

## EAST HOATHLY WITH HALLAND PARISH COUNCIL

### NEIGHBOURHOOD PLAN STEERING GROUP

#### Draft Minutes of the Meeting of the Neighbourhood Plan Steering Group

held on July 25 2018

1. **Apologies:** Peter Brooke, Jonathan Ritchie
2. **Present:** Diane Knill (Chair), Chris Magness (Chair, Parish Council Planning Committee ) Tony Pope, Sue Cole, Gill Kennedy, Gina Cuthbertson, Victoria Crick, Richard Partridge, Pippa Cossens, David Chapman
3. **Welcome to New Steering Group Members:** The Chair and members of the Steering Group welcomed Pippa Cossens and David Chapman to the meeting.
4. **Wealden District Council Draft Local Plan.**
  - 4.1. Comments: Comments had been received from Village Concerns and members of the Steering Group. Overall the comments were positive.
  - 4.2. After discussion it was agreed that a list of queries arising from the Draft Local Plan and the Supplementary Sustainability Appraisal required clarification and would be sent to WDC prior to our meeting with them.
  - 4.3. The period for public consultation is **August 13 - October 8 2018**. The plan will then go before the Planning Inspectorate.
  - 4.4. Points which required further discussion with Officers at WDC include the following:
    - 4.4.1. In East Hoathly 48 homes have been allocated in the Windfall allowance. However the Windfall allowance stipulates that these homes are restricted to within the development boundary. In East Hoathly there is virtually no space within the boundary and it would be impossible to accommodate this number of houses.
    - 4.4.2. The Windfall allowance would also appear to permit 'policy compliant new dwellings in the countryside'. Would these dwellings be for individual homes or could they be built as an estate of 48 homes?
    - 4.4.3. In Halland 30 1/2 bedroom properties are proposed in small groups. How does this relate to the larger developments already proposed for Halland?
    - 4.4.4. The Term Windfall Allowance requires clarification.
    - 4.4.5. Do the 18 homes built in East Hoathly and Halland form part of the Windfall Allowance or are they in addition to that number. The Parish Clerk would be invited to produce a list of the 18 dwellings which had already received planning consent. **Chair to action**
    - 4.4.6. The Draft Local Plan would appear to reject large housing developments such as that proposed in 2016/17 for the Hesmonds site on London Road, East Hoathly. Has the potential for approval of this application been removed? Does the Ashdown Forest embargo still apply to these large scale developments?

- 4.4.7. Could the Hesmonds Development be regarded as a Windfall Development?
  - 4.4.8. The terms Windfall Allowance and Windfall Development appear to conflict. What is the accurate definition of these terms which appear to be used interchangeably in the Draft Local Plan.
  - 4.4.9. Neighbourhood Plans appear to have been given more support and to be able to exert some control over the siting of Windfall Allowance if the allowance falls below 50 houses. The plan appears to indicate that a NP once adopted can indicate development sites outside of but adjacent to the development boundary of the villages of EH and H. How is this tied to the 5 year Land Supply target?
  - 4.4.10. There are conflicting statements with regard to the facilities of East Hoathly. East Hoathly is described as a village with good provision of services but no mention is made of the fact that these facilities are stretched to capacity or are inadequate for even current usage.
  - 4.4.11. An estimate of job growth of 50 jobs on 2300 sq.m. is predicted for East Hoathly. Where is this floor space to be found within the development boundary or will it take place on green field sites at the Local authorities discretion?
  - 4.4.12. It was not always clear from the text that Halland and East Hoathly are clearly distinguished.
- 4.5. The Chair would welcome further comments before submitting a list of points for clarification to WDC.

## **5. Meeting with Wealden District Council**

- 5.1. It was agreed that a meeting with Wealden District Council should be arranged to discuss the implications of the Wealden Local Plan on both East Hoathly and Halland. The Chair had already been in touch with WDC to arrange a date and had been offered the choice of October 2,3, or 4. After discussion it was agreed with SG members that October 9 would be proposed as the date for the meeting. (see footnote at the end of these draft minutes).
- 5.2. It was agreed that in the light of the Wealden Draft Local Plan the Feria Final Interim Report would not now be sent to WDC.
- 5.3. Some suggestions in the Interim Report were irrelevant in the light of the Wealden Draft Local Plan. Further work with Feria would alter the focus for future reports.
- 5.4. Feria's proposal that a Site Allocation Workshop with WDC should be arranged was now considered unnecessary.

## **6. Parish Council Web Site**

- 6.1. The Parish Council website was now fully operational and there was a section dedicated to information/updates on the Neighbourhood Plan.
- 6.2. The Feria final Interim Report was now on the website and an insert had been added drawing the readers attention to the fact that development sites discussed within the report were merely suggestions and required further discussion with residents at future workshops etc.

