

**Findon Parish Council**

**Minutes of Neighbourhood Plan Steering Group meeting held Wednesday 15  
October 2014  
at 7.00pm, The Gun Inn**

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

**In Attendance:** Richard Bell, Steve Flitton, Jacqui Greaney *Minutes Secretary*, Ruth Taylor, Tarquin Taylor (from 7.20pm), Ed Wain, plus Maureen Chaffe (Consultant) and Peter Goldsworthy (Chairman, Findon Parish Council).

Item No		<u>Action By</u>
14.55	<b><u>Apologies for Absence</u></b>	
	Apologies received from Cllrs Wood & Prior	
14.56	<b><u>Approval of the Minutes 21 July 2014</u></b>	
	The minutes were approved and signed.	
14.57	<b><u>Matters Arising</u></b>	
	14.50 - No. 4 - PK to arrange payment of £50 donation to Sussex Wildlife Trust. 14.50 - No. 7 - The Emerging Local Plan discussion with SDNP was useful. Findon has been classified a Tier 3-sized village which implies certain requirements. The SDNP data for Findon contained errors which the Parish Council will correct. Also discussed was the SHLAA (Strategic Housing Land Availability Assessment) with a request for local input, without approving or disapproving submitted sites. 14.54 - Housing, Business & Tourism and Getting Around still to send Topic Group photos and names to MC.	PK       TT, JH, SF
14.58	<b><u>Updates from Working Groups</u></b>	

	<p><u>WG1 - Programme</u> See Item 14.60 below.</p> <p><u>WG2 - Publicity/Communications</u> Regular reports appear in Findon News as usual.</p> <p><u>WG3 - Website Management</u> RB continues to update Maureen with regular input for the website.</p> <p><u>WG4 - Budget Management</u> Payment of 50% of Landscape Study fee approved.</p> <p><u>WG5 - Community Consultation</u> See 14.60 below.</p> <p><u>WG6 - Volunteer Database</u> Nothing to report.</p> <p><u>WG7 - Liaison with South Downs National Park Authority (SDNPA)/ Arun District Council (ADC)</u> SDNP have appointed a new Neighbourhood Plan Liaison Officer to replace Andrew Triggs. Amy Tyler-Jones has made contact and is keen to meet Steering Group at some stage.</p> <p><u>WG8 - Built Character Assessment</u> See Item 14.60 below.</p> <p><u>WG9 - Liaison with Stakeholders</u> EW has technical difficulties presenting the report which will be resolved next week.</p>	<p>RB</p> <p>PK</p> <p>EW</p>
<p><b>14.59</b></p>	<p><b><u>Feedback from Topic Groups</u></b></p>	

<p><b><u>Group 5 Environment &amp; Sustainability</u></b>          Lots of time and effort has been put into these very strong evidence-based reports. We are very lucky to have a volunteer professional archaeologist's report.</p>	<p>EW</p>
<p><b><u>Group 1 Community &amp; Wellbeing</u></b>          RB has asked for MC's help in focusing the group's work, especially plotting Green Spaces, Open Spaces and Assets of Community Value on map. Still need evidence in some cases.</p>	<p>RB</p>
<p><b><u>Group 2 Getting Around</u></b>          Continuing to gather information, including about radio reception. Footpath maintenance is an ongoing discussion. A feasibility study re. cycle paths to and from Findon is going on the WSCC website. This will be studied with interest. MC asked for information about trains.</p>	<p>SF</p>
<p><b><u>Group 3 Business &amp; Tourism</u></b>          Report findings basically welcome more tourists but not cars. Hikers and cyclists preferred. Broadband continues to be an issue of great importance. Could there be a Steering Group for action?</p>	<p>JH</p> <p>TT</p>
<p><b><u>Group 4 Housing &amp; Design</u></b></p> <ul style="list-style-type: none"> <li>• The group's current proposals had been circulated to the Steering Group. TT confirmed they were a work in progress, not a final draft.</li> <li>• The topic group's view is that there could not be <i>no</i> development. As such, they feel the parish, through the NP, should have control over how much, where and what type of development is permitted. They felt this was preferable to having no control over what we might be obliged to accept in the future. The Questionnaire had indicated a desire for Local Need priority (with support of around 50% for Affordable Housing, queried by JH as being an adequate mandate), yet indicated a wish for no development outside the existing village built up area boundary. The Steering Group preferred meeting Local Need rather than developer-led (high density) building. It was noted that we are not currently obliged by ADC to accommodate more housing, nor is SDNPA's Local Plan, which is likely to address this issue, scheduled for approval until 2017. PG referred to Nightingales as an example of no longer meeting Local Need (privately run). SF commented on Findon's housing density and small gardens (often due to infill). It was agreed there was a need to protect future garden sizes, and to ensure off-road parking for all new development.</li> <li>• TT reported that historic trend indicated 40-45 new houses built over the past 15-18 years. The Topic Group has independently identified potential sites (largely based on visual impact). They are assuming a potential of around 15 'windfall' house developments inside the village boundary over the NP period, and perhaps 20-25 houses elsewhere. Concern was expressed about the controversy that identifying sites could cause, but there was general agreement that discussions should be transparent. PG was concerned about inappropriate 'garden grabbing' and agreed that most development would need to be <i>outside</i> the current village boundary. Deliverability and sustainability must be maintained.</li> <li>• TT requested a Steering Committee consensus of opinion. The majority (one dissention) agreed with the topic group's basic approach and that 2-3 new houses per year was a reasonable number. The dissenting view was that we should not consider any development outside the built up area boundary at this stage, since this was clearly the view of residents as expressed</li> </ul>	

