



ALTON NEIGHBOURHOOD PLAN STEERING GROUP MEETING NOTES

WEDNESDAY 24th APRIL 2024

In attendance:

Mike Heelis – Chair (MH)
David Allan – Vice Chair (DA)
Rob Fowell – Community Representative (RF)
John Grace – Community Representative (JG)
Peter Holden – Community Representative (PH)
Richard Parratt – Community Representative (RP)
Councillor Suzie Burns – EHDC Representative (SB)
Councillor Graham Hill - ATC Representative (GH)
Pat Harris – Interim Town Clerk (PMH)
Leah Coney – O'Neill Homer (LC) via Zoom
Jenny Wood – EHDC Officer (JW)

1. Apologies:

Apologies were received from John Bound (JB) Community Representatives & Adam Harvey (EHDC Officer)

Ex-officio – Councillors Annette Eyre & John Chubb

2. Updates since Last Meeting & Actions Arising:

- 2.1 MH welcomed both Jenny Wood, Leah Coney and Councillor Matthew Kellerman (as a Town Council observer).
- 2.2 MH advised 2 Executive meetings had been held where it had been agreed that prior to the meeting of Full Council on 1st May:
 - the SG would push on with the ANP with a full allocation
 - press statements had been drafted (MH/DA/JB) one with no housing allocation and one with full housing allocations which contain all of the data.
 - LC would be preparing a quotation to preparing a ANP Regulation 14 public information strategy for PMH for sign off by the Town Council
- 2.3 Reg 14 public feedback – there would be no post-it notes or written notes on the day but that feedback would be collated by way of e-mail or on line survey – details have yet to be finalised and will be brought back to the SG before any final decision made
- 2.4 Town Centre Masterplan (Final) had been received from AECOM and will be circulated to the group. **Action: PH to circulate**
- 2.5 Dr Chatfield's paper to be put in the evidence base and not included as an annex to the Plan.

- 2.6 JW advised that e-mail and correspondence received feedback on the Reg 18 would be published by the end of April; however, the feedback has not been assessed or evaluated and reminded the SG that all on line submissions are already available to view
- 2.7 JW advised that a further “call for sites” would be undertaken in May for BNG, Travellers and Brownfield sites
- 2.8 JW advised no further updates available in respect of transport.

3. Review of Housing Allocation Approach and Draft Neighbourhood Plan

- 3.1 MH confirmed to the group that there are 3 options: No allocation/Full Allocation or group “stands down”. The SG confirmed their agreement to the No allocation recommendation to the Town Council and if it is not approved a full allocation of housing would be included in the Draft Neighbourhood Plan. A submission will be made to Full Council at an Extra-ordinary meeting which is requested for Wednesday, 8th May. **Action: PH to confirm with the Mayor that an Extra-ordinary meeting to be called for the Draft Neighbourhood Plan.**
- 3.2 PH confirmed that she has received the required 7 councillors to request a rescinding of the previous Resolution made by Full Council not to permit development on greenfield sites and this is the first item on the Agenda for Full Council on 1st May.
- 3.3 Full allocation will include indicative numbers in a range; lower number LAA figure and higher number based on developers estimation of capacity and discussions held with developers
- 3.4 The Draft allocation policy (with the exception of Town Centre) are as before and LC went through as follows:
- (i) DE1 and DE2 – no changes.
 - (ii) DE3 – alteration as taken out areas defined under Local List.
 - (iii) DE4 – remains unchanged.
 - (iv) DE5 – zero carbon amended as addressing the performance gap.
 - (v) DE6 – has been tidied up.
 - (vi) Action Points throughout – no changes but again tidied up.
 - (vii) HO1 – remains unchanged.
 - (viii) HO2 – strengthen to try and mitigate i.e. bin storage on site and not blocking alleyways on days of collection.
 - (ix) The SG were advised that they need to re-read housing needs assessment and then policy to be review again as it is the belief of the group that emphasis should be on 1-3 bedroomed houses and not on 4-5 bedroom. The Policy needs to reflect Holybourne needs as based on the feedback from the 2 public engagement sessions. Steering Group members to review HNA and provide feedback at the next meeting.
 - (x) HO3 – specific allocation policies within. Brownfield first consideration.
 - (xi) HO3a – JW advised that policy should include indicative housing numbers.
 - (xii) HO3b – suggested that being a gateway, density should be at lower end of the range with a potential of graduated policy towards lower density at entrance to the site?
 - (xiii) HO3d – South Alton. LC advised that developers had met with EHDC and had reduced the figure for housing down. EHDC have requested additional information and

developers are providing. Need for school and local centre require further evaluation against requirement.

- (xiv) SG to review Design Code as you cannot put site specific requirements into generic policies i.e. key gateways as you need to allocate site specific. **Action: Steering Group members to review Design Code and provide feedback at next meeting**
- (xv) HO3(d) – reflects feedback received.
- (xvi) TRI – there is more work to be done on the transport map.
- (xvii) TR2 – reflects both quantum and flexibility.
- (xviii) TR3 – unchanged.
- (xix) CH1 & CH2 – unchanged.
- (xx) CH3 unchanged.
- (xxi) CH4 – more detail and small number of additional sites have been included.
- (xxii) CH5 – unchanged.
- (xxiii) ED1 – no change.
- (xxiv) ED2 – additional information to be added **Action; SB to provide additional data on school capacity to the group.**
- (xxv) TC1 – to reflect the outputs from the Town Centre Masterplan.

4. Site Allocations

Completed.

5. Confirmation of Policies

Completed.

6. Update on Public Engagement/Communications & Next steps in the Project Plan

- 6.1 JB is aware that our consultants are putting together a Communications Strategy package which will be with the Town Council by the end of the week.
- 6.2 The Project Plan remains “fluid” at this moment in time.

7. Any Other Business

- 7.1 Members of the SG confirmed their agreement that the ANP3 would go out to Reg 14 with full site allocations included.
- 7.2 JG advised the group that GP practices are under enormous pressure with the Wilson Practice having issued letters to all of their patients.
- 7.2 Alton Town Council have requested that Thames Water undertake a councillor briefing to advise what action is being taken in respect of sewage treatment works, capacity of existing infrastructure and plans for future expansion. Being chased on a weekly basis.
- 7.3 Open Spaces letters have been sent.
- 7.4 **Action: PH to arrange a meeting for the SG to provide a briefing to key groups (as defined in the meeting notes of the previous meeting) and to invite Councillors as well. Evening briefing after 1st May but before 8th May either 6pm or 6.30 p.m.**

8. Next Meeting

The next meeting will be on **Wednesday, 15th May at 2.00 p.m (advance apologies from PH, JG & PMH)**

The meeting concluded at 16.15 p.m.