

Appendix x

Minutes & Resolutions of Council relating to Fleet Neighbourhood Plan

December 2014 Full Council

ITEM 8 NEIGHBOURHOOD PLAN

Cllr Schofield presented his report regarding the possibility of FTC undertaking the preparation of a Neighbourhood Plan.

Many Town and Parish Councils are developing Neighbourhood Plans to direct where development will take place within their area of authority.

A Neighbourhood Plan can locate development and place controls on the type and mix of housing, set design standards and define land use in general.

It could also be used to attract more development than defined by the local Plan.

It was noted that a number of parishes in Hart were progressing Neighbourhood Plans, such as Crookham Village and Odiham. Hartley Whitney, Winchfield and Church Crookham have indicated their intention to develop plans.

Central Government was offering a grant to help prepare Neighbourhood plans (£7,000), but the first tranche of cash has been exhausted and Government's willingness to top up the fund is awaited.

Indications are that £40,000 is a typical cost.

Government has tried to make Neighbourhood Plans an attractive prospect by declaring that Councils with Plans will receive 25% of the Community Infrastructure Levy (CIL) instead of the standard 15%.

It was noted that the adoption of a Neighbourhood Plan requires significant local consultation and ultimately a referendum.

There was a careful and thorough debate about the various advantages and disadvantages of embarking on the production of a Neighbourhood Plan particularly with regard to cost and the implications on resources with some members indicating a willingness to assist with the exercise.

RESOLVED

That a group of members proceed to undertake an investigation to establish the local willingness to assist with the production of a Neighbourhood Plan, the group to comprise Cllrs Pierce, Gray, Jasper, Gotel and Robinson together with Cllr Oliver if he is willing to serve.

January 2016 Full Council

ITEM 9 ANNUAL RESIDENTS' MEETING

The members considered the themes to be addressed at the Annual Residents' Meeting on 31 March 2015. Views were expressed which included parking in Fleet, the future of the Harlington, the possible development of a Neighbourhood Plan and a presentation from HDC on the Local Plan

March 2015 Full Council

ITEM 8 NEIGHBOURHOOD PLAN

The members received and considered the report of the Neighbourhood Plan Working Group.

The Chairman of the Group, Cllr Gray, explained the implications of proceeding with a Neighbourhood Plan in relation to access to 25% of CIL funds and the opportunity to influence where development should take place.

Cllr Schofield informed the meeting of figures which suggested that many designated areas had not actually resulted in many pre-submission of plans or plans which had reached examination in public stage.

The members discussed the possible financial implications and likely timescales and were informed that FTC officers were already fully committed and would be unable to provide support of any kind.

Cllr Schofield reported the following:

- There is a total of 1388 applications nationwide
- The total number of registered designations is 1232
- The number of pre-submissions is 213
- The number of plans ready for examination in public is 121
- The number of Neighbourhood Plans that had gone to a referendum was 54

The Chairman was concerned that this indicated a tortuous process. Many policies were identified as 'aspirational' rather than planning policies, so carried no legal weight and would not therefore be examined by the Inspector, but they could be of community benefit. Furthermore there were only 4 remaining SHLAA sites within the FTC area so the ability to dictate where development took place was limited. There was a lot of preparatory work yet to be done.

Following a lengthy discussion and careful consideration it was

RESOLVED

1. To proceed with a Neighbourhood Plan
2. To promote the whole parish area as the Designated Neighbourhood Area to be endorsed by HDC.
3. To secure a government grant in support of the preparation of a Neighbourhood Plan
4. To allocate £15,000 from General

April 2015 Full Council

ITEM 12 FLEET FUTURE

Mr George Woods, representing Fleet Future, reported that the proposed benchmarking exercise would take place on Mondays and Thursdays in the weeks commencing 11 and 18 May 2015

Open Day would be held on 1 August at The Harlington between 10am-4pm. **This could also provide an opportunity to dovetail with the Neighbourhood Plan consultation**

June 2015 Full Council

ITEM 15 FLEET FUTURE

It was reported that an Open Day had been arranged for 1 August 2015. This would give the opportunity, in addition to FF's displays, to explain the new parking arrangements, and give information about the Neighbourhood Plan, the plans for the Harlington and The Views.

