

APPROVED MINUTES

WEST CHILTINGTON NEIGHBOURHOOD PLAN COUNCIL
HELD ON
MONDAY 13 OCTOBER 2014
IN
ST MARY'S CHURCH HALL, WEST CHILTINGTON
AT 7.30PM

Those in attendance:

Muriel Astley	Derek Donaldson	Carys Pickett
Simon Booth	Teena Fox	Rob Pickett
Bruce Bradley	Christina Gage	Lee Prince
Gillian Bradley	Nick Gage	Ruth Simmonds
Pamela Brown	Chris Goodman	David Stoner
Stephen Brown	Jacqueline Goodman	Phil Tapsfield
Anne Bush	Carole Hudson	Robert Thornton
Gary Constable	Laurie Hudson	Denis Wright
Sean Davis	Norman Kirby	Janette Wright
Sharon Davis	William Marsden (late arrival)	
Barry Drennan	Clive Needham	

Norman opened the meeting at 7.30pm. Clive stood in as minute taker, in Jane's absence.

1. Apologies for Absence were received from

Amanda Apps	Jane Needham	Mike Webster
Mr & Mrs Monk	Harvie Steele	Suzette West

(William Marsden had sent prior notice that he would be late, due to an earlier meeting.)

2. Matters arising from last meeting. It was confirmed that the Housing Needs Survey is now on the Parish Council's website.

3. Presentation from Planning & Built Environment Working Group. Norman explained the methodology used in the evaluation of sites for inclusion in the Neighbourhood Plan, (summarised below and the presentation is available as a separate document).

- Sites have to conform to the strategic framework
- Sites must positively support the HDC Local Plan
- HDC expect to gain 1500 homes from NPs
- Sites must be considered under Planning Practice Guidance 2014 (PPG2014)
- The consideration must be evidence based, proportionate and robust.
- There must be an assessment of all potential sites and an active search must be undertaken for sites
- Sites with particular constraints should be included and the negatives reviewed
- Sites are to be sought for example by advertising
- There are a range of characteristics to consider, such as
 - Types of development and their suitability;
 - availability (ie there are no legal or ownership issues)

- There must be a sustainability appraisal

Of the above, the positive features are:

- the need for consistency with HDC policies
- developments should be at the settlement's edge
- they should satisfy a local need
- there should be no merging of settlements.

Negative features that exclude sites are

- no connection with the existing settlement
- poor access
- harm to the character of the landscape
- loss of amenity use or commercial value.

So, what has been undertaken so far is

- 40 sites have been inspected and assessed against objective criteria
- The initial conclusions have been matched with housing needs and some enquiries are still continuing. (The objective assessment criteria used can be found within the presentation document.)

The next stages to be undertaken are

- the completion of outstanding enquiries
- the determination of final conclusions
- advising these to immediate communities that will be affected
- the final publication of conclusions to the wider Parish.

With regard to timescale it was difficult to predict exactly when the process would be complete as there are a number of steps leading up to the expert review of the Plan that require completion.

There were then Questions from the floor.

Q How many sites have been rejected already?

A This information cannot be provided at the moment, but the majority have been rejected.

Q How were the 40 sites identified?

A From the SHLAA sites and from HDC Landscape capacity report

Q Identification of other sites?

A People have been asked to nominate sites.

Q What is the situation of sites outside the 40 sites?

A These would not be used except for windfall sites.

Q How are numbers of units on each site assessed?

A This can be difficult, but an attempt to maintain the existing density will be one criteria used

Q The density question arose again with the apparent contradiction between the density of affordable housing and existing housing in West Chiltington.

At this point Robert explained that if Smock Alley was used as an example there are 8 affordable houses which are at a higher density and it is also likely that any future development is always going to be at a higher density.

Q Is affordable housing social housing?

A There was a considerable debate around this topic and a number of people were very unhappy at the way affordable housing was defined in the HNS. There was considerable questioning of the HNS and its validity on this point.

Q Will people in the affordable housing come from the Parish or from Horsham?

A From West Chilmington – there would be a priority for local people. There was considerable scepticism over this from the floor.

Q What was the take up of the HNS?

A 43%

Q Will the company that has proposed Smock Alley be the developer or will they seek to sell the plan on to a developer at a profit?

A Denis answered this by saying that this is quite likely, this is what happens.

Q How do local people control changes to the planning permission?

A by keeping abreast of the planning application via an application on the HDC website.

Q Does the Parish Council website's link to HDC's Planning Portal work?

A The Neighbourhood Plan Council is not responsible for HDC's computer systems

(Subsequent note: Regarding comments relating to HDC applications site and the link from our Parish site. All links are correct. It's the Horsham site that is down till tomorrow, Text from HDC View and Comment on Planning Applications *'Please note this facility will not be available on Sunday 12 and Monday 13 October due to system maintenance. Apologies for any inconvenience.'*)

Q Where is the list of 40 sites and can we try and influence the selection of the site(s)

A The list will be published in due course.

4. Any other business. Phil Tapsfield was proposed as a new member of the Steering Group to replace Harvie Steel, and it was approved by the NPC.

Norman thanked everyone for attending and the meeting closed at 8.40pm

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