

## Approved MINUTES

WEST CHILTINGTON NEIGHBOURHOOD PLAN COUNCIL  
HELD ON  
MONDAY 10 NOVEMBER 2014  
IN  
ST MARY'S CHURCH HALL, WEST CHILTINGTON  
AT 7.30PM

Norman opened the meeting at 7.30pm.

### Present

Muriel Astley (Active Member)	Sarah Fooks (Active Member)	Jane Needham (Secretary)
Simon Booth (Active Member)	Teena Fox	Lee Prince
Gillian Bradbury (Active Member)	Judy Fryer (Active Member)	Carys Pickett
Anne Bush (Active Member)	Carol Hudson	Rob Pickett
Gary Constable	Lawrie Hudson	Mark Price
Ken Crawford	Sharon James	David Stoner
Shirley Crawford	Jeremy Judd	Phil Tapsfield (Active Member)
Sean Davis	Norman Kirby (Chairman)	Robert Thornton (Active Member)
Barry Drennan (Active Member)	Heather Lane	William Marsden (Active Member)
Trevor Fitzpatrick	Dan Maxwell	Tom Williams
	Lucy Maxwell	Janette Wight
	Marshall Monks	
	Clive Needham (Active Member)	

1. **Apologies** were received from Amanda Apps, Terence Bermingham and Denis Wright
2. **Matters arising from last meeting.** None
3. **Implications for the Neighbourhood Plan of the Parish Council's decision of 4 November 2014 regarding Smock Alley DC/14/2248.** The Chairman said that the group must be clear that the NPC is not concerned with planning applications. Its role is to develop a plan for the future which is compliant with Horsham's emerging Plan and the general rules contained in the NPPF, concerning the use and development of land. Once we have a plan and it is approved by Horsham it is part of planning law. He went on to explain that the Parish Council (PC) decision on the application indicated the application was premature and it had opposed the application based on the current planning policies but was urging HDC to allow the HDC Planning Framework and the Neighbourhood Plan to develop further so that the application could be considered taking them into account. This interpretation was challenged by a member of the public and others and a discussion followed. Norman read out the PC's wording of its objection letter to Horsham District Council (HDC) Planning Department. After more discussion, The Chairman said that planning applications are for HDC to decide and the NPC would come to its own view of what sites are to be included in the Neighbourhood Plan (NP). It was not clear that anything the draft Neighbourhood Plan contained would be relevant if the HDC Planning Committee was making a decision in December.

It was questioned how the NPC can come to an entirely different view from the PC's decision to object and HDC's (SHLAA) view. Parishioners would not be able to

understand if NPC were to take this stance. The Chairman explained that this was the clear intention of the Parish Council's planning committee decision and therefore there was no conflict. There was no resolution of this disputed interpretation. The Chairman's explanation was vigorously disputed by those that had actually attended the PC planning meeting. It was stated that the PC members made no such distinction at the time of the PC meeting and the interpretation now being given was a 'a political fudge'.

## **AFTER NOTE**

Following the meeting the Parish Council has prepared a minute setting out its intention and this note is reproduced here.

**b) Neighbourhood Plan** – Norman Kirby, Chairman of the Neighbourhood Plan Group, gave an update of progress; the proposed Smock Alley development is the main topic of conversation at present following the submission of a planning application for 21 units on the site.

The Parish Council Planning Committee have objected to the application and the Chairman wanted it recorded that the Parish Council objection was based on our Category 2 status, but this will cease to exist once the HDC Planning Framework comes into effect.

The Parish Council believe the application is premature in that in a few months it is hoped the HDC Planning Framework will have passed assessment by the Planning Inspectorate and will therefore hold more weight and that the Neighbourhood Plan will have identified suitable sites for development in West Chiltington. No development is not an option in the Neighbourhood Plan therefore it was acknowledged that the Smock Alley site may be identified as a suitable site for development in the Neighbourhood Plan which has to assess all possible sites using the same site assessment criteria.

Category II status was discussed along with the local need for affordable housing based on the 2014 Housing Need Survey and the one carried out in 2009 for which no affordable housing has yet been built. The very low take-up of local people with regard to the Jayswood and Bracklyn market price developments within the first 6 months of these properties being available was noted, and the 4 year delay in bringing forward the Steele Close site was examined.

Yet again the subjects of affordable homes only being built if funded by development of market value homes pay for them or if an exception site is found was discussed, and the present apparent need for affordable homes for West Chiltington people was questioned. The reliability of the Housing Needs Survey was challenged on the basis of the misunderstanding of the term "affordable housing" that had been referred to at the previous meeting. It was agreed that the survey form had not spelt out the definition of "affordable housing" but the Chairman went on to argue whilst it might have been better if it had done so the overall conclusion of whether or not there was a need would not have been affected because Part 2 of the form was only completed by persons in need and the concept of affordable housing had been widely discussed since at least 2009.

We were reminded that at the first information meeting held by HDC in 2013, Barbara Childs said that they were not putting any great pressure on West Chiltington, perhaps

only 30 or 40 homes over the period of the Plan, and now we have this mis-match. Norman responded that whilst the present approach was for no specific target for West Chiltington there were concerns that the Planning Inspector considering the HDCPF would recommend that HDC revisit their emerging Plan to set specific targets for each settlement in the district, as Chichester District Council has done.

There was a clear feeling from many against building on green field sites and that 21 houses on the proposed Smock Alley site was far too dense. Sustainability/lack of infrastructure/traffic were discussed at length.

It was explained that building on green field sites was permitted by planning policy under strict controls. Overall 40 sites around the Parish had been assessed by the Planning and Built Environment Group (P&BE) not just this one and all were assessed against the same criteria. All sites have some constraints but many are mitigable. Clive explained that he had undertaken his own assessment of the proposed Smock Alley site, which had been rejected by P&BE as subjective. Robust discussions took place as it was felt by a small minority that to assess only one site was to ignore the overall picture presented by each site (all have constraints).

With regards to a timetable for production of the draft Plan, there still remains a great deal to do before it can go out for discussion; more information will be circulated as things become clearer.

The meeting then closed to the public at 8.45pm to allow Active Members carry on their discussions.