



STEERING COMMITTEE Minutes 2nd October 2019

A meeting was held in Ashington Scout Hall, on Wednesday 2nd October 2019 commencing at 7.30pm.

Present: Nigel Spiers (acting Chair), Di Clarke, Mary Davis, Tony Moss, Mike Humphrey, Alan Hemmant,
Neighbourhood Plan Clerk: Karen Dare
Apologies for absence: Graeme MacPherson & Clare Barker
Members of the Public: 3
Invited Guests: Paul Addison & Robert Mills, DevAssist

Karen Dare (Neighbourhood Plan Clerk) had previously prepared and circulated an agenda.

Invited Guests – Paul Addison introduced himself and his colleague. They have been appointed by the Estate of the late Michael Wieland who owns the land between Penn Gardens and Chanctonbury Nurseries. They are keen to bring the land forward for development as it is available immediately. They are submitting it to HDC in their current 'Call for Sites' and are looking to work with the Steering Group/Parish Council.

The Clerk explained that it is too late to consider this new site in the current Neighbourhood Plan but that, in agreement with HDC, the Neighbourhood Plan would be reviewed in 2020 in time for HDC's Local Plan Review and new sites could be submitted for consideration at that time. It is not possible nor prudent to give any indication at this stage whether the site would be selected for allocation as it has not been assessed using the Site Assessment Framework. The Planning Consultant had undertaken all of the site assessment work as he is an independent expert, with no knowledge of land ownership/village connections etc and could assess sites on their own merits using strict planning criteria.

It was explained that the Spatial Strategy set out in the Neighbourhood Plan is intended to inform site allocation & decision making well into the future and that HDC had been consulted extensively throughout the Plan making process and were satisfied with the approach being taken.

It was conformed that the 'developable area' of the site amounts to @4.4 acres (@80 homes).

The Clerk reported that she had received some information from HDC regarding their Local Plan Review – highlights are:

- a. Adoption is aimed for late 2021
- b. Minimum 18,409 homes are needed to 2036
- c. 9,479 have been identified already, leaving HDC 8,930 short
- d. 500 potential sites have come forward to HDC

The Clerk confirmed that HDC are satisfied with the number of homes proposed in the Neighbourhood Plan but that she is, and always has been, in very regular dialogue with HDC to keep up to date with any information or updates that might impact the Neighbourhood Plan.

Public Adjournment – the members of the public had no comments to make.

The Clerk updated the committee on activities since the last meeting:

a. Regulation 14 comments & responses (high level summary):

- i. Highways – WSCC response to Regulation 14 is that it is considered that further work is not required at this stage as the impacts on the local highways and transport network would be unlikely to be severe.
- ii. Education – WSCC response to Regulation 14 is that there is sufficient capacity for primary, secondary & sixth form education at this moment in time.
- iii. Housing numbers & mix – HDC considers the proposed scale of development is appropriate for the village for this plan period. This represents Ashington's contribution to the overall housing requirement in Horsham district, as identified in the HDPF
- iv. Transport assessment from Sites 5&6 – the Steering Group had asked for a Transport Assessment to be done by sites 5&6 to show that the sites are deliverable. A Transport Assessment had been submitted by Sites 5/6 during the Regulation 14 consultation period which showed that adequate access is possible. They are currently consulting WSCC on this, although as WSCC have raised no concerns with the draft Plan it is not considered strictly necessary to seek WSCC feedback at this stage.
- v. Heritage Assessment from Sites 5&6 - the Steering Group had asked for a Heritage Assessment to be done by sites 5&6 to show that any potential impacts on Listed buildings and Scheduled Ancient Monuments could be mitigated satisfactorily. It was considered important to demonstrate that the sites are deliverable. A Heritage Assessment had been submitted by Sites 5/6 during the Regulation 14 consultation period. They are currently consulting Historic England on the Assessment details

b. Amendments to draft Plan & supporting documents (main):

- vi. BUAB re-drawing – western edge of Site 6. It was proposed that the BUAB is drawn around the houses to be delivered on the east side of Site 6, rather than the whole of site 6. It was recently discovered by conversations with the Planning Consultant and HDC that community facilities can be delivered on land adjacent to the BUAB rather than having to be delivered within the BUAB. This re-drawing of the BUAB to encompass the housing area only would help prevent western 'creep' in the future. Agreed by all.
- vii. Site 6 community facilities – a Masterplan had been submitted during the Regulation 14 consultation period and it was proposed to amend the draft Plan to include those facilities shown on the Masterplan as they were considered to be more beneficial to the village than those previously offered, primarily a full size MUGA replacing one grass pitch, plus sports pavilion & car park. It was agreed that the Plan be amended to reflect the revised facilities.
- viii. Western boundary sites 5/6 landscaping – it was proposed that sites 5&6 be asked to improve the planting/landscape buffering along the western edges of their sites in order to avoid a 'hard edge' between housing and the countryside. The Steering Group had previously agreed that Spring Copse

and Furzefield Copse provided excellent southern & western screening. The gaps between and along the whole western boundary need additional landscaping consideration. Agreed by all.

- ix. There are other minor modifications to be made to some documents following Regulation 14 consultation.

The following next steps were agreed:

- a. The Clerk, in conjunction with the Planning Consultant, would tidy up a few loose ends with the Regulation 14 response document and make the necessary minor modifications to Evidence documents.
- b. The Planning consultant is preparing the Basic Conditions Statement – this is required as evidence that the Neighbourhood Plan meets certain criteria.
- c. The Clerk is completing the Consultation Statement and preparing a list of Evidence documents.
- d. The Plan could not move forward until the outstanding Heritage information has been received.
- e. It was confirmed that, as always, all documents would be made publicly available once they were complete.

Other Matters raised by Committee Members:

Concern was raised over the activities of Site 4 during the Regulation 14 consultation period. They had made comments about moving pavements into the road, removing TPO trees, upgrading public footpaths that run through land outside their ownership. Some information was very misleading and confusing to residents.

The Parish Council Chairman had made a statement at the Parish Council meeting of 5th September clarifying some of the mis-information that has been circulating around the village. An article in the October Sussex Local magazine had also clarified the same facts.

The Clerk confirmed that she had been in constant contact with both HDC and the Planning Consultant throughout the Regulation 14 consultation period and she had sent them copies of materials, including websites setup by residents and Facebook groups so that they could see what was going on in the village and advise whether any action was appropriate.

The Chairman commented that it was sad to see that the Neighbourhood Plan had led to some very poor behaviour from some residents. However, he re-iterated that the Steering group and Clerk have conducted the work in a very professional manner, have been rigorous in their work, sought and followed sound advice at all times and engaged with residents in positive dialogue.

Meeting finished at 8.15pm.

Signed:

Date: