



Minutes of the **Botley Neighbourhood Plan Committee Meeting**
held on **Wednesday 16 September 2020** at 7:15pm.
This was a virtual meeting using Microsoft Teams:

Voting Cllr members: Cllr David Weeden (Meeting Chairman); Jeff Jones, Colin Mercer, Stephen Wildin.
Voting non-Cllr members: Mike Anthony, Jonathan Appleby, Graham Hunter, Peter Kemp

In attendance:

Minutes Secretary: Mrs Rosemary Nimmo
Non-Committee Councillors: 0
Observer: Tom Gurd
Members of the Public: 1

1/20/NPC Apologies for absence

Apologies for absence for personal or business reasons were received from Hugh Dixon and Sue Grinham.

2/20/NPC Declarations of Interest

No declarations of personal or pecuniary interest were made in relation to items on the Agenda.

3/20/NPC To approve the Neighbourhood Plan Committee minutes of 19 February 2020 The Minutes were approved unanimously but will remain unsigned until safe meeting arrangements are available.

4/20/NPC Matters arising from the minutes of the previous meeting

There were no matters arising.

5/20/NPC Chairman's report

BPC had ratified the change to paragraph 4d in BNPC Terms of Reference to allow the Vice Chairman to be either a Councillor or a non-Councillor. Previously the BNPC members had agreed unanimously by email vote to elect Graham Hunter as Vice Chairman and all were pleased that he was willing to continue in this post.

An additional £1000 Neighbourhood Planning Grant from Locality had been made available for the current financial year and our application had been successful.

6/20/NPC Question time/public session

No questions had been sent to the Parish Clerk.

7/20/NPC New member's update

The Chairman welcomed Tom Gurd to the meeting as an observer, as he was interested in joining the BNPC. Tom introduced himself to the Committee.

Mike Anthony asked the Chairman if he knew whether Kaylee Stephens was still interested in joining the BNPC. The Chairman apologised that he had only found his note to invite Kaylee just before the meeting. He will write to her and ask if she would like to join the next BNPC meeting.

8/20/NPC Documents for noting

The Chairman reported that the regular reports on the progress of the BNP were available on the public facing section of the BNP web page on the Botley website. The reports were:

- BPC Report 2020-03-10, 2020-04-14, 2020-05-12, 2020-06-09, 2020-07-14 and 2020-08-25 in NP Reports to Parish Council
- NP Change list 2020-03-10, 2020-04-14, 2020-05-12, 2020-06-09, 2020-07-14 and 2020-08-25 in NP Reports to Parish Council
- BNP Update 2020-03, 2020-04, 2020-05, 2020-06, 2020-07 and 2020-08 in NP Updates

9/20/NPC Documents passed into the public domain

None since the last meeting.

10/20/NPC Documents for the next meeting

- 3rd draft of the BNP if time allows Planet to prepare this
- Housing Paper
- Infrastructure Paper
- Locality Green Matters Paper
- Transport Paper

The Chairman said that these were on the Agenda simply to remind him and those who had written Working Papers what was required for the next BNPC meeting.

11/20/NPC Government White Paper on Planning Reforms

The Government White Paper Planning for the future was 11 pages long and a link to this was included in the Chairman's briefing document. The Government appeared to be keen to receive comments from Neighbourhood Plan Groups, Parish and Town Councils and Local Planning Authorities. The closing date for comments was 29 October 2020. If enacted this would increase the influence of Neighbourhood Plans on LPAs and clearly understanding and identifying the three land type designations (Growth, Renewal, Protected) would be of great importance. This was being addressed in the draft BNP, but the work was not yet completed. Although shortening the time taken to create a Local Plan was welcomed the process should not be rushed to the point where errors occurred. Removing the need for a robust evidence base underpinning the LP was seen as a significant weakness and basing the LP on pre-set rules and guidance was likely to result in inflexible LPs, which did not take into account local factors. The implied aim of removing public Hearings was seen as profoundly anti-democratic. In this respect the Chairman reminded the meeting of the considerable number of changes requested by the Inspector at the recent Eastleigh Borough LP Hearings. The members agreed to return written comments to the Chairman, who, in conjunction with Graham Hunter and Mike Anthony, would produce draft comments for the members to consider further. Cllr Mercer asked if the BNPC's final comments could be shared with the BPC and the members were happy for this to happen.

