

BRAMBER NEIGHBOURHOOD PLAN STEERING GROUP MEETING

Bramber & Beeding Village Hall

Thursday 28th February 2019 at 6.30pm

Present: Cllr Roger Potter, Cllr Mick Tilley, Cllr Sarah Green, Cllr Mike Croker, Mrs Paddy Robson, Mrs Christine Supiot, Mrs Brianne Reeve, Mrs Rachael Rainbow and Mrs Diana Croker.

In attendance: Mrs Alison Eardley (AE) (Consultant)

Members of the public: 6

Notes: Rebecca Luckin

NOTES

1. Apologies for absence

a) Apologies were received and accepted from Mrs Christine Supiot, who would be arriving late.

2. Declarations of interest

There were no declarations of interest for this meeting.

3. Notes of the previous meeting – 31st January 2019

a) Subject to amendments, Cllr Green **proposed** that the notes of the meeting of 31st January 2019 be approved as a correct record of the meeting. **Seconded** by Mrs P Robson. **Agreed.**

4. Matters arising

a) Amend Notes, circulate and upload to website – actioned.

b) Questions for consultant – emailed 04.02.19 and 18.02.19. AE advised that it would be worth taking an independent survey of Clays Field, regarding the use of the field, since it could provide some evidence for community use if the area is to be green space designation.

Action **Commission independent survey of Clays Field usage**

Env FG

c) Meeting with DMH Stallard to understand Clay's Hill potential – actioned.

d) Arrange Focus Group / Party Meeting – actioned.

e) Clerk and Chair to meet re NDP expenditure – delayed due to late invoice.

Action **Note NDP expenditure against grant**

Clerk

The Chairman adjourned the meeting

5. Open Forum

a) Cllr Kitson expressed concern that the meeting was being recorded, which may inhibit discussion. Cllr Potter and Alison Eardley advised that it was a public meeting and that recording was permitted – Steering Group Members should not allow it to inhibit what they had to say.

b) A member of the public queried whether Green Space would be accessible to the public, as was the case with Village Green status. Cllr Potter confirmed that this option had been discussed.

c) A Housing & Development Focus Group member asked if the group had come to a consensus at the last meeting? AE advised that three options for Clays Field had been identified at the joint Focus Group meeting, since when she has spoken with Norman Kwan, understood better the HDC stance and as a result has documented four potential options moving forward. AE produced a paper for the Focus Groups,

summarising the implications and options. The options are attached to these minutes and we await confirmation from Horsham regarding their review of the Local Plan and the implications.

Christine Supiot arrived 6.45pm

The Chairman reconvened the meeting

6. Chairman's announcements

a) Upper Beeding Neighbourhood Plan Regulation 16 Consultation in progress.

7. Publicity / Community Engagement

a) Annual Parish Meeting – 20th March 2019, St Mary's House. Cllr Potter will provide the display boards that were used previously.

b) Beeding & Bramber Village Hall Showcasing event – 6th April 2019. As above.

8. Focus Group updates, policies and proposals

a) Housing & Development – Cllr Potter displayed each option, including identified pros and cons - attached to these notes as **appendix one**.

Option one – Allocate the entire site as Local Green Space

i) A member of the Housing & Development Steering Group provided a copy of his report – *Grounds for not including Clays Field in the Neighbourhood Plan* (attached as **Appendix two to these notes**)

The option was fully discussed:

ii) Cllr Tilley reported that the Environment Group were of the opinion that it would be advantageous to designate the entire field as Green Space. AE advised that the examiner could increase the housing number on sites – in Warnham an Examiner has changed 'approx. 50' to 'a minimum of 50. If the basic need for housing was not being met, it could be increased, and Clays Field may be re-assessed within the Local Plan Review.

iii) AE reminded the Steering Group that the plan would go through two rounds of local consultation, all comments received will be considered. The Examiner would correspond with the Steering Group and the landowner, and there have been instances of examiners designating private land as green space.

iv) Mrs P Robson, Housing & Development Focus Group was of the opinion that the Steering Group should not consider this option at this stage, if they agreed to option one any discussion with the landowner would be jeopardised and they could be judged by future generations for missing an opportunity to save 75% of the field as green space.

v) Cllr Potter reminded the Steering Group that the NPPF states that Green Space designation should never be used to block potential sustainable local development.

vi) Steering Group members noted that the space had been identified for Green Space designation by SWAB, prior to the owner putting it forward as a site.

Option two – Allocate the site as set out in the landowner's proposal - 25% development and 75% safeguarded a Local Green Space

The option was fully discussed, in terms of archaeology, access, estimated traffic movements, density of potential development etc.

i) AE – explained the process and the risks of this option – the Examiner can remove policies or make changes to the plan. AE advised that the Steering Group could decide not to allocate, and instead focus on Design Codes for the future, however without allocations the Examiner may raise a concern.

ii) A member of the Housing & Development Focus Group circulated a diagram, with measurements that highlighted the narrowness of the lane, where access is proposed.

Option three – Allocate the site but for smaller proportion of housing

The option was discussed fully in terms of viability, sustainability etc. AE advised that Technical Support could be requested from Locality when considering this option, if the Examiner is of the opinion that a sustainable, viable scheme, has been identified, it could be an advantage to have such technical and design evidence/wishes in place.

