

Findon Parish Council

Minutes of Neighbourhood Plan Steering Group meeting held Monday 16 February 2015 at 7.00pm, The Gun PH

Present: Cllrs Havenhand, Kirk (Chair) & Mackerell,

In Attendance: Richard Bell, Maureen Chaffe (Consultant), Jacqui Greaney (Minutes Secretary), Tarquin Taylor, Ed Wain

Item No		<u>Action By</u>
14.89	<u>Apologies for Absence</u>	
	Apologies received from Cllr Prior, Steve Flitton, Nick Gore & Ruth Taylor.	
14.90	<u>Approval of the Minutes 12 January 2015</u>	
	The minutes were approved.	
14.91	<u>Matters Arising</u>	
	14.83 - The survey of parish flint walls is 90% complete, including photos which are to be sent to MC who will plot and log on-line. 14.86 - MC has completed mapping the list of TPOs. (At a later date, the plan is to physically identify trees still in existence.)	PK, RB & volunteers
14.92	<u>General Updates</u>	
	<ul style="list-style-type: none"> • Website management continues with RB liaising regularly with MC. • Liaison with SDNPA/ADC - the next SDNP Neighbourhood Plan workshop is on Thursday 26 February, 1-4pm at Midhurst. To find out “what examiners are looking for”. PK and RB to attend. • The Landscaping Study is now complete with final comments incorporated. David Hare’s final invoice has been submitted. 	RB PK, RB
14.93	<u>Update of Topic Group Draft Objectives & Policies</u>	
	<ul style="list-style-type: none"> • Environment & Sustainability - EW noted that the Village School uses PV solar panels, and the Village Pool uses an air source heat pump, all to great effect. • It was agreed that the item ‘potential for business websites’ is not really an objective. 	
14.94	<u>For Discussion/Action</u>	

<p><u>Housing & Design - Findon SHLAA</u></p> <ul style="list-style-type: none"> • It was noted that the South Downs SHLAA has just been published, with details distributed for info. There is much similarity with the Housing Group’s SHLAA, but there are some notable differences. • The Housing Group’s SHLAA & Appraisal Summary was tabled and discussed. It was explained that all land parcels shown in the Landscape Study but not included on the appraisal summary had been <u>rejected</u>, mainly due to visual impact. The seven proposed land parcels were considered feasible for development. A maximum of 29-34 new houses could be accommodated, but it is felt more likely to end up closer to 15-20. The Steering Group approved the appraisal. • There was discussion about the inclusion of the Wyevale site, part of which the SDNPA SHLAA concludes ‘has potential’. It was decided <i>not</i> to include this in the Findon SHLAA because of its importance as a commercial/employment site, because it is part of the valued Findon Gap and because it is actually separated (by the A24) from the settlement. However, JH noted the email from Cllr Wood regarding Wyevale & the sites west of the A24 & thought she was probably right that this might be favoured over greenfield sites elsewhere. • There was discussion on Findon’s perceived lack of retirement flats and affordable 2-3 bed family homes. A ‘Lifetime Standard’ was to be encouraged (planning ahead such as with wheelchair access). • The location of the proposed affordable homes was discussed, as was whether limiting individual developments numbers made this financially viable. The Housing Group overall believed this could be achieved by specifying that planning permission would be given for eg. four market value houses built with two affordable houses. MC pointed out that what we are proposing for affordable homes is proportionately <i>greater</i> than that prescribed by Arun. It was agreed our rationale is tied to <i>Local Need/Connections</i> and we must be able to demonstrate this. • MC recommended contacting the “Community Land Trust” which helps to keep affordable land prices and will invite us to attend a meeting to understand their processes. She thinks ours could be the first Neighbourhood Plan to commit to 50% affordable housing meeting local need. Regarding the proposal to take advice from an ‘Enabler’ (possibly from Arun) on how to deliver affordable homes, MC suggested waiting for the result from the public consultation first, to clarify whether such development is even required. <p><u>Consultation Strategy</u></p> <ul style="list-style-type: none"> • Concern was expressed about the consultation strategy, and whether there should be two separate consultations, one for those directly affected by any development (neighbours & landowners) and a second for the parish as a whole. People must feel that they are being given options and feel genuinely consulted. Information must be given with care and sensitivity, with no bias or ‘done deal’ accusations. It was agreed to set up a small team (PK, TT, JH, MC & EW) to consider & develop the public consultation strategy. • MC to draft a consultation proposal for this team’s consideration. • One option would be have a single public presentation of the draft Neighbourhood Plan, with those directly affected by potential development individually invited (by the Parish Council) to a preview ahead of the main meeting, in order to ask any questions. • The event must be widely publicised around the village. 	<p>MC</p> <p>PK, TT, MC, JH, EW,</p> <p>MC</p> <p>PK</p>
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Unconfirmed minutes - to be approved at the next meeting of the Steering Group

14.95	<u>Any Other Business</u> None	
14.96	<u>Next Tasks</u> <ul style="list-style-type: none"> • Complete the survey of parish flint walls • Book FVH for possible Public Consultation on Sat 28 March, 2-5pm • Write notice of event for Findon Village News • Arrange event publicity throughout month of March • Consultation Strategy Planning Meeting 	PK, RB PK PK PK Team
	<u>Dates of Next Meeting</u> Wednesday 11 March 2015 - 7.00pm at The Gun Inn	

Meeting closed at 9.20pm.