September 2015 Full Council

ITEM 18 FLEET FUTURE/FLEET TOWN COUNCIL OPEN DAY

It was noted that Fleet Future/FTC will be holding an Open Day on Saturday 31 October 2015. FTC will take the opportunity to display information about the new Harlington, Neighbourhood Plan, Calthorpe Park, The Garden of Remembrance and The Views

ITEM 19 NEIGHBOURHOOD PLAN

Cllr Gray submitted an update report

Neil Homer of Rcoh has been appointed . The company come highly recommended and regarded within the industry, and have had numerous Neighbourhood Plans cited at Planning Appeals

The composition of the Steering Group for the NP is under consideration. However at this stage it is expected that this will comprise three councillors and five representatives from the following community organisations: the HVA, Fleet and Church Crookham Society, Fleet Business Forum, CAB, and Fleet Future.

This is in anticipation of the first workshop which will occur in late-September, where a much wider stakeholder base will be invited to attend.

Following the workshop, the Steering Group will have a number of policy areas in which to work with and will continue along the path of creating an NP.

The NP may take up to a year to produce, after which it will need to be independently assessed before going to a public referendum

It was noted that Cllr Oliver had taken over chairmanship of the working group

November 2015 Full Council

ITEM 8 FLEET FUTURE AND FLEET TOWN COUNCIL OPEN DAY

The meeting received an oral report on the outcome of the very successful Fleet Future and Fleet Town Council Open Day held on 31 October 2015. The feedback from the day would be circulated to all members.

Unfortunately, primarily the objectors had submitted their views with many of the older residents being reluctant to see the loss of Gurkha Square to parking.

Noticeably 100% of those commenting supported the creation of a Garden of Remembrance in the cemetery.

Cllr Oliver reported that although the Neighbourhood Plan was seen as a positive step it was not an issue at the front of people's minds.

It was hoped to arrange a meeting with retailers and bar owners to engage them in the consultation process on the development of Gurkha Square in the near future

It was noted that HCC/HDC had met regarding the the library services potentially sharing part of the New Harlington development.

March 2016 Full Council

ITEM 14 NEIGHBOURHOOD PLANNING UPDATE

Cllr Oliver reported progress on the production of the Neighbourhood Plan

- Themes are Housing, Design, Green Infrastructure and Town Centre
- Policies will be reviewed over the next 2 months (protection of trees was given as an example)
- Urban characterisation boundaries being used rather than wards
- Progress report to be given at the Annual Residents' Meeting

June 2016 Full Council

ITEM 12 NEIGHBOURHOOD PLANNING

Cllr Oliver agreed to prepare a written report for the next meeting of Council and explained the various elements of the Neighbourhood Plan process including:

- Town centre studies led by Michael Butcher
- Review of brownfield sites with HDC being assisted by Eastleigh BC
- The Characterisation Study and the Strategic Housing Market Assessment (SHMA)

- Assessment of Ancells Farm (Cllr Gray and Mr George Woods)
- Hartland Park now a reality in developing the housing options.
- The drafting of policies by rCOH to support the Neighbourhood Plan

September 2016 Full Council

ITEM 19 NEIGHBOURHOOD PLAN UPDATE

Members noted the Neighbourhood Planning update prepared by Cllr Oliver as Chairman of the Neighbourhood Planning Group

November 2016 Full Council

ITEM 10 NEIGHBOURHOOD PLAN

Cllr Oliver gave a verbal update on the progress of the Neighbourhood Plan

The last meeting had been held on 31 October 2016 with discussion concentrating on Local Plan issues

Progress had been slower than hoped and the programme was now approx. 6 weeks behind schedule

Spacial development sites remained the most important issue together with the impact of the Hartland Village proposals

It was possible that available funds could be used to appoint a technical author but a draft Neighbourhood Plan would not be available until early in 2017

December 2016 Full Council

ITEM 18 NEIGHBOURHOOD PLAN

Cllr Oliver reported that a Technical Author had been engaged to assist with the writing of the Neighbourhood Plan . It was noted that the High Street and Regeneration were the main themes which were well supported by Fleet Future and the BID retailers.

