

Amport Parish Council Neighbourhood Planning

East Cholderton Neighbourhood Plan Working Group Meeting 24 Nov 23

Record of Decisions

Members Attendance:

Geraldine Grimshaw (GG), Chair
Caroline O'Hare (CoH)
Anne Whatmore (AW)
Jean Arnell (JA)
Paul Ayers (PA)
Tim Grimshaw (TG), Secretary

Apologies:

Clive Pedlar

1. **Introduction.** The Chair welcomed WG members to this, the first meeting of the East Cholderton Neighbourhood Plan Working Group (ECWG). The Chair emphasised how important the Neighbourhood Plan was to shaping the future of development in East Cholderton and the wider Parish. It would provide the protections the village needed from unwelcome development. The NP would have equal standing alongside TVBC's Local Plan. The principal purpose of this meeting was to explain progress on neighbourhood planning and discuss how the ECWG could play its part.

2. **Background.** The Chair tabled a map of the Parish area (attachment 1) and highlighted the ECWG's specific area of interest, which stretched from The White Horse pub in the north of the area, down Wiremead Lane to the Trout Farm, and across the 'pan handle' to areas of Cholderton in the west of the Parish area. GG noted the Parish had a Village Design Statement, which currently provides limited guidance to developers. GG described neighbourhood planning progress in recent months:

- A Steering Group (NPSG), chaired by Diana Stephenson (APC councillor) had been established and was driving progress forward. TG was Secretary to NPSG. A planning consultant from Bluestone Planning supported the preparation of the NP.
- A NP Survey had provided a solid foundation for neighbourhood planning.
- A Community Engagement Meeting in Sep 23 had been very successful and had been particularly well supported by Weyhill residents who were concerned about potential residential development there.

3. **WG Approach.** The Chair tabled the Terms of Reference for the WGs approved at the last NPSG meeting (attachment 2). GG explained that the longer-term focus of the WG was to consider what the key development issues were, and to draft policies that would support future development that was in line with what the community wanted; community engagement was crucial. The meeting discussed allocating WG members to specific parts of the WG area, to engage with parishioners (door-to-door) and enhance awareness of NP scope, its purpose and the key issues as they evolved, seeking 'their voice' so that policies could be appropriately focused. The meeting agreed the following alignment of WG members to areas of EC:

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- Top of EC village, south of the A303, including The White Horse, Mullens Pond water pumping site and residences along Wiremead Lane to Ladys Walk and Ladysfield. [CoH]
- Centre north of the village, including Old Farm Cottage, Manor Farm and The Scout Hut and across to the boundary with the Hawk Conservancy. [CP]
- Centre south of the village, along Wiremead Lane from Mandray, including Chestnut Tree Bungalow and The Malthouse to Field House. [JA]
- Elmstead Park, and the Elmstead and Upper Croft houses. [PA]
- South of the village including Mulberry House and Haydown Cottages, Waterloo Cottage, the Trout Farm and Haydown Farm. [AW]
- The pan handle (extending south of Thruxton Parish area and north of Quarley Parish area), from London Lodge and west, including Lains Farm (possible solar farm location) across to the residences on the edge of Cholderton village and Home Farm shooting range. [GG]

4. Potential NP issues.

a. The meeting noted the possible scope of WG activity shown in the annex to the ToR.

b. TG noted that EC village was not a designated 'settlement' in the TVBC Local Plan, which afforded slightly stronger planning protections but that countryside and agricultural areas were not immune from development and needed protection. He also noted the potential for development of larger houses into smaller residences on change of ownership, similar to the challenge Amport might face now that Amport House was to be re-sold by the developer ('Another Place') with planning approval.

c. The meeting reviewed draft suggestions from the planning consultant, following their Character Appraisal and with NP Survey feedback. Following discussion, the meeting agreed an early focus on housing, green spaces and important views. **Action:** TG to circulate potential housing, green spaces and important views considerations from prior material developed by the planning consultant (attachments 3-5).

d. CoH noted the importance of consideration of policies for the protection of Pill Hill Brook from pollution by SW and ways to address the disruption caused by tankers on our narrow country roads.

5. **Community Engagement.** GG had previously agreed with the NPSG to arrange the next NP Community Engagement Meeting, which would be held along similar lines as the Meeting in Sep 23 and supported by NPSG members and the planning consultant. The consensus had been for a meeting on Thu 14 Dec 23 from 6-7pm in Thruxton Memorial Hall, with wine and mince pies. CoH agreed to prepare a flyer for the meeting, to be passed to all residents of EC by the WG members and used on social media to encourage parishioners from other areas of the Parish. **Action:** CoH to prepare a flyer for the Community Engagement Meeting. All WG members agreed to attend the Community Engagement Meeting in person where possible and to encourage attendance from EC parishioners. TG agreed to post on social media, across the Parish (EC, Amport/Monxton/EC and Weyhill Facebook sites).

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6. **Future Plans.** TG outlined future plans:

- Members engage with parishioners in their allocated area to raise awareness of NP activity, signpost the Community Engagement Meeting and discuss key issues (e.g. housing, green spaces, important views, protection of Pill Hill Brook/ relationship with SW and traffic & highways).
- Community Engagement Meeting 14 Dec 23.
- Next NPSG 29 Jan 23.

7. **Any Other Business.**

a. Mindful of data protection requirements, GG asked members present if they would agree to their email being used on WG communications; all present agreed. GG explained that the NPSG ToR had included a code of conduct and asked ECWG Members if they could agree to sign to say that they would agree to apply these ToR to their ways of working. All signed the Code of Conduct at the meeting. **Action:** TG to provide copy to Clerk APC for the record. **Action:** GG agreed to speak to CP regarding email use on WG communications and ask him to consider signing the code of conduct.

b. It was agreed that the next ECWG meeting would be at 9am on Friday 19 Jan 24 at Hunters Gate, where ECWG members would feedback on their community engagement activities. **Action:** TG to convene next NPSG meeting.

Prepared by:

Tim Grimshaw
Sec ECWG
9 Dec 23

Approved by:

Geraldine Grimshaw (original signed)
Chair ECWG
9 Dec 23

Attached:

1. Parish Map.
2. WG Terms of Reference.
3. Potential housing development.
4. Green space potential allocations.
5. Important view potential allocations.