

Meeting Minutes 21st July 2025 – Appendix A

BEECH NEIGHBOURHOOD PLAN STEERING GROUP

BNPSG meeting at EHDC offices
Bedford Road, Petersfield GU32 3LJ.
13.00 17th June 2025

Alana Coombes
Tony Ransley
Graham Webb

Adam Harvey
Jennifer Winter
Emma Hooper

To discuss modifying the Beech Village Plan.

1. To acknowledge that the Government has cut all funding for Village Plans but it was hoped that CIL money could be used to finance this project.

To try and develop the plan in parallel with the EHDC plan noting requirements for the Reg.19. There is still uncertainty around housing numbers and site allocations, so there is a need to understand the implications for Beech in the housing requirement. Bearing this in mind it is hoped that the plans will have a shelf life of about 15 years.

Allocated sites need to be 5 houses or more, anything less will be considered a windfall site. Sites need to meet EHDC criteria to be part of the plan.

2. What is the objective for the Village Plan?

To avoid speculative development.

To avoid large site development at either end of the village.

To maintain the feeling of village not small town.

To review LLA sites.

Look at reasonable alternatives

Transport assessment.

The quality of living locally.

3. To understand what LLA site owners want for their sites.

To discuss with the owners of the Alton Abbey site what their ideas are for development. (Jennifer Winter agreed to contact the owners and ask them to get in touch with the Beech Parish council). It was suggested that Historic England might be involved with the development of this site.

4. To include Heritage Buildings in the plan:

Alton Abbey

Thedden Grange

St Peter's Church

Possible referral to Historic England.

5. The potential for creating a settlement policy boundary around the houses on King's Hill.

This can be done as part of the Village Plan. This could act as an anchor point to defining the gap between Beech and Medstead. A policy to maintain open spaces may be needed.

6. To add new policy to prevent 'ribbon development' along the road between Beech and Medstead, thus providing non coalescence between the villages and to maintain same between Beech and Alton.

7. The proposed modifications to the Village Plan will require that it will go to referendum. The new plan will highlight changes.

8. The BNPSG will maintain communication with the EHDC group and hope to plan another meeting towards the end of the year for further updates.