January 2017 Full Council

ITEM 12 NEIGHBOURHOOD PLAN

Cllr Oliver reported on progress with the Neighbourhood Plan:

- Application would be made for further grant funding.
- Town centre and Housing policies would be submitted to the technical author by the end of January 2017
- A referendum on the proposals would be held in May 2017 to run concurrently with the local election
- A communication about the Neighbourhood Plan would be sent to every resident

February 2017 Full Council

ITEM 6 ANNUAL RESIDENTS' MEETING AND COMMUNITY DISPLAYS –TUESDAY 28 MARCH 2017

The members considered the content and format of the Annual Residents' meeting to be held on 28 March 2017 3

RESOLVED

To approve the format for the Annual Residents' meeting on 28 March 2017 to include:

- What the Council has been working on during the last year (inc update on the Neighbourhood Plan)
- The Harlington Development
- Community Emergency Planning
- Open Forum

September 2017 Full Council

ITEM 7 NEIGHBOURHOOD PLAN -CONSULTATION ON CIVIC QUARTER WITH LANDOWNERS

Cllr Oliver presented a report that explained that the draft NP is being prepared for public consultation in early 2018. This will be reviewed and discussed by Council prior to release to Fleet residents.

The referendum is anticipated to be held at the Local Elections in May 2018

As part of the process of developing a Neighbourhood Plan the retained consultants (rCOH) have advised an early consultation with the key stakeholders on the draft proposals . The plan does not select sites for development that are not already within the sites adopted in HDC's emerging local plan (SHLAA sites). However, the draft plan does reflect the previous public consultation (Fleet Future and others) request that any redevelopment of the Civic Quarter is coordinated and planned as a whole.

In the draft NP the Civic Quarter is highlighted as an area for regeneration.

No prescriptive definition of regeneration is made in the plan, but it is anticipated that it will be a mix of civic functions, entertainment, residential, retail and leisure facilities.

It contains the existing open public spaces of Gurkha Square and the upper level of the Views Park.

Although the NP is not prescriptive in what any Regeneration scheme might propose, it will state that no scheme would be supported by FTC that does not contain a public square and green space provision of the scale of the Views and Gurkha Square combined. 5

As the Views and the War Memorial are owned by FTC , permission is sought from the Council to include these in the NP Civic Quarter policy.

If agreed then the NP team will write to all Landowners within the identified Civic Quarter, with details of the emerging NP policy to ask for their input in advance of any general consultation with the public.

RESOLVED

a) That the views of stakeholders including all landowners in Zone 1 including the properties fronting Fleet Road from Gurkha Square up to the junction with Victoria Road (Zone 1b) be sought

b) That FTC approve the incorporation of the upper part of The Views and the War Memorial in the draft Neighbourhood Plan policy for the co-ordinated development of the Civic Quarter

November 2017 Full Council

ITEM 8 NEIGHBOURHOOD PLAN

Cllr Oliver reported that following several recent meetings a first draft of the Neighbourhood Plan (NP), was in existence

Advice was currently being sought regarding the need for an SEA screening assessment with a view to a submission to HDC to check the alignment with the Local Plan proposals and adoption by FTC and HDC in around seven months' time

The draft would not be available for public consultation in time for a referendum in May 2018. It was hoped however that a draft may be available for FTC members by Christmas 2017

It was emphasised that the NP was a planning document dealing with land uses and the built Environment. Members expressed their appreciation to Sue Tilley and Therese Lawler for all their hard work

January 2018 Full Council

ITEM 13 HCC/HDC

Cllr Gray reported on

- Progress on the new Local Plan
- Possible implications of purdah

It was noted that the Neighbourhood Plan Working Group recommended the launch of the Neighbourhood Plan for consultation at the Fleet Annual Residents' meeting on 27 March 2018.

