

Minutes of the meeting of extraordinary Barton Stacey Parish Council held at 19.30 pm on Tuesday 10th September, 2024 at Barton Stacey Village Hall.

Meeting opened at 19.30pm. Cllr Oliver opened the meeting and explained about the public participation section at the start and then it is only JPP, Luken Beck and the PC who can take part in the discussions. **Present:** Cllr C Coates, Cllr C Sherwood, Cllr D Oliver, Cllr D Clark, Cllr S Akroyd, Cllr A Sherwood, Cllr K Bennett **Also present:** Clerk – Jo Gadney, JPP – Mike Waller, Luken Beck – Chris, Chris, George and Ian **Members of Public** – 21.

PUBLIC PARTICIPATION For ten minutes residents are invited to address the Parish Council, for a maximum time of three minutes, to make comment on items on the agenda or raise matters for consideration at a future meeting.

A West Road resident commented that this is a Community Led project through the PC but so far the community haven't had their say. This piece of land is out of settlement boundary. A recent drainage survey has taken place on this piece of land. A letter of concern has been sent to the PC from numerous West Road residents.

A Roberts Road resident raised concerns about the traffic flow issue that would be caused by 25 new properties. Bullington Lane is not suitable for heavy traffic. The 2 main roads in and out of the parish are already in poor repair and this would only make the problem worse. Bullington Lane is already a narrow road barely taking 2 cars.

A West Road resident also mentioned the traffic issues and road structure issues and any issues on A303/A34 puts pressure on the parish roads too.

A Roberts Road resident wanted to ask about where visitors to the proposed development would park as Bullington Lane would become a car park if none on site. Also a question about drainage from the site as the bottom of Roberts Road already has big issues with flooding roads and properties.

A Ringbourne Copse resident asked about whether a S106 agreement would be put in place here.

26.91 To receive and accept apologies for absences –Apologies from Cllr D Tickner. Proposed and accepted.

26.92 Declarations of Interest – To receive and record declaration of interest on the agenda – none

26.93 To consult with JPP on progression pathway for the proposed community led development of the land between Bullington Lane and West Road

Ian from Luken Beck introduced the team present at the meeting. The Open Forum in March 24 Provided some good initial feedback from residents. The principle of community led development is set out in the TVBC Local Plan Policy under COM9 which must support local housing need and provide evidence that the community have been involved in the preparation of the proposal and it is supported. It needs to sustain local facilities and is of benefit to the community. A CIL levy would also form part of the proposal. The Housing needs survey conducted in 2022 and this showed the need for affordable housing along with open market housing. Community benefits will again be led by the community and what they feel is needed in the parish. Ian described 2 previous projects within Test Valley which were Community Led development projects one in Broughton and one in West Tytherley – these are well documented in the information booklet given out at the meeting. Various other considerations form important parts of this proposal – Planning considerations (TVBC Local Plan) Transport impact, Landscaping, nearby Conservation area, drainage etc. The whole community needs to be involved.

Following the Open Forum in March 2024 the following key topics were brought up. Number of dwellings should meet the needs of the housing survey. The properties will be 2 stories and no higher. Boundary treatments – boundary between West Road and Partridge Close will be retained. The frontage of

These minutes are a true representation of the meeting. Signed and Dated _____

Bullington Lane will be mostly retained and will be enhanced to soften any views from the Drove. Is there capacity at the Primary school – at the moment there are 12 spaces available. Maintain existing public access from West Road to Bullington Lane – there will be access but in a new format. Local public transport – non-existent – could provide a proportionate contribution to local bus service. Traffic speeds/safety – traffic calming measures along Bullington Lane. Capacity for foul water and drainage as issues at the bottom of Roberts Road – a drainage strategy will be applied using sustainable drainage systems. Western parcel of land (pea field) reserved for dog walking – could deliver significant improvements in biodiversity net gain, open space and Green infrastructure. Community benefits – to be considered by the community as to what they want.

Questions from councillors:-

Cllr Oliver – can you give a more granular break down of property size. Services which need to be considered – Solar, Broadband, electricity, drainage. Also the current proposal reflects the housing needs from the Housing Needs Survey conducted in 2023. Current housing requirements suggest there are 17 applicants with a proven link to Barton Stacey. Will plans be amended to reflect this need?

Cllr Bennett – Would the Gratton Surgery be consulted re increase in population. Pea field – would it be a dog walking area or a nature area? Could it be both? Could there be a walkway for prams/wheelchairs through the area. If PC to maintain this area the precept would need to be put up. Would a financial contribution towards the re-building of the pavilion be possible?

Cllr Akroyd – confirmed that a new hospital is being considered at the A303/M3 junction. These properties could provide key workers accommodation – needs to be taken into consideration.

Cllr Oliver asked whether the number of properties in Broughton was related to affordable housing needs – no it was mainly due to the size of the piece of land.

Cllr Clark – wanted a transparent financial breakdown of the proposal and projected profits for the landowner. Answer – a viability assessment would be provided.

Cllr Sherwood wanted confirmation that if the parish/PC said no to the proposal would it not go ahead. Answer – correct

How long was the consultation process for the West Tytherley project?

The MOD have an override which will be paid to them. The MOD however would not get consulted for this proposal.

Community Trusts could be used and would be included in the legal agreement.

Car parking for visitors /overflow – this will be provided to the required Borough standard – visitors parking could be included within the site and would be part of the community benefits.

Pea field – how this benefit functions is down to the residents. This piece of land can be retained by the land owner and would be included in the legal agreement as open space and keep it in good condition.

JPP will send the PC information on any of the above questions that haven't been answered within the meeting.

JPP will arrange another Open Forum in the coming months.

JPP asked whether the PC could say in principle whether they would be keen to go ahead with this proposal – Cllr Oliver confirmed that at this point this wasn't possible as more consultation will be required to find out the consensus from residents.

Cllr Oliver thanked JPP and the residents for coming along to this meeting which has been very informative.

Meeting Closed: 20.41