Option four – Deliver the NP without allocations and commit either to an early review or to look at sites with HDC as part of the review – dependant on HDC ‘offer’

i) Steering Group Members were generally of the opinion that this could be a risky option, due to the potential for HDC to change their policies. HDC would be leading the way, and the Steering Group could lose some influence regarding future plans for the site. Drafting Design Codes would be useful work for this or for any future site.

b) Committee Members to discuss and consider the findings of the Housing & Development Focus Group, regarding a potential development site put forward (Clay’s Field), and to agree recommendations to Full Council. Cllr Green **proposed** that the Steering Group should consider, with the assistance of Locality, where they could apply design codes, which could be used for any sites, and that they open a discussion with the owner, regarding a more sustainable housing number for Option 3. **Seconded** by Cllr Tilley. **Unanimously agreed.**

Action Request help from Locality re Design Codes

Clerk

Action Check timescales with Locality

Clerk

Action Focus Groups to work with AE regarding the approach to Locality

FG’s / AE

The Steering Group agreed that the remainder of the meeting should be deferred due to lack of time.

c) Environment & Countryside

d) Tourism, Commerce & Heritage

e) Transport (Highways & PROWs)

9. Community Facilities Policy

10. Neighbourhood Plan Finance

a) Finance update – Income - £9,000, Expenditure - £2,649.96 (+VAT), Balance - £6,350.04.

b) Grant expenditure date extended to 31.03.19 – confirmed.

11. Call for Sites / Site Assessment update

a) Progress update

b) Agree next actions

12. Plan Programme

13. Correspondence

a) 01.02.19 – SDNPA – South Downs Local Plan Examination – public consultation to 28th March 2019.

14. Items for the next agenda

15. Date of next meeting – TBA

The Chairman closed the meeting at 9.47pm

Signed:
Chairman

Date:

Appendix one:

See Powerpoint presentation 28.02.19

Appendix two:

Grounds for not including Clays Field in the Neighbourhood Plan.

Background

*"The rural parish of Bramber will have retained its own recognisable character, distinct from nearby settlements, with the quality of the landscape spaces within and surrounding it continuing to define its identity" ...**Vision for Bramber***

"rebalance the existing housing stock by building new, 2 bedroom homes

*Recommend that new housing be of 2 bedrooms or less" ...**Bramber HNA***

*"12 dwellings not viable""If the PC does not offer enough housing we will wait for the HDC review and re-submit as a small development".....**comments made by Stallards rep at meeting on Nov 14th.***

Policy statements from HDC that could support non-inclusion of Clays Field

Environmental Protection - Policy 24

The air quality in Horsham District is a particular concern, and can lead to a number of health problems, including respiratory infections. When air quality falls below certain thresholds, Council's must declare Air Quality Management Areas (AQMA's) and prepare Air Quality Action Plans to address the air quality issues in these areas. Two areas have been declared in the District, in Storrington and Cowfold.

9.13 The most common source of air pollution in Horsham District is from vehicle emissions. Due to the existing areas of poor air quality and the potential for traffic increases arising from new development the Council has taken the decision to declare the whole District an 'Emission Reduction Area'. This means all developments in Horsham district must make reasonable endeavours to minimise emissions, and where necessary, offset the impact of that development on the environment..

District Character and the Natural Environment - Policy 25

Neighbourhood Plans and other development proposals will need to demonstrate that proposals conserve and enhance the character of the district as identified in documents such as the Horsham District Landscape Character Assessment 2003, and that development is located in areas with the greatest landscape capacity to accommodate development, as indicated in the Landscape Capacity Assessment 2014. Where appropriate, local greenspace designations may also have a role in conserving and enhancing the character of the district, where it can be demonstrated that they are special to the local community.

Neighbourhood Plans and development proposals will also be required to demonstrate that existing biodiversity is protected and enhanced,

Countryside Protection - Policy 26

The Council is seeking to identify the most valued parts of the district for protection, as well as maintain and enhance this natural beauty and the amenity of the district's countryside. It is considered important that the unique characteristics of the district's landscapes are retained and where practicable, enhanced.

Settlement Coalescence - Policy 27

There is a need to retain the network of rural settlements and their separate identities, and it is important to contain the rural settlements and retain the sense of leaving one place and arriving at another. There are places where further development in the gap between settlements would result in the areas joining and losing their own individual sense of place.

proposals fit within the wider topography and whether landscape features such as the network of fields, trees and hedgerows are conserved, and therefore maintain the break between settlements. It will also seek to limit other urbanising impacts including increased lighting, traffic movements and ribbon development along road corridors.

Other relevant factors

1. The past planning history of the site shows refused permissions on the grounds of Policy 27 and concerns over access.

2. Councillor Barling's e-mail of Jan 10th 2019 referring to the LHA responses to enquiries on behalf of the landowner to build 6 or 40 dwellings on Clays Field

"I don't think the advice given could be described as "positive" from what I have learnt, but only neutral".

"For the larger scheme the applicant was asked to explore the possibility of providing a section of footway along the frontage to connect into the existing footway onto Goring Road." Since the land needed for this is not owned by the scheme's proposer, there is a question mark over feasibility.

3. The current SHELAA describes the site as "land not currently deliverable"

4. The SWAB included Clays Field as a "Category A" site requiring further protection. "It forms a necessary gap between Bramber and Steyning."

5. When asked, during the SWAB consultation, 90% of Bramber respondents said **NO** to estates of 25-49 dwellings and 85% said NO to building on greenfield sites.