



**ALTON NEIGHBOURHOOD PLAN STEERING GROUP
MEETING NOTES
WEDNESDAY 6th SEPTEMBER 2023 2PM**

In attendance:

Mike Heelis – Chair
David Allan – Vice Chair
Leani Haim – Consultant
Adam Harvey – EHDC Planning Policy Manager
John Grace – Community Representative
Peter Holden - Community Representative
Paul Fitzgibbon - Community Representative
Suzie Burns – Community Representative
Rob Fowell – Community Representative
Cllr Graham Hill – EHDC Representative
Cllr John Chubb – ATC Representative

Leah Coney – Town Clerk (LC)

1) **Apologies** None. It was noted that regrettably Pam would be stepping down from the Steering Group.

2) **Third Party updates**

a) EHDC – AH reported that the LAA update is coming to a conclusion as is 5YLS review, so EHDC are hoping to publish in the next few weeks; there are plenty of pending applications but they are unlikely currently to meet the 5-year target. Much of the commissioned work in readiness for the Reg 18 Part 2 will be concluded in the next few weeks. GH noted that EHDC have a site allocation briefing for district councillors on the 20th September.

b) HCC and DLUHC – No updates.

c) AECOM – Design Coding. The most recent draft will be received later today ready for uploading to the website and printing for the drop-in sessions.

d) AECOM – SEA & HNA are now up on the website

e) AECOM – Town Centre Masterplanning (Locality funded technical package) inception meeting has taken place, with a site visit arranged for later in the month before starting to draft.

f) Local List – prepared by ABPT. MH noted that there are 105 individual properties plus groups of properties, such as Whitedown which are made up of a number of houses, not individually defined.

There is no intention to write to these properties but there is potential to add these clusters as areas of special character in the Design Code in order to recognise them. MH to extract to end to LH, LC & DA for review and then send to AECOM.

3) Scenario Planning Action Plan.

For information:

LC - as requested she had spoken to the agent for Froyle Estates to obtain a revised (reduced) red line boundary drawing for the LAA site in Holybourne

LC conveyed the comments from LH in relation to NDO options raised at the last meeting.

- 1) Progress the NP as is with an action in the plan to develop and adopt an NDO to provide future certainty in development of the town centre

This approach is perfectly fine and has the advantage of progressing the NP project on the current timetable. Risk may be that EHDC gets nervous about meeting numbers if they're not convinced about delivery of brownfield sites, which has been mentioned before.

- 2) Twin tracking an NDO with the NP, with the NDO being adopted shortly after the main NP
As above, but this starts to deal with the risk identified.

- 3) Whether they have to be developed together. Whilst they go through a different regulatory framework do they have to be intrinsically linked?

No, they don't have to be linked, you can bring forward an NDO/s at any time.

It was suggested that the group come back to the concept of NDOs after the scenario planning feedback had been received and once EHDC had identified the quantum for Alton in the emerging Local Plan to consider further the need to provide more certainty to the brownfield scenario.

RF noted that he is working on the identification and mapping of the smaller pieces of amenity land to add to the evidence base for inclusion in policy relating to the protection of open spaces.

The group then reviewed the Action Plan as follows

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. MH met with ABRI to look at town centre infill, with specific reference to garages
2	Contact EHDC planning team to ask for details of promoted schemes in order to refine satellite village and Holybourne scenario details.	LC	Done and ongoing. LC has now spoken to agents for Holybourne and for South Alton (Windmill Hill) but not yet the satellite villages. LC has sent scenario plans to EHDC & HCC
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.	LC	LC sent scenario plan to HCC education.

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	LC sent scenario pack to Ben Kennedy (HCC) DA and LC met with HCC and a further date arranged for 4 weeks' time to keep in dialogue.
5	Contact local the GP services and Hospital to ask for their observations on the implications for access to services of each scenario.	CK	MH to contact Charles Kay and seek to get him to implement once final document issued. LC noted CK arranging a visit to community Hospital, an ATC officer will attend a log report for evidence base.
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	LC has sent scenario plan to EHDC Eco Dev and sent to AECOM for Town Centre Masterplanning background.
7	Consider how each scenario might impact on the quality and scenic beauty of the National Park in principle.	MH	MH to provide LC with email contact at SDNP to send scenario plan.
8	Consider how each scenario might create an opportunity to improve existing green infrastructure or might harm it.	MH	MH has communicated with Cathy Wilson Alton Natural History Society. LC liaised with AECOM / SEA Mark Fessey very positive response.
9	Consider how each scenario might create an opportunity to improve the heritage interest of the town or might harm it.	MH	MH has received feedback from Alton Buildings Preservation Trust which will be dropped into the Box.
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	On-going discussion
11	Update the description, positive and adverse effects for each scenario as necessary from the information gathered.	SG	Completed prior to drop-in session.
12	Provide a copy of this note and the attachments to EHDC and continue to invite them to steering group meetings	LC/DA	LC done and invites sent for every 4 weekly meetings
13	Plan steering group agendas for the next couple of months as follows:	SG	Done.

4) Public Engagement session 8th/9th September

LC completed and printed slide pack and maps. MH to collect display boards after the meeting to drop into Town Hall.

MH noted down attendees for set up Friday, Friday afternoon and Saturday as well those offering to transcribe all of the post-it notes and postcards after the event.

LC to make sure there are name badges for RF & SB

PF to film MH giving his talk to attendees at the sessions to upload to socials. MH suggested not filming the first couple of talks so he could find his feet with his presentation.!

PF would liaise with RF over suggested additional ways of communication with residents to get more engagement from a wider audience and send details to LC to add to comms plan.

LC has added to social media that if people cannot attend the session, they can view the slide pack online and send an email to the NP Gmail account.

5) AOB

NDOs – there was further discussion over prioritisation and sequencing.

A number of the group were still keen to look at this and it has been included in the slide pack,

Heritage letters for the Local List. MH will send over to LC for printing and enveloping.

PF noted that there was an omission in the notes from the previous meeting that our consultants have advised that scenario 1 and 2 as they currently are presented, may not be plausible given the likely number of houses required by the emerging Local Plan on the basis that Alton is the principle settlement. To be reviewed again after the feedback from the scenario planning is received.

Meeting concluded at 3.10pm

Date of next meeting 20th September (SG only) in the Energy Café unit below the Town Hall 2pm.