

Worth Parish Council
Minutes of the Crawley Down Neighbourhood Plan Sub-Committee Meeting
7th October 2019 at 19.30hrs

Present: Cllr Gibson (Chairman) Cllr Coote
 Cllr Anscomb Mr J Plank
 Cllr Hitchcock Mr J Thring
 Cllr Webb

 Mrs Cruickshank
 (administrator)

22 Election of Vice Chairman

It was proposed by Cllr Gibson seconded by Cllr Anscomb and agreed by all to elect Mr A Brooks as Vice chairman.

23 Public Question Time

No members of the public were present.

24 Apologies

Apologies were received and noted from Mr Dobson, Mr S Plank & Mr Brooks.

Absent Cllr Scott and Cllr Flanagan.

25 Declarations of Interest

Cllr Gibson noted that all members of the sub-committee have an interest in the well-being of Crawley Down. However, as the Advisory Sub Committee is not a decision-making body, the declaration was NOTED but no action need be taken.

26 Minutes

It was proposed by Cllr Hitchcock and seconded by Cllr Anscomb and agreed by all present that the Minutes of the Crawley Down Neighbourhood Plan Sub-Committee meeting held on 12th March 2019 were a true and correct record.

Mr Thring arrived at 7.40pm

27 Chairman's Announcements

Mr Thring was invited to the committee.

28 Site Selection DPD

The sub-committee discussed recommendations for the site selection DPD process.

Cllr Gibson had found inconsistencies in the site selection process followed by the Mid Sussex paper regarding the treatment of the DP6 housing targets between settlements and settlement categories, which were discussed. It was agreed that the larger SHELAA sites in the Neighbourhood Plan Area should have been eliminated rather than taken forward into the detailed assessment, and that there was no basis for including site 519 (Land North of Burleigh Lane) in the final selection.

The sub-committee noted that the selection of two sites in Felbridge with a total yield of 750 new homes will have a significant impact on the strategic gap between Crawley Down and

East Grinstead, effectively reducing it by half. The impact on traffic has been noted in the DPD through proposals to protect the A264 'corridor' between the Felbridge Lights and the Copthorne Hotel (SA35). The junctions identified in the accompanying maps do not include the Dukes Head, nor is the likely impact of increased traffic from Felbridge along Hophurst Hill towards the Turners Hill Road southbound taken into account. The Sub-Committee agreed that both these issues were serious omissions from SA35.

However, it has been previously agreed that Cllr Gibson and Cllr Phillips would draft a report on the DPD consultation to present to Planning and Highways on 28th October for discussion and approval. The sub-committee's recommendations should be reported to Council through this report.

Cllr Coote noted that the quality of many of the houses built since 2012 was poor with problems of condensation in particular. It was agreed that Building Control checks were not being pursued as rigorously as previously and the possibility of adding a policy that placed greater responsibility on the LPA should be explored.

29 Locations for SID

A list of locations for the SID was discussed and the following roads were chosen as possible sites.

Sandy Lane
Turners Hill Road
Vicarage Road
Hophurst Lane
Burleigh Way
Station Road
Grange Road
Kiln Road

At present there is no suitable post on the Turners Hill road, a new larger post would be required, also larger fittings to enable the SID to be attached to various types and sizes of posts. The sub-committee agreed that funding for these additional fitting should be requested.

30 Review proposals in CDNHP Section 10

The sub-committee considered the list of Assets of Community Value (ACV's) to be reviewed.

The sub-committee's recommendations were as follows-

1. The Scout Hut- (it was noted that WPC own this land) it was decided not to list as an ACV but to leave on the list for future review.
2. Burleigh Wood- it was decided as this is Ancient Woodland it is not necessary to register this as an ACV.
3. Haven Centre- (Cllr Webb declared an interest and took no part in this discussion) recommendation to list as an ACV.
4. Village Hall (the existing building)- recommendation to list as an ACV. The sub-committee agreed that status as a non-designated heritage site did not provide sufficient protection and that the building did not merit registration as a Listed Building. The sub-committee would like to add a condition that the existing Village Hall continue to operate until the new Hall is open, thus ensuring continuity in the availability of a hall to the Village.
5. Glebe Centre- recommendation to list as an ACV.
6. Post office- recommendation to remove from the list.
7. Crawley Down lakes and surrounding grassland- recommendation to add this to the list and register as an ACV. The area is used to further the social wellbeing and interests of the local community and is a site of Special Scientific Interest.

31 Action Plan for review

The sub-committee discussed progress and timing of the remaining stages of the CDNHP review.

Cllr Gibson is preparing a draft report of the Housing survey findings. It is 95% complete with just some details of the current affordable housing stock in the village/Parish to add following a meeting with Clarion (the major HA provider in the village).

Sustainability Objectives

Cllr Gibson circulated a paper listing the agreed objectives and their indicators taken from the 2015 SEA (issue 3; attached). He asked all sub-committee members to review the performance of the Plan against the expectations (Option D), to consider the wording and to make recommendations on the Sustainability Objectives. Commented copies of the paper to be returned to the Asst Clerk and retained as part of the evidence base.

Delivering the local housing need

Cllr Gibson circulated a short paper (Delivering the Local Housing Need - attached) and reminded the sub-committee that the 2019 Housing Survey had re-set the need to 94 homes (85 two beds; 9 one beds). He proposed revising CDNHP policy CDNHP05p to increase the rate of delivery of two bedroom properties within the mix for market properties. This was agreed by all.

Cllr Gibson proposed adding a new policy CDNHP05q to require developers to offer 'free serviced land' to the Parish Council in lieu of their obligation to provide affordable housing as covered on DP31. The Parish Council would then manage the development as a Community Land Trust to ensure that the homes provided addressed local needs.

The paper shows that together, these changes could deliver the local need within the 'minimum requirement' of the District Plan for the village. These proposals were agreed by all.

It was proposed by Cllr Gibson seconded by Cllr Anscomb and agreed by all that funding would be requested for a consultation on the Regeneration of the Village centre. With a consultation to the village residents taking place over the Christmas period, using the reply-paid envelopes already purchased for previous surveys, as it is believed that the licence is valid until 31/12/19. If the response to the consultation is positive, the use of a Neighbourhood Development Order to take forward the scheme should be explored.

The sub-committee agreed to be ready to submit Regulation 14 by spring 2020.

32 Progress on the Copthorne Neighbourhood Plan

The assistant Clerk reported that out of 2079 sent, 611 surveys have been returned. Data processing is about to begin.

33 Consideration of items for inclusion on future agendas

There were no suggestions.

Date of next meeting

To be called when necessary

Meeting closed at 21.07 hrs

Chairman: _____

Date: _____