

# Wivelsfield Neighbourhood Plan Steering Group Meeting

Date: Thursday 28 August 2014

## Those Present

J Stoner (Chairman), A Thwaites, I Dawson, D Franks, R Fair, N Dutt, J Wigzell, D Wright, C Bowden, S Blair, G Harper.

## Apologies Received

A King, H Nichols, L Gander, A Janes, F Bayo.

## 1 A Janes

The Chairman advised that Alan was stepping back from the Steering Group due to personal commitments over the next few months. The Chairman thanked Alan for his considerable contribution to the Neighbourhood Plan and his expertise which will be missed.

## 2 Burgess Hill East – Allocation by LDC of 100 Houses

### 2.1 Meeting with T Kleiman – LDC

The Chairman advised that the meeting with LDC had not been very productive. There was no real justification for the allocation of 100 houses in the BH East area. There was no answer to the question that the allocation was not made under a Strategic Site allocation. TK mentioned that there were outstanding issues with the sites which had not been resolved ( the various landowners were not in agreement ) and as such could not be included in the latest version of the Core Strategy and presented to an Examiner.

TK was equally vague regarding Screening Opinions. He indicated that the WG 30 houses would probably not require and SA/SEA but the BH East 100 would probably require an SA/SEA. With regard to a Cross Border SA/SEA he was non committal ( despite James Garside stating earlier that this would be highly likely).

TK stated that the Sunnybrae / Thakeham application for 29 houses would be treated as Windfall if it is passed by the PAC. TK has subsequently confirmed this in an email.

The Chairman made the point that there had been no prior communication over the allocation of the 100 houses. Additionally TK had only attended one Steering Group Meeting since the beginning of the year.

### 2.2 Site Yield from SHLAA sites in Burgess Hill East area

GH gave a summary of the Revised Site Yield for the area. Whilst it initially appears that the Site Yield is 336 houses closer inspection suggests that there are only 79 houses available from the SHLAA rendering an allocation of 100 houses impossible. ( Please refer to attached document for Revised Site Yield Details ).

### 2.3 Option to be adopted for the 100 houses

A discussion took place over the three options on how to handle the 100 allocation; a) Do not accept the allocation and hand back to LDC, b) Allocate sites and incur need for SA/SEA's etc, c) Criteria Based approach.

It was decided to adopt Option A given the doubts surrounding the Site Yield , the outstanding/unknown issues with the landowners situation, the possible implications of an SA/SEA and cross border issues and the likely delays to the Neighbourhood Plan.

It was decided that Parish Council will advise LDC that they will not be planning for the 100 houses. Further, the Parish Council will make a formal complaint to LDC over the lack of communication and the way the allocation has been handled by LDC. This decision will be ratified by the Parish Council at the next Parish Council Meeting.

### 3 Stakeholder Workshop

It was considered that the draft reports from the Stakeholder Workshop were a list of issues discussed at the various tables. It was noted that some of the issues raised by the AirS facilitators were in direct conflict with the results of the Neighbourhood Plan Survey. The Workshop did not appear to tease out any policies. The draft reports would be discussed in more detail at the next Focus Group Meeting

The issue of Green Spaces was discussed. It was concluded that some easy sites should be explored.

### 4 Landowner Presentations

The Landowner Presentations will take place on Thursday 4<sup>th</sup> September in the Primary School Hall starting at 7.00 pm. Invitations have been issued and responses requested by 31<sup>st</sup> August.

As the Landowner Presentations are open to the public notices will be posted in the Parish notice boards and it has been displayed on the website.

### 5 Site Selection Criteria

Three lists were introduced and a full discussion took place covering a large number of issues such as status of sites, size of sites, location, preservation of village, improving village aspects, respecting views of NP General Survey etc.

Further discussions will take place at the next Focus Group Meeting .

The meeting closed at 10.00 pm.