February 2018 Full Council

ITEM 9 NEIGHBOURHOOD PLAN UPDATE

It was reported that a draft Neighbourhood Plan (a land use document) had been submitted to consultants for the legalities to be checked with a copy to HDC so that compatibility with HDC policies could be confirmed. The Plan will be presented to FTC before the document is released for consultation which would be by 4 May 2018 at the earliest

March 2018 Full Council

ITEM 5 FINAL APPROVAL OF THE NEIGHBOURHOOD PLAN (NP)

Members were asked to consider the draft Fleet Neighbourhood Plan prior to consultation with Fleet residents which will take place directly after the May 2018 Elections

A draft NP has been submitted to HDC to review the need for an SEA. It was explained that it was hoped that an Environmental Impact Assessment was not required as the Neighbourhood Plan did not promote any new development. The draft NP complied with the current Local Plan (1996) but was cognisant of the policies in the Draft Local Plan that was currently out for consultation. In response to a question about the possibility of a summary document, it was explained that the on-line consultation survey would condense the policies onto approx. four pages. Members raised the following issues which will be addressed in the Draft Neighbourhood Plan in readiness for public consultation:

- Page 39 – the exclusion of The Views from the map legend.
- Page 10 - that Pale Lane be excluded?
- Page 23 - Rename the Harlington(not the Harlington Centre)
- Page 23 - Policy 1. Redevelopment will not cause an overall loss of:

- i. Public parking provision
- ii. The provision of useable open space or recreational amenity but possibly in an alternative area

within the town centre, as defined by Zones 1 – 5 in the policy area map above. Members expressed their appreciation for the work put into the drafting of the NP by the working group with special thanks to Sue Tilley and Theresa Lawler for their significant input into the production of the draft document.

RESOLVED

With an amendment to Policy 3.i. (page 27) to read four storeys (not five) the draft Fleet Neighbourhood Plan was approved for consultation with the residents directly after the May 2018 elections.

(Post Meeting: All of the above issues have now been addressed in the Draft Neighbourhood Plan in readiness for the public consultation)

May 18 Full Council

ITEM 21 NEIGHBOURHOOD PLAN UPDATE

Members were reminded that the Neighbourhood Plan was out for public consultation with a Q & A session scheduled for 22 May 2018. An exhibition had been set up in the Harlington and the shopping centre. So far 57 responses had been received

July 2018 Full Council

ITEM 10 NEIGHBOURHOOD PLAN CONSULTATION

Members noted that the responses to the Neighbourhood Plan consultation were currently being analysed and a report on the outcome would be presented to a future meeting

August 2018 Full Council

ITEM 5 NEIGHBOURHOOD PLAN

Members received and considered the recommendation of the Neighbourhood Plan Steering Group on the proposed final policy wording of the Neighbourhood Plan. Members were reminded of the methods of consultation and were advised of the consultation feedback.

The summary document showed an overwhelming support for the Neighbourhood Plan with the most comments focussing on Policy 1. 3

It was confirmed that every comment had been considered and responded to and this would demonstrate to the Inspector that local views had been considered.

The key areas of comment regarding Policy 1 and Policy 13 (green spaces) had been satisfied by the removal of the reference to the upper area of The Views .

The Plan's external consultant had identified the risk of removing the conditions associated with Policy 13. It was explained and discussed.

HDC had carried out a thorough examination of the draft Neighbourhood Plan and offered constructive comments/amendments which had been endorsed by the External Consultant. The final version of the Neighbourhood Plan will be forwarded to HDC so that the legality can be checked prior to a six week consultation period and final adjudication by a planning inspector

It was noted that although a revised NPPF had been issued, the Fleet Plan was well enough advanced to be governed by the former NPPF

RESOLVED

That Fleet Town Council supports the recommendations of the Fleet Neighbourhood Plan Steering Group as outlined in Appendix 2 subject to the inclusion of the original conditions regarding Policy 13.

Authority was delegated