

Braishfield Neighbourhood Plan meeting held on 10th March 2025
at The Church Rooms, Braishfield from 2.30 until 4.15 pm

Attendees:

Mark Sennitt ("MS")
Peter Quarendon ("PQ")
Michael Allen ("MA")
Mark Sands ("MRS")
Maggie Batchelor ("MB")

Sarah Hughes – TVBC ("SH")
Tim Goodridge – TVBC ("TG")
Present from the start of the meeting until 15.40.

Apologies:

Brian Luff ("BL")

1. Approval of minutes 13th January 2025 – approved.

Action points arising:

FAQs – MRS to send the approved note for circulation by the Braishfield email network. Done;
TVBC planning team input – MS to ask Sarah Hughes at TVBC if she can attend the next meeting to discuss the Kings Somborne issue and matters generally. Done;
Draft policies – all to review drafts and send comments to BL by 14 February 2025. Action later amended to - circulate comments if appropriate before this meeting. Done;
Community meeting – MS to attend for the NP Steering Group and to arrange content. Done.

2. Discussion of NP with SH and TG:

MS noted that since we last met with SH the survey had been completed, which showed no demand for high levels of new housing development.

Kings Somborne ("KS") sample planning decision – a planning decision in KS had been flagged by the working group and so was discussed. Two issues arose – the location of the development and property size.

In KS the planning application related a private allotment site located within the settlement boundary ("SB") (as are the allotments and the rec in Braishfield). As the site is located within the SB there is therefore a presumption in favour of development. The application provided for the provision of new, replacement, allotments outside the SB.

In response the draft TVBC Local Plan has amended settlement boundaries to exclude important open spaces from the SB (to include removing the allotments and rec ground in Braishfield). Noted that in the KS sample the allotments were non statutory allotments. It was noted that the KS NP took a long time to be finalised and in the final version the NP allocated the land for development, in effect reflecting what had by then been decided. A Housing Needs Survey had been completed in KS.

Re property size the application turned on actual affordable need rather than NP policy requirements - which demonstrated an overriding need for 1 bed properties - whereas the NP wanted 2-3 bed properties.

Housing needs survey ("HNS") – SH explained that a HNS can be organised by TVBC and looks at what is needed, including affordable housing, rather than what the community wants, and does ask about financial information, which neighbourhood surveys do not usual tackle. So a HNS looks at matters in a different way to the survey that has been completed in Braishfield. MS noted that affordable housing would only be required if a development was of 10 or more units, which is unlikely. So market driven developments need to be encouraged to focus on smaller properties.

Local Plan – TVBC had a 7 year Housing Land Supply but the new increased national requirements for housing mean that reduced to c 2.5 years. The draft Local Plan was based on the old requirements – there are no transitional arrangements and so TVBC is revisiting their data to come up with more sites to include in the Local Plan. Where those additional sites will be allocated, and any impact on Braishfield, it not yet known and will be driven by the forthcoming draft LP.

It was noted that a NP with housing allocation "to meet the identified requirement" will act as protection from speculative development applications. Also noted that the current draft LP requires villages with NP to provide for one or more sites of 10 units or more to be provided in the NP – so as to provide community benefits to include affordable housing. The NP could allocate a site capable of delivering 10 units within the five years term of the NP. A HNS could assist with identifying the local need.

Local government reorganisation – TVBC will change as a result of amalgamation with other councils. Braishfield will remain a Parish, as it now is, and so a NP will remain a way of expressing the views of the local community.

Landscape elements of NP – SH thinks that the working group can provide what is needed, for example by building on the Village Design Statement, rather than engaging an external consultant.

SH noted that the allocation of strategic gaps is more properly considered as part of the LP and therefore falls to TVBC to designate, so any gaps we wish to retain should be raised with TVBC.

SH will provide a template for describing green spaces and can assist with preparing maps to visualise the landscape elements.

3. Community meeting 9th February 2025:

MS reported that there had been a good turnout demonstrating the breadth of community engagement. MS represented the working group.

4. Discussion re draft NP policies:

SH is happy to review draft policies and provide feedback and comments. SH has some sample model policies. The policies need to be locally distinctive – policies at borough levels provide some policies which do not need to be repeated at NP level – the NP can signpost to the Local Plan where policies already sit there. When planning applications are considered the planning authorities look at a variety of documents and not just the NP.

MS's summary of neighbouring NPs was tabled and discussed. All agreed that the approach and structure provide a good start point for the Braishfield NP. MS will take the content drafted to date and build it into a template, park the content which is covered elsewhere and also identify content which does not appear appropriate and cannot be found elsewhere. MRS to assist with identifying what content is covered in higher level policies in the Local Plan and NPPF.

5. AOB:

Draft minutes to be run past SH to check for factual accuracy on the issues discussed with SH and TG.

MS to update Parish Council.

6. Date of next meeting:

Thursday 1 May 2025 at 14.00 – PQ to (please) book The Church Rooms.

Action points:

MS to prepare a first draft of NP policies;

SH's offer of support, e.g. in providing model policies, to be gratefully received;

MS to brief the Chair of the Parish Council.