

DENMEAD NEIGHBOURHOOD PLAN

Meeting Notes – Meeting of the Steering Group

<i>Date of Meeting</i>	Monday 14 October 2013 at 7.30pm in The Old School	
<i>Present:</i>	Cllr Neil Lander-Brinkley (NLB)	Peter Ambrose (PA)
	Cllr Kevin Andreoli (KA)	Cllr Felicity Hull (FH)
	D/Cllr Patricia Stallard (PS)	Neil Rusbridger (NR)
	John Knight (JK)	John Payne (JP)
<i>Notes taken by</i>	Tony Daniells (TD), Clerk to Denmead Parish Council	
<i>Next Meeting:</i>	Steering Group: Tuesday 5 November 2013 at 3.00pm in The Old School	

032/13NPSG Welcome and Apologies

NLB welcomed everyone to the meeting. Apologies were received from David Griffiths. NLB advised that the former NatWest Bank premises were no longer available to use as it was to be used for a 'pop up' shop in the run up to Christmas.

033/13NPSG Notes of the last meetings of the Steering Group

The notes of the SG meeting held on 19 September 2013 and the meeting with WCC Officers held on 24 September 2013 was reviewed. These meeting notes were restricted in their distribution to attendees only.

1. Meeting held on 19 September: The meeting notes had been previously circulated and the content was AGREED.
2. Meeting held on 24 September: These notes were reviewed in some detail and whilst they were accepted as a true record of the meeting, the following comments were made
 - a. Slaugham had allocated all affordable housing to people with a local connection. rCOH agreed that this requirement could be included in Denmead's NP
 - b. The Building for Life 12' standard had not been challenged by WCC Officers
 - c. Change of use of office space at Parklands could be acceptable, but not to accommodation. The consultation paper from DCLG titled 'Greater Flexibility – Change of Use' and the response of the WCC Portfolio Holder for the Built Environment would be distributed to attendees.
 - d. The need for 35 pitches for travellers across the District and how this would affect Denmead would require further discussion. There would also be a need to consult with the travelling community.
 - e. Following the meeting, the requirement to provide 139 dwellings was accepted (WCC Housing Commitments document, contained as part of the minutes of 24 September 2013, updated on 9 September by TD refers)
 - f. The Environmental Assessment and maps were thought to be a good piece of work. If there were any inaccuracies, then this should be discussed with Linda Thomas. If this assessment was used in LPP2, then it was assumed that WCC were happy with the content and would defend it as such.
 - g. The next steps in drafting the NP were for discussion later in this meeting.

KA questioned the inclusion of site 2455 in that it may open up challenges by developers as to why this was included at the expense of full development of their sites. This was noted, but others felt that allocated developments in several parts of the Parish improved its acceptability to residents.

Members of this group reported seeing activity recently in some of the SHLAA sites.

034/13NPSG Appointment of Author to the Plan

PA had received a scope of works to prepare a pre-submission Neighbourhood Plan together with a fee quotation from Neil Homer (NH) of rCOH. PA/TD had followed this up with a meeting with NH to discuss the scope in more detail. Following the meeting, NH will draft a report of policy issues and prepare a project plan. TD will raise a purchase order and send this to NH.

At the meeting with NH, the following was discussed:

1. NH will review discussions held so far with the Development Industry
2. That all sites to the south of Forest Road all raised similar policy issues and were indistinguishable as a result.
3. There would likely be support from the community for development close to the village centre.
4. NH looked at options, such as land holdings, that could be offered to negotiate a better result for the village.
5. The shortage of open space and the potential for both indoor and outdoor provision.

PA had contacted other parishes who had been involved with rCOH and NH.

NH agreed that the NP should be instep with LPP2. He would prepare a plan that reflected this. NH would prepare a Plan up to the pre-submission stage but would be available for further work is required. NLB thanked PA and TD for their work in engaging with NH. It was unanimously AGREED to ratify the decision to engage rCOH and NH to prepare a Plan for Denmead.

035/13NPSG Paper on Options (following 3rd consultation).

NLB reported on the workshop to assess results which had been held. It was AGREED that the paper recording the results of the third public engagement could be uploaded to the NP website.

036/13NPSG Meeting with WCC Officers

The meeting with WCC Officers had been recorded and discussed at minute 033/13NPSG (2) and no further comment was made.

037/13NPSG Site Allocation

Of the four sites within the existing development boundary, Sites 475 & 958 should remain but sites 1783 & 2054 should be removed as the Plan would not want to see these developed. The sites proposed at the meeting held on 19 September [min ref 030/13NPSG] were reviewed. It was agreed that these sites still formed the basis for DNP's allocation of sites.

In the discussion that followed,

1. PA advised that NH was looking at all possible options to get what was best for Denmead and recommended waiting for the outcome of this work before finally committing to sites. .
2. Site 2469 may be a non starter due to traffic issues
3. If including site 367, then the site 313 should be considered especially if the housing numbers to find were reduced with the removal of site 1783 & 2054.
4. The inclusion of the Inhams sites were accepted but access to the site should not be from Inhams Lane. The VDS referenced 'C' and 'U' roads and how they should remain. If Inhams was developed, there should be a footpath/cyclepath/bridleway link through site 475. Site 1878 due to its ability to drain quickly was again suggested as a potential area of open space, although an access road may utilize part of the southern aspect of this site. Site 2565 was classified as a SINC and was environmentally sensitive.
5. Site 2455 gives balance to new dwellings at the western end of Denmead. The proposal for sustainable self build dwellings found favour with some members. Questions were raised as to any environmental issues for this site. It was agreed that this could be one of the smaller sites favoured by residents and meeting the need for acceptability, provided the report of HloWWT accepted such a development.

038/13NPSG Presentation of proposals to residents and developers

Whilst there was pressure from the development industry to discuss site allocations, it was reiterated that the NP was not just about development and future consultations should take place when the Plan was more complete and addressed other issues such as the shortage of open space. It would also be proper to wait to see what NH may propose. There would be a need to respond to developers with an update of the position.

A need to have a backup site was also considered with site 2004 being suggested. This site may be unacceptable to residents. Phasing of development would also need to be considered and written into the Plan. FH also pointed out that the timing of when open space was available would play a role in managing future maintenance of existing open space.

039/13NPSG Recreation Environment and Green Space WP

A report on the recent review of sensitive sites was awaited from the loWWTTrust. TD would chase this up.

040/13NPSGF Other matters for consideration at the next meeting

The output of some Work Packages was still to be finalized and would be presented at the next meeting. NLB asked members to identify any projects that should be incorporated into the Plan such as the provision of an all-weather pitch. Other projects suggested were the resurfacing of the Old School car park, and identifying additional burial ground space.

There was also a need to brief George Hollinbery to ensure that he was still onside with our proposals.

041/13NPSG Dates of future meetings

The next meeting of the Steering Group was agreed as Tuesday 5 November 2013 starting at 3.00pm in The Old School.

Meeting closed at 9.15pm

Copies to Attendees