

**Minutes of the Wivelsfield Neighbourhood Plan Steering Group Meeting  
Held Monday 7 July 2014, 8pm, Renshaw Room, Wivelsfield Village Hall**

**Attending:** Jason Stoner (Chair), Jason Humphrey, Dave Wright, Gordon Harper, Craig Bowden, Angus Thwaites, John Wigzell, Nick Dutt, Sheila Blair, Rosemary Fair, Ian Dawson, Anne King, Alan Janes & Liz Gander (Clerk).

**1. Apologies for Absence**

None noted.

**2. Minutes of the Meeting Held 2 June 2014**

The minutes of the meeting held 2 June 2014 were agreed to be a true record and were signed by the Chairman.

**3. Allocation of 100 Homes in the West of the Parish**

The Chairman outlined the position that the Steering Group now found itself in following Lewes District Council's decision to allocate an additional minimum of 100 homes to the west of the Parish. The Council had been aware that the District Council was looking at the west of the parish, but believed that they were looking at strategic sites. What has in fact happened is that they have allocated a number of dwellings that would normally represent a strategic allocation, but tried to push the responsibility for dealing with it onto the Parish Council as a part of the Neighbourhood Plan.

The difficulty that the Steering Group faces is that on the one hand its planning consultant is saying fight it all the way and put the ball back in LDC's court, on the other, AirS have suggested that if we don't allocate there could be a danger that the inspector would throw out the Plan at the examination stage. However to decide to allocate would put a huge additional burden onto the SG – both in terms of time, cost and resources – and could slow down the progress of the Plan.

The Chairman reminded SG members that the ultimate decision of whether or not to allocate lies with the Parish Council, however he feels it is important to have the Steering Group's input and support.

Lengthy discussion took place which included the following points:

- To prepare for an additional 100+ homes was felt to be a District Council job.
- Which document has LDC used to show that the west of the Parish can support 100+ more homes?
- There is a timing issue with this. The result of the examination of the Core Strategy is not likely to be known until the end of the year, so we won't know for some time whether or not the allocation of 100+ homes will stand.
- The results of our survey showed that an overwhelming majority wanted us to keep the green gaps around the Parish, and we need to have that community support for our Plan to succeed at referendum.
- The draft Plan will be a test of what the community will stomach.
- The Plan needs to conform to the saved LDC policies from 2003, but will also be expected to take into consideration the Emerging Core Strategy.
- Although there are four green SHLAA sites on the west of the Parish (indicating that they are developable & deliverable) only one small site was put forward to the SG under our call for sites. This would not give us scope to allocate in that area.
- If the Plan were to be thrown out at the examination stage, it cannot be resubmitted for two years which would leave us wide open to more speculative development.

## Notes from the Wivelsfield Neighbourhood Planning Meeting Held Monday 7 July 2014

- This is a complex issue for which there isn't going to be a right answer.
- It would be possible to split the Parish into two separate areas and do a Plan for each (enabling that for Wivelsfield Green to be progressed more quickly, whilst also allocating in the west of the parish), but this would require us to recall the existing NP area designation and re-apply for new NP areas which would slow down the overall process.

FB agreed to call a meeting between AirS, LDC and the SG to discuss the issues surrounding the additional allocation.

It was agreed that it would be premature to make a decision about this, but that we ought to prepare for the possibility of allocating just in case.

#### **4. State of the Parish Report**

AirS have presented the first draft of the report. The SG to review and collate feedback to forward to AirS by next Monday (14 July).

#### **5. Village Day – material for display & rota**

Meeting to take place at JS's house on Thursday evening (8pm) to prepare display boards for Saturday. CB/RJ and ID to liaise re putting up the marquee. CB, ID, ND, DW, GH and JW able to help on Saturday.

#### **6. Planning Workshop – Confirmation of Date and Arrangements**

Best date agreed to be 12 August (although 7<sup>th</sup> would be preferred option if feasible as sooner). Clerk to get invitations to Stakeholder Workshop out asap.

In the interest of moving onto the business of the Parish Council meeting following the SG meeting, the rest of the business from the agenda to be deferred.