformity as ANP3 will need to be in compliance with the adopted Local Plan and/or any emerging Local Plan and this must be borne in mind. LC agreed to raise with consultants to find further examples of where an examiner has approved NPs with site allocations when they have been examined before the Local Plan has come forward. LC also noted that this may be watered down in the revised NPPF but given there is no definitive dates or content for the revision, this cannot be taken into account yet.

- In theory, if the ANP3 scenario planning numbers align with any allocation directed to Alton in the emerging Local Plan, then the Alton shaped hole in respect of allocations, within the ANP boundary, then consultation in February 2024 alongside the Local Plan Reg 18 should be feasible but comms would be very important as there will be references to Alton in other aspect of the emerging Local Plan so both parties will need to be clear on each others remit.

DA and LC met with HCC Transport Officers yesterday (8th August) and have received details of all the identified schemes at HCC which are being “considered”, including junction studies, deployment of traffic counters and work for the emerging Local Plan as well as an update on live projects. A copy of the presentation has been uploaded to the Box, along with DA’s response to the most recent LCWIP consultation.

3) Scenario Planning

Group confirmed they were happy with the scenario planning document. LH also happy to agree, subject to some amendments on numbers, but in conceptual terms it is acceptable and therefore theses will be tested with the public in September.

There was a lengthy discussion over the definition of the skyline and as such whether sites 6 and 7 should be in scenario 4, which was agreed. As such DA will update the document to reflect this and pass back to LC to update final items and LC or RF would drop in the conceptual map, Final version will then be passed to the group inc. EHDC and LH and dropped into the Box.

There was also a good discussion over the validation of scenario 1 and how much certainty can be attributed to the numbers. LH noted that, at the moment, there is no need to start approaching individual landowners but depending on how much the group are going to want to “squeeze” the brownfield option later in the year will depend on the resource required to progress this. Whilst the group is rightly focused on the scenario planning it is also alive to the fact that at some point in the next few months EHDC will have to be indicating a top down housing number for Alton before their Reg 18. As such, depending on that number, it may be felt that more or less pressure will be required from that brownfield option if a target is needed for conformity. In terms of providing certainty, there is also the option of considering NDOs neighbourhood development orders for certain parts of the town centre which effectively give outline planning consent. LC circulated to those present the links to Chesham NP for more information on this concept.

LC also noted she is preparing a glossary of terms and will add in NDOs!

PF raised concern that the communication channels being used are antiquated and as such a better comms plan may well be needed to promote the 8th/9th September sessions. LC requested PF send through any suggestions so they can be worked into the plan and others in the group can also input.

4) Scenario Action Plan

Extract from Page 4 of Scenario Planning Doc			
Action Point	Detail	Responsibility	Progress
1	Validate the list of sites only recommending deletion of those where schemes have planning approval and are being implemented or have recently been completed.	Exec	Done and ongoing.
2	Contact EHDC planning team to ask for details of promoted schemes in order to refine satellite village and Holybourne scenario details.	LC	Late September
3	Contact the education service planning team at Hampshire County Council and the primary and secondary schools to ask for their observations on the implications for school places of each scenario.	PJ	Pam and Leah to define a response from info already held or a further interaction with HCC.
4	Contact the highways service planning team at Hampshire County Council to ask for their observations on the implications for transport and roads of each scenario.	DA	Done and no progress anticipated.
5	Contact local the GP services and Hospital to ask for their observations on the implications for access to services of each scenario.	CK	Mike H to contact Charles Kay and seek to get him to implement once final document issued.
6	Consider how each scenario is likely to change the scale and pattern of demand for local employment (including retail), other public services/facilities and community buildings/land, including the possibility that one or more scenarios might open up or close off opportunities to accommodate change.	SG	We need to ask various subject matter experts and consult's for their comments.
7	Consider how each scenario might impact on the quality and scenic beauty of the National Park in principle.	MH	Already completed by Mike H attending a SDNP meeting and asking the Chief Planner his reaction = soft objection.
8	Consider how each scenario might create an opportunity to improve existing green infrastructure or might harm it.	MH	Mike H to communicate with Cathy Wilson Alton Natural History Society and Leah to liaise with AECOM for a SEA.
9	Consider how each scenario might create an opportunity to improve the heritage interest of the town or might harm it.	MH	Mike H already asked Alton Buildings Preservation Trust for

			their input and a paper is awaited.
10	Consider the options for rationalising car parking in the town centre i.e. is there an opportunity to build a multi-storey car park?	DA	We need to have a working group level conversation about this - poss to include John Chubb.
11	Update the description, positive and adverse effects for each scenario as necessary from the information gathered.	SG	Ongoing from all NPSG members.
12	Provide a copy of this note and the attachments to EHDC and continue to invite them to steering group meetings	LC/DA	Leah to send doc once latest updates included to EHDC Planning.
13	Plan steering group agendas for the next couple of months as follows:	SG	Done.

5) Public Engagement session 8th/9th September

MH has worked on a PowerPoint/slides pack for the site allocations. LH confirmed that she would prepare a draft policy schedule on the other elements of the plan for the SG to review which could then be used in the session alongside introduction of documents such as the draft design code.

LC to work on other sections of the slide pack send draft presentation pack to LH once completed.

MH requested paper copies of the following documents for the sessions. 1 x HNA, 2 x Design Code 1 x SEA and 1 x Consultation output from May – LC to prepare.

6) Updated project plan

The updated project plan was tabled and agreed by the group.

PF asked if we can have an email distribution list. LC noted it would need GDPR approval required and if the group could complete the NP sign up form on line to give consent she can then make all emails cc rather than bcc.

Meeting concluded at 4.07pm.

Date of next meeting 23rd August