

## MEETING MINUTES

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### HOLLYCOMBE ESTATE COMMUNITY LIAISON GROUP

18/05/26

#### Attendees

SN Steve Neocleous – SMN Planning & Development Support  
SC Sean Clemons – Cove Consulting  
GC Gavin Cook – Jinny Blom Landscape Design  
DM Dan Miller – RX Architects  
LS Luke Smith – Whaleback Planning Consultants  
RC Ryan Cotter - Outland  
DS Diana Spiegelberg – Glass Castle Foundation  
BM Bill Moulard – Bramshott & Liphook Ward Councillor  
AG Angela Glass – Bramshott & Liphook Ward Councillor  
SC Sally Cameron – Bramshott & Liphook Parish Council  
AM Andrew Marchant – Linch Parish Council  
JP Jeremy Parker – Milland Parish Council  
MM Mike McCart – The Lynchmere Society  
GM Gay McCart – The Lynchmere Society  
KJ Kevin Jacobs – Wheatsheaf Enclosure Residents Association  
SI Simon Illiffe – Secretary, Liphook Golf Club  
LF Louise Franklin – Headteacher, Hollycombe Primary School  
CC Claire Clark – Hollycombe Primary School

#### MINUTES

##### Welcome and introductions

- SN welcomed attendees and round-table introductions were made between stakeholders and the Hollycombe project team.

##### Arts & Culture at Hollycombe

- Glass Castle is an independent charity founded by Sunil Setiya to support artists - Diana joined as the first employee in November 2025 and is building the organisation from scratch
- The Hatch Farm residency will host up to 12 artists at a time for stays of 4 days to 4 months, spanning disciplines including writing, sculpture, and dance, with artists nominated through a global curator network
- Glass Castle also runs a grants program (including a partnership with Tate Modern) and is redeveloping Wapping Power Station in London as a public presentation space
- A cultural infrastructure mapping study was commissioned from January to end of March 2026, covering a 30-mile radius with ~30 interviews - it identified Glass Castle as the only purpose-built permanent artist residency in the region

- Five local engagement priorities: working strategically with East Sussex and Hampshire Culture Trust, developing skills in the build phase (e.g. Sussex Heritage Trust, Westing College), partnering with regional peers like Pallant House, opening facilities to local groups between residencies, and reinforcing the South Downs as a creative landscape
- MM raised the Lynchmere Society's 17th-century restoration project - rural crafts, poetry, music, photography - as a potential collaboration; Jinny Bond is already visiting on June 19th and Diana wants to follow up directly
- SC raised the possibility of local art groups using the space; Diana is open to it but wants to be realistic about timing and capacity

#### Landscaping works across the estate - GC

- Woodland management plan was submitted in early April 2026; Forestry Commission approval expected autumn/winter 2026, with advance notice to the community before any work starts
- 1,000+ trees planted since the last CLG meeting - larger specimens (up to 8 metres, ~7 tonnes) went straight into the registered parkland garden around Hollycombe House for immediate impact; smaller trees are in grazing fields with protection to allow early grazing
- Deer fencing, native hedgerow planting, and internal field fencing are going in to prepare for regenerative farming and livestock introduction
- Site-specific seed mixes for the South Downs are being finalised with seeding specialists - some seeding now, extensive seeding in autumn, with new grassland species and butterflies/bees expected by summer 2027 at the latest
- Mob grazing of South Park in summer 2024 already showed heather returning, and soil studies confirm patches of acidic soil suitable for heathland - both encouraging signs
- MM raised the need for on-site signage explaining works in real time, not just the website - SC suggested interpretation boards at active work areas to tell the story of each phase; the team agreed this would be a good idea
- Ponds are subject to discharge of pre-commencement planning conditions (a drainage condition is still being resolved with South Downs NP); all pond material will be moved on-site with no spoil imports

#### Planning Update - LS

- Two applications are being submitted for Hollycombe House: a listed building consent "wrap-up works" application capturing discoveries made during construction (tanks, altered walls, etc.), and a small landscaping scheme for South Park capturing changes revealed during clearance - both will go to parish council consultation shortly
- Hatch Farm and Top Field are still in a Planning Performance Agreement with South Downs NP (ongoing for over 12 months); the National Park's clear position is that farming must be the first principle, with the artist residency embedded within a regenerative farming framework
- Next milestone is a design review panel presentation to get endorsement on concept, layout, and mix - after that, the team moves into detailed technical work with a planning application targeted for late summer/autumn 2026

