

Notes of PPC Neighbourhood Plan Steering Group held in the Village Hall
26th February 2016 at 8.00pm

Present: Reg Stone (Chairman), Simon Farmer, Tony Hutson, Denise Miller, Catherine Dampney, Chris Burgon, Faustina Bayo,

Apologies: Gail Murphy, James Garside, Simon Ward, Rob Banks, Katie Wride

1. Site South of Railway. Agreed that we have little chance of persuading SDNP, ESCC, and LDC to change their minds about opposing this site and leaving it in as it stands will cause us a lot of difficulty at the examination stage. Our best option therefore is to approach the owners and propose that they put it forward as an exception site for affordable housing. The steering group was also interested in the suggestion that it might be suitable for a Community Land Trust and agreed to investigate this further. **Action:** RS to approach the agent and put this proposal to him and contact Hastoe to get an idea as to how this might affect the price payable for the land. Agreed also that the Site Policy Justification needs to recognise the objections of SDNP, ESCC, and LDC and address how these might be ameliorated or, in the case of the view from the South Downs, corrected. **Action:** CB to forward the original email from SDNP detailing their objections to DM who will attempt to improve the justification.

2. Reserve Site. JG's recommendation that we consider identifying a reserve site in case the southern site is rejected was discussed. FB agreed the steering group had allowed for this possibility by allocating a range of housing numbers for each site the upper limit of the range being high enough to meet the LDC target of 50 houses even if the southern site is removed. In addition some of the sites might be able to accommodate ~~to~~ more than the upper limit without exceeding the wish of the parish for small developments. It was agreed that if the Regulation 14 consultation resulted in the consultees opposing the upper limits the steering group would then have to review the situation.

3. Site Assessment Report. JG's helpful draft was discussed. Agreed that the report should not be identifying a proposal for 50 houses on the site north of the Police House as this had never been suggested by the owners. They had said the field would be big enough for 50 houses but had always been clear that they would go along with whatever number the steering group thought appropriate. **Action:** DM to ask JG to take this out.

Discussed JG's numbering of the sites and his reasons. Agreed DM will suggest to JG that he changes it to match the Pre-submission Report. **Action:** DM to email JG

4. Site Boundaries. Discussed FB's advice that the site maps should delineate very roughly the areas within in each site/field that we expect the housing to be developed. Agreed that although this will be very approximate CD will as ask CJ to attempt this. **Action:** CD/CJ

5. Local Green Spaces. Discussed concern from FB that this is a very large area and it could look to an examiner as if we are just trying to prevent development in this area. Agreed we will keep it in the list for now and see what comments come from the statutory consultees during the Regulation 14 consultation. In the meantime TH will consult Natural England about their likely views and will strengthen the justification. **Action:** TH.

FB suggested that photographs of the Green Spaces would help the consultees and later the Examiner to see how appropriate our proposals are. **Action:** TH will find/take photos and forward them to SW for inclusion in the report.

6. Pre Submission Report.

- Policy 1. Initial wording needs to change to “The Neighbourhood Plan reflects the Settlement Boundary as defined by Lewes District Council...” **Action:** SW
- After some discussion it was agreed that the photo of the old level crossing gates should be removed. **Action:** DM to find a replacement photo and email it to SW.
- Introduction to each of the Site Policies needs to say “The Neighbourhood Plan allocates part of” This is to indicate that we are not proposing housing on the whole field/site. There is some confusion about the figure for the Wells Close site. **Action:** TH and CJ to clarify this and email SW.
- Paragraph 6.7 needs a colon after “...will:” and then the rest to be shown as 3 bullet points. **Action:** SW.
- Agreed that the background colour for policies 10 and 11 needs to be changed to orange to match the others. **Action:** SW.
- Policy 11iii. Remove “and/or”. **Action:** SW.
- Policy 11. Justification needs to be improved. **Action:** CB to draft and forward to SW
- Policy 4. Justification needs to be improved. **Action:** CB to draft and forward to SW
- Policy 5. Justification needs to be improved. **Action:** MW to draft and forward to SW.
- Policies 6 and 7. Justification needs to be improved. **Action:** CB to draft and forward to SW.
- Policy 8. Second section of the text seems to have slipped on to Page 41. **Action:** SW to reinstate it.

7. Timescales. Agreed that we will not achieve all the actions above in time for the completed documents to be sent out a head of the March the 8th Parish Council meeting. A new timescale was agreed:

- RS to endeavour to call a special Parish Council meeting for the 29th March.
- Report needs to be sent out to Parish Council Members at the latest on the 22nd March.
- All actions need to be completed in time for the next Steering Group Meeting.

Date of next meeting 15th March at 8.00pm in the Village Hall