12/20/NPC New Homes Bonus Scheme

The Committee had been very critical of Eastleigh Borough Council's decision to use the NHBS monies to pump-prime Affordable Housing and other projects. The absolute lack of public consultation went against the spirit of the Scheme, although the Borough were not, in fact, compelled to consult and were free to decide how the monies should be spent. The Chairman had recently held a lengthy phone conversation with EBC Leader Keith House, who had listened to our concerns and had explained that, as well as funding more Affordable Housing monies had been allotted to capital projects around the Borough, making it fairer for those areas that had not benefitted from Section 106 funding. He pointed out that EBC was providing additional capital funding for Boorley Park Community Centre and Sports Pavilion. All Borough Councillors were involved in the annual budgetary process, which included NHBS spending. However, it was clear that there would be no change of mind on the matter.

This was probably the most reassurance we would get so the Chairman recommend that BPC take the matter no further. We would, after all, need Eastleigh's support in the further progress of the BNP. It was agreed that the BNPC would not pursue the matter further but would keep a fairly firm statement about the lack of public consultation in the BNP as we were not being sufficiently recompensed for all the development inflicted upon us. Cllr Mercer pointed out that actually we were lucky to have a Borough Council that was particularly cooperative with its Parish Councils and we should use subtle means to try to ensure changes in the future. BPC would ask other Parish Councils to press the matter through their Local Area Committees, requesting a say in future decisions over use of the NHBS monies.

13/20/NPC Botley Neighbourhood Plan - 2nd Draft

13.1 The Chairman explained that our thought during the past few months had been that there was no pressure to push the Plan on to the Pre-submission Draft, as there could be no public Referendum until May 2021 at the earliest. However the latest Government guidance said that any NP that was ready for Pre-submission would now carry some weight in the planning process. Therefore, it was now vital that we push on with facilitating the 3rd draft. Complete scrutiny was now required, including spelling and any other errors. Cllr Mercer pointed out that we had referenced the current draft of the BNP as the 2nd draft whereas Planet referenced it as the 1st draft. The Chairman thought that Planet regarded the Skeleton BNP not as the 1st draft. He would discuss this with Planet.

13.2 The 2nd Draft.
This had been circulated to the members prior to the meeting and the Chairman now addressed the areas needing attention. Many of the queries and requests from Planet had already been dealt with or were in hand. However, he picked out various items for further consideration.

13.2a Section 2 - Local context.
There was scope for further additions to fill out the picture of Botley's character as a historic settlement. A paragraph on World War II was suggested and more photos of historic Botley would be welcome.

13.2b Section 5.3 Policy 2 - Change of Use.
Planet has asked for more supporting evidence for this policy, dealing with protection of employment premises or land. Evidence already in place included the possibilities for redesigning Botley Village centre to encourage trade and employment and the need to retain any employment that still remained from Botley's farming heritage. After discussion it was agreed that emphasis on improved possibilities in the village centre was essential but development of employment opportunities around the whole Parish was also vital. Jonathan Appleby agreed to work with Cllrs Wildin and Jones to revise the Economy Working Paper, so that this extra information could be used in the next draft of the BNP.

13.2c Section 6.5 Policy 5 - Local Gaps
These needed to be carefully identified with improved maps. At the recent EBLP hearings the Inspector had said that the methodology used for the withdrawal of the Local Gaps was unclear and must be revised. We hope that the Local Gaps round Botley that were withdrawn would be reinstated. It was understood that EBC was proceeding with revision of their Local Gap policy (Policy S7). The Chairman, Graham Hunter and Peter Kemp would provide the appropriate maps.

13.2d Section 6.7 Policy 6 - Cemetery provision
Planet had suggested new wording for this policy. It was accepted by the Committee subject to removal of the word commercial.

