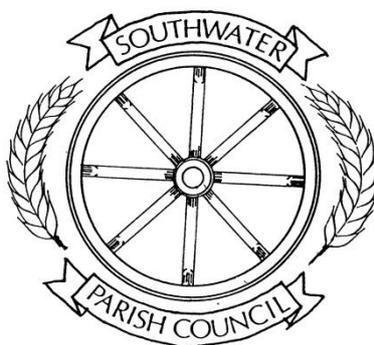


Southwater Parish Council



DRAFT Neighbourhood Plan Steering Group Minutes

Tuesday, 8th January 2019, 7.30pm

Beeson House
Lintot Square
Southwater
Horsham
RH13 9LA

Committee Members

Cllr Graham Watkins (Chairman)
Cllr Geoff Cole (Vice Chairman)
Cllr D.Moore
Cllr M.Neale, Neighbourhood Watch
Cllr P.Flores-Moore
Angie Choat (Southwater Youth Project and Methodist Church)
Rev Dr Godfrey Kesari (Holy Innocents Church)
John Mace (Stammerham Society)
Deborah Priebe (Resident)
Ramesh Shingadia (Londis)
Les Ampstead (Resident)

Catherine Tobin (Parish Clerk)
Andrew Metcalfee (Planning Consultant)
Chris Carey (Development adviser & Charter Surveyor)



Clerk: **Mrs.C.M.Tobin**
FSLCC.,

SOUTHWATER PARISH COUNCIL

Beeson House,
26 Lintot Square,
Fairbank Road,
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West Sussex
RH13 9LA



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MINUTES

The Minutes of the NEIGHBOURHOOD PLAN STEERING GROUP meeting held on Tuesday, 8th January 2019, in the Council Chamber, Beeson House, Southwater, West Sussex, RH13 9LA commencing at 7.30pm.

Present: **Chairman:** **Cllr Geoff Cole (Vice Chairman)**

Mr.L.Ampstead **Cllr P.Flores-Moore**
 Mr.J.Mace **Cllr M.Neale**
 Mrs.D.Priebe

Consultants: **Mr A Metcalfe (Enplan), Mr C Carey**

Clerk to the Meeting: **Mrs C Tobin**

County Councillor: **Not present**

At this point in the meeting the Chairman of the Meeting indicated that there was no intended fire drill therefore if the alarms were to sound then members of the group should evacuate the building.

NP/01/19

APOLOGIES

Apologies received from Cllrs Moore, Watkins and Whitear.

NP/02/19

MINUTES

The minutes of the meetings meeting held in 18th December, 2018 were duly approved as a true and correct record of the meeting, following discussions.

John Mace asked whether the group could address a couple of matters arising in terms of the consultation responses and others on Page 5 and 6 “all eggs in one basket” comment. He also reported a typographical error on Page 5 which read working instead of wording.

DATES OF NEXT MEETINGS

The Chairman advised those present that the dates for the next meetings would be:-

- 23rd January 2019 - Steering Group Meeting
- 5th February 2019 - Steering Group Meeting
- 19th February 2019 - Final Approval of Steering Group Meeting
- 27th February 2019 - Extraordinary Parish Council Meeting

Submission before 5th March 2019 to the Planning Authority, Horsham District Council.

The Chairman proposed the suspension of the meeting to allow a member of the public to speak this was duly agreed by all, along with the fact that Item 4 would be taken following item 9 on the agenda.

The member of the public indicated that she was present at the meeting, to find out what was happening with the responses and whether it was intended that there be any changes to the site which she was representing. Andrew Metcalfe stated that he was currently working through these with members of the Steering Group and whether or not the comments received would bring about changes to the plan had not yet been decided.

