

Worth Parish Council

Minutes of the Copthorne Neighbourhood Plan Sub Committee Tuesday, 30th January 2018 at 15.00hrs

Present: Cllr Blakemore (Chairman) Mr Livesey
Cllr Casella Cllr Field
Cllr Phillips Mr Woodward
Mrs J Nagy No Members of the Public

Also Present Cllr Ian Gibson
Mr Andrew Metcalfe, Enplan

43 Public Question Time

Cllr Gibson was in attendance as a member of the public, not being a member of this Sub Committee.

44 Apologies

Apologies were NOTED from Cllr Curzon and Mr Lord

45 Declaration of Pecuniary and Other Interests

There were no declarations of interest at this point in the meeting.

46 Minutes

It was proposed by Mr Livesey seconded by Cllr Phillips and agreed by all present that the Minutes of the meeting held on 5th September 2017 were a true and correct record

47 Chairman's Announcements

The Chairman had no announcements

48 Correspondence

There was no correspondence to report.

49 Crawley Down Neighbourhood Plan

At this point, the Chairman proposed the suspension of Standing Orders to allow Cllr Gibson to speak. This was seconded by Mr Livesey and agreed by all. It was further agreed that Cllr Gibson could take part in debate, with the recognition and permission of the Chairman.

Cllr Gibson advised that the Crawley Down Sub Committee had decided to take no action in reviewing its Plan at the current time, but had yet to decide whether or not to carry out site assessments of site submitted in the recent Call for Sites.

Between April 2014 and 2017, only 12 houses were available for purchase, i.e. market housing, all of these were in Band B, which is a distortion of the housing stock in the area.

The Council has agreed to look at the creation of a Community Land Trust to build houses which would meet identified local need; the Clerk is currently investigating this.

The Clerk noted that in the Minutes of the last meeting of the Crawley Down Sub Committee it stated that the Committee were not allocating sites, but Cllr Gibson was indicating that this was still a possibility. He replied that they may re-visit this decision, dependent on the Secretary of State's decision and the District Plan. He remains concerned about sites on which the Plan "is silent" following the Fontwell decision.

East Grinstead Neighbourhood Plan had identified enough sites to fulfil its requirements, yet MSDC

approved the site in Felbridge, which was not an identified site.

Mr Woodward queried how this could be avoided.

Cllr Gibson said that Crawley Down tried to prevent all development outside its BUAB unless a policy said otherwise. This draft version went to the Examiner who decided this was not permissible, so the clause had to be removed.

Cllr Gibson reminded members about Policy DP6 in the District Plan, which allowed for up to 9 dwellings to be built on a site that at some point in its curtilage was contiguous with the BUAB. This is unlikely to deliver the types of homes required. In some areas, the boundary is down the middle of a road.

Mr Metcalfe noted that access to the Felbridge site was in Surrey, although the site itself is in Mid Sussex. As MSDC have no 5 year land supply confirmed, they are bound by para 49 of the NPPF. Once the District Plan is adopted, sites can then be determined taking Neighbourhood Plans into consideration.

He advised that members need not be too concerned over the Fontwell decision, as this Plan was designed to "meet local need" yet had not sufficiently identified what the local need was. A Neighbourhood Plan is written based on the evidence available at the time, which is why a strong evidence base is required.

Standing Orders were reinstated.

50 Review Action Plan to date

Mr Metcalfe said that if members wanted to allocate sites, then the Plan would be a complex plan and would be able to access more funding. He stressed however, that the availability of funding was not itself a reason to allocate sites.

Mr Metcalfe advised that the draft Plan needed work to get it into shape. He had found the Detailed Character Study document on the Copthorne Neighbourhood Plan website which contains lots of useful data. However, the evidence needs to be broken down into sections such as Heritage, Open Space etc. He suggested that members may like to take a section each, and extract relevant data from this document, allowing for updates.

His suggested sections were Heritage, Open Space, Character and Design, Transport & Infrastructure, Landscape, and Site Assessments.

He can provide templates for the different sections, which can be produced extracting information from the Detailed Character Study

Mr Livesey said that St Modwen's had pointed out that land south of the A264 was part of the landscape of the High Weald Plateau, and used this as justification of their proposals to build north of the A264 only. He asked if this would be submissable evidence; Mr Metcalfe agreed it would be valid.

Mr Metcalfe said that Landscape, and Transport & Infrastructure would need professional consultants.

Mr Livesey thought that the Built Up Area Boundary should be reviewed to incorporate the St Modwen's site. The school and doctors surgery planned as part of the proposals are not now going ahead, which will leave areas of undesignated land within the site. It may be possible to assess those areas for additional housing as part of the Neighbourhood Plan process.

Mr Woodward said that data from the original Call for Sites was available, and this needed to be revisited.

Cllr Field clarified that if sites were allocated, then the Plan became complex and would be able to access additional funding and technical support; Mr Metcalfe confirmed this.

It was felt that site allocation would be the best approach.

Mr Metcalfe advised that Locality can give technical support through AECOM. This is given direct, with no monies payable. He suggested that AECOM be approached to cover Site Assessments and Heritage, Character and Design.

Mr Woodward wanted to see a proper project plan for the Plan process, in order to gauge what tasks were complete and what were yet to be achieved.

It was agreed that AECOM be approached via Locality to provide technical support on Site Assessments and Heritage, Character and Design. The Clerk will look at sites submitted for the last Call for Sites, and the most recent Call, to have complete list to give to AECOM.

Cllr Phillips agreed to look at Open Spaces.

The Clerk expressed her concern that she does not have access to original documents for work carried out since 2012 when the Plan commenced, and asked if members knew where these are, but they did not.

Mr Woodward said that he could convert the pdf version of Detailed Character Study document into Word, and would do so as a matter of urgency.

51 Date of next meeting – Thursday, 8th March 2018 at 3pm

Meeting closed at 16.50hrs

Chairman: _____

Date: _____