13.2e Section 8.4 Policy 8 - Flood mitigation.
More photos are needed for this section. The members thought that the flooding problems in Botley were probably worse than suggested in this policy. Our visitor Tom Gurd reported that there were frequent overflows of sewage into the lower Hamble and he could provide photographs of this. Problems were undoubtedly being

exacerbated by the more frequent heavy rain falls, which the area now seemed subject to. Cllr Mercer thought that we had missed an important matter that needed more attention and perhaps a new section. Graham Hunter suggested a paragraph in Infrastructure with details and photographs for the evidence base. The Chairman reminded everyone that only matters that were addressable using the planning process could be a policy. Mike Anthony said that it should go in Green Matters Paper as well and he already had the results of overflow surveys. The Chairman then asked Mike Anthony, Graham Hunter, Peter Kemp and Cllr Jones to work on the evidence base.

13.2f Section 8.14 Policy 8 - Built form.

It was felt that all necessary information for this section was in the evidence base.

13.2g Section 10 - Community Aspirations

There were 59 Aspirations, which would have to be dealt with in some way. BPC had suggested setting up a group to take on the necessary work over a period of time. Members should be mainly residents with perhaps two Councillors. Another possibility was for Planet to write a Community Plan to deal with matters not included as policies in the BNP. This additional work would require a separate agreed funding stream. It was not necessary to decide this immediately. However, Cllr Mercer felt that it would be better that BPC should be involved and encourage community support. BPC would fund the initial start-up costs and the intention would be for the group to identify the important and, essentially, achievable aspirations to recommend to BPC.

13.2h The Chairman thought that we had now dealt with, or could answer, all the queries in the 2nd draft of the BNP. He asked everyone to send their additional work plus any comments or suggestions to him, initially by the end of September.

14/20/NPC Documents for this meeting

- Eastleigh Borough Local Plan 2016-2036 Modifications summary (emailed with the Agenda)
- Infrastructure & Locality data (emailed with Agenda)

The Chairman said that the circulated document (EBLP 2016-2036 Modifications summary) was a synopsis of the points of the submitted EBLP with greatest importance to Botley together with the Main and Additional Modifications relating to Botley.

The other circulated document (Infrastructure & Locality data) outlined the additional information that had been developed to answer some of the questions Planet had posed in the 2nd draft of the BNP. The Chairman hoped that the authors of the Infrastructure and Locality Green Matters Papers would, when asked, introduce the relevant parts of this additional information into their Paper.

15/20/NPC Updated Working papers

None since the last meeting.

16/20/NPC Working papers

16.1 All working papers were either complete or were being regularly updated, as necessary. The Chairman drew particular attention to certain items, discussed below.

16.2 Communication.

These were updated every month.

16.3 Health & Wellbeing.

Mortality rates and GP Satisfaction Survey data need updating.

16.4 Housing

Graham Hunter was keeping this Paper and its Appendix up to date in line with any new information received.

16.5 Infrastructure

Extra evidence to be incorporated in this Paper and its Appendix by WG members, including flooding matters discussed at 13.2e.

16.6 Surveys

The text and tables needed revision for consistency but there were no changes to the actual data or any conclusions. The Chairman would do this in due course.

16.7 Transport

16.7a This was being updated regarding work on the Botley Bypass.

16.7b There was extended discussion regarding traffic calming at Boorley Green. Traffic movements were increasing steadily as development proceeded and particularly since the disused railway bridge in Wangfield Lane had been demolished, allowing large vehicles through. Some amendments to the Paper would be needed but much depended on action by Hampshire Highways. It seemed that they were delaying, possibly for some time, any consultation with local residents. The Chairman and Cllr Mercer both felt that gentle persuasion was needed to try to get HH to accept the increasing problems in the area and to take alleviating action. Cllr Mercer thought that in the short term the prime object should be to get the Boorley Park spine road fully opened so that this route was available to traffic, including Heavy Goods Vehicles. He and other Councillors from BPC met regularly with the Boorley Park developers and would encourage them to open the road as soon as possible.

The BNP did not have any power over highways matters and could not have a policy on these but would set out the residents' concerns.

BPC would be holding discussions with HH about traffic calming proposals for Boorley Green.

17/20/NPC Correspondence

No items of correspondence had been received.

18/20/NPC **Date of next meeting**
Wednesday 21 October 2020 using Microsoft Teams