- 6.3. The Chair indicated that in other Parishes Neighbourhood Plan Steering Groups minutes were published on their PC websites.
- 6.4. Concern was expressed that the minutes as currently written would place the names of individual SG members in the public domain.
- 6.5. The Chair indicated that the names of members of the SG were listed on the website and were already available to the public. Individual members (apart from the attendance list of those present at the meeting) were rarely referred to except where a member was required to take action on a particular resolution. The Chair did not agree that placing the minutes on the web site presented a problem.
- 6.6. It was agreed that draft minutes would not be put onto the Parish Council website until they had been formally approved at a meeting of the Steering Group.

## **7. Neighbourhood Plan Funding**

- 7.1. The Income/ Expenditure Accounts for the NP to date were presented.
- 7.2. The accounts showed that there was a balance of £8355.26 held in the Earmarked Reserves of the Parish Council for the Neighbourhood Plan.
- 7.3. The Parish Council acting on advice from the Finance and General Purposes Committee had agreed at their meeting on July 23<sup>rd</sup> that a further tranche of funding would be agreed when the budget for the 2019/20 precept was set later this year. The fund reserved would not be less than 12 500.
- 7.4. As the Wealden Draft Local Plan now proposed to permit adopted Neighbourhood Plans to have some control of development in their parish outside of the development boundary or core area it was likely that EHwH NP would now be eligible for funding from Locality UK . **Action: T. Pope and the Chair.**
- 7.5. As the Parish Council had promised assured funds for the NP, FERIA would be invited to continue to provide assistance and to move the Neighbourhood Plan forward through Tasks 6 -10 in the current financial year and then into the final tasks as funding became available from the Parish Council in the future. **Action: Chair.**
- 7.6. The Steering Group expressed their thanks to the Parish Council for their continuing financial support.

## **8. Working Parties**

- 8.1 Interim written reports had been received by the Chair from the following working parties: Employment and Business Policy, Health and Well Being, Environment and the Countryside and Leisure, Sport and the Arts (verbal).
- 8.2 There had been two resignations of Leaders of Working Parties : John Deane and David Burrough. These vacancies required to be filled.
- 8.3. It had been hoped to invite, via letters of invitation, members of the public who had attended the Visioning Event and Design Forum to consider joining a Working Party. A list of those attending these events with addresses had been circulated to members of the SG who had also been allocated the names and addresses of those to contact. It was agreed that for the present no further action would be taken (see 9.1.)
- 8.4. Richard Partridge offered to lead the Working Party on Infrastructure and Sustainability.

8.5. It was agreed that the organisation of the Working Parties required further discussion and possibly reorganisation. Action was deferred .

## **9. Organisation of the Steering Group**

9.1. There was one vacancy on the Steering Group caused by the resignation of John Deane from the Parish Council . This matter would be referred to the Parish Council. John Deane had also resigned as leader of the Environment and the Countryside Working Party and this vacancy needed to be filled. Deferred to the September Meeting.

9.2 David Burrough had resigned as Lead for the Working Party on Leisure, Sports and the Arts.

9.3. Proposals to fill the vacancies of Leads of the two Working Parties were invited.

9.4. There was no update on a replacement for the Chair when she stands down at the SG meeting on September 13.

9.5. A discussion followed re the possible reorganisation of the Steering Group and the role of the Chair. It was agreed that a special meeting of the SG would be held in August to discuss this matter and hopefully reach a resolution which could be put to the Parish Council for approval. August 15 was proposed as a meeting date to discuss the organisation of the Steering Group, the Chairs role and replacement etc. **Chair to action**

## **10. Date of Future Meetings**

**Wednesday August 15 7:00 pm. THE PAVILION EAST HOATHLY.**

**PLEASE NOTE THE VENUE.**

Tea, coffee and squash will be available.

**It is important that the reorganisation of the Steering Group takes place before we begin the next phase of the Neighbourhood Plan. Please make every effort to attend this meeting.-**

**Thursday September 13**

**Thursday October 11**

**Tuesday November 6**

**MEETING WITH WEALDEN DISTRICT COUNCIL: The Meeting with Wealden District Council has been arranged for Tuesday October 9 at 10:00 a.m. at the Hailsham Offices of Wealden District Council.**

**The sole agenda item for the meeting on August 14 will be the reorganisation of the Steering Group.**

Unless otherwise notified all Meetings will be held in the Kings Head East Hoathly and commence at 7:00 pm.

Diane Knill

Chair, Neighbourhood Plan Steering Group