- RC confirmed that Mill Farm is very early days - immediate focus is cleaning up the buildings and landscape; no long-term plans confirmed yet
- A presentation on the history of Hollycombe House (previously given to Milland Heritage Society ~4 weeks ago) is planned for the next CLG meeting on September 7th

#### Hollycombe Estate Website - SN

- The website goes live May 19th (tomorrow morning) - login links going out to stakeholders within 24 hours
- It's a non-indexable site (not searchable publicly); first-time visitors must request a login, after which they can access it freely
- Content includes: estate history and vision, planning permissions and in-progress applications, master plan, grassland restoration strategy, nature recovery strategy, arts and culture, zero net energy strategy, water management strategy, Planning Performance Agreement overview, a contact/message form, news feed, and CLG agendas and minutes
- SN asked attendees to flag anyone else who should receive the login link
- Parish councils can use content from the site on their own websites

#### Traffic Impact Assessments – SN/SC

- Automatic traffic counters ran at 3 locations: Hatch Farm/estate entrance within the Wheatsheaf enclosure, Milland Lane west of the site, and the Portsmouth Road junction
- At Hatch Farm, traffic over a 5-day period averaged 50 - 60 vehicles/day, peaking 7-8am and 4-5pm; entry speeds averaged ~30 mph
- On Milland Lane (speed limit 60 mph northbound, 40 mph southbound per JP), recorded average speeds were 42-43 mph
- A Milland Lane access route faces three challenges: speed and corner visibility, veteran oak trees that could be damaged, and a public right of way crossing - LS confirmed formal planning consent would be required; it is not intended as a permanent access to Hatch Farm
- JP confirmed that Milland Parish Council intends to apply for a traffic regulation order on Milland Lane to extend the 30 mph limit further and set a 40 mph limit to the top - the team agreed to share the traffic impact assessment data to support that application
- JP asked that construction traffic avoid going through Milland village, using the B2070 instead - SC confirmed; JP also noted Milland Lane is closed for 5 weeks from May 18th

#### Miscellaneous

- KJ and SI both said advance notice of individual deliveries is counterproductive - it prompts complaints rather than helping residents; a higher-level view of upcoming peaks and troughs would be more useful
- SC committed to working with contractors Gavin Jones to provide better advance notice for larger deliveries and to map out phases (e.g. energy centre build will require concrete and imported materials, ponds will not)

- Upcoming traffic spikes: pre-commencement conditions for the PV array and energy centre are a few months away from being discharged; pond construction will follow after a drainage condition is resolved with the SDNP
- KJ raised the need for a separate conversation about infrastructure damage caused by construction vehicles through the enclosure - SN agreed to take that offline
- Traffic lights on the road adjacent to the bridge: lights came down by May 12th, roughly a week ahead of schedule - JP said this was well received by residents
- Security lighting: confirmed as security-only lighting; SC noted it was noticeably better but hasn't checked recently at night - team acknowledged it was more visible in winter months
- Security lighting will continue for approximately 18 more months until the project team vacates the house entirely
- Durrants Pond (Fernhurst Road): GC confirmed it's within the ownership boundary and can be added to the invasive species scope; JP offered volunteer help for Himalayan balsam clearance and suggested coordinating through South Downs ranger Angela; signage at the pond is also being considered
- Oak trees on Milland Lane: JP described ~20 large oaks on the eastern side of Milland Lane, ~35-40 metres south of the water splash turning, with branches overhanging roads, gardens, and cables - a branch fell previously; team agreed to send an arboriculturalist once JP provides a map location
- Water supply: the issue of drawing from the Wheatsheaf enclosure hydrant is largely resolved; a Saturday morning incident was caught and fixed quickly
- Pond filling/abstraction licence: the plan is still to fill naturally via trial boreholes — borehole work hasn't started yet; SI noted the golf club is also going through abstraction licence renewal

Date of next meeting: Monday 7<sup>th</sup> September, Venue TBC