The member of the public questioned Mr.Metcalf stating why had the site she was interested in (The Copse) not been included within the plan as it was highly rated in the background documents. Mr Metcalfe stated that just because a site scored favourably did not mean it had to be allocated, neighbourhood planning allows communities to put forward an appropriate development strategy for their area. Mr Metcalfe referred to the requirements under para 68 and 69 of the NPPF which asks local authorities to provide 10% of new homes on smaller sites; the Steering Group did not have to do this but the Steering Group should consider this as per para 69. A general discussion took place with the members of the steering group who whilst acknowledging the site put forward stated that one of the main reasons for the strategy adopted was that it “rounded off” the settlement, centralised new housing around Lintot Square making it easier to walk to it and assisting residents, particularly the the older generation, to access services such as the doctors etc.

REGULATION 14 CONSULTATION REVIEW & BRIEFING

Mr.Metcalf asked whether Councillor Cole and John Mace how they had progressed with updating the Review of Public Open Spaces; both thought that they had dealt with the comments, but would double check and report back to Mr.Metcalf. The general feeling that there was not much change. Cllr Cole referred to the continued comment about parking criteria. John Mace also

confirmed that he would look at the Heritage documents again and ensure that this was finalised and would again advise Mr.Metcalfe.

NP/05/19

TRANSPORT ASSESSMENT

It was reported that Berkeley's had now provided the Strategic Highway Assessment requested and the Parish Council's highway consultant's RPG (Mr.P.Russell) was reviewing it. Mr Metcalfe stated that whilst he had received the document and passed it on to RPG he had not yet had the opportunity to review it in great detail. Cllr Flores-Moore questioned whether this was in relation to just one end of the village or otherwise. Mr Metcalfe reported that this included both roundabouts. Questions were raised by Group members about the access and egress from the southern pinch point at the Infant Academy, which had a tale back at times of 10 minutes with two crossing in between the pinch point and Cedar Drive roundabout.

The Clerk reminded those present that present the Southwater County Councillor Nigel Jupp was looking at this issue. Cllr Cole stated that it was not as straight forward as it first looked, he would like to see a slight raising to the crossings, Cllr Flores Moore stated that they were difficult to see.

Cllr Neal also mentioned at this point the impending traffic order to be put in place at the junctions of the Infant and Junior Academies which may also cause issues in the future. The reason for the measures being put in place was discussed by the Steering Group.

Andrew Metcalfe to advise the Highways Consultants of the problems being experienced between the Southern Pinch Point in the Worthing Road and Cedar Drive which included two pedestrian crossings. He would also highlight the soon to be installed traffic restrictions.

NP/06/19

HERITAGE IMPACT ASSESSMENT

Mr.Metcalfe reported that Berkeley Homes had provided a light touch Heritage Impact Assessment on Great House Farm and that English Heritage had provided initial comments on it. They have indicated the are broadly content with the approach set out and have requested the sight of an amended policy.

A number of residual queries had been replaced but these can be dealt with by inserting or replacing wording within the document prepared.

NP/07/19

SOUTHWATER HERITAGE ASSETS

John Mace stated that he had drafted the amended document with five more sites to reassess, although he had to confess he did not know where the site was for one of the assets this being the Southwater Signs. Cllr Flores-Moore stated that she would be able to assist, with others indicating the position of these signs.

In relation to the comments received via Regulation 14 he had gone through the comments and there were currently no change (in terms of what is to be designated). The report is being updated to reflect Historic England Advice Note 7. A short discussion then took place in relation to the Bax Castle and whether he could consider this a cluster with other pubs. Mr.Metcalf gave some indication and scenario's which would suit, but unfortunately the four public houses did not comply and it was considered there was little if any historic significance relating them to one another.

NP/08/19

VIABILITY ASSESSMENT

Mr.Carey, Consultant reported that he had produced his draft Viability Assessment and this indicates that the proposed allocation is not only deliverable but was also viable. He also stated at this point that the Steering Group should also remember that many of the developers/landowners had a vested interest in responding to sites not included within the Plan. He could therefore see no reason at this stage why SNP2 was not viable.

A discussion on land values and development in general then took place in terms of viability and what could change this, with the example of a commercial mix being one.

Mr.Carey was asked to provide to Mr.Metcalf the Viability Assessment once he had finalised the document but in time for the next meeting of the Steering Group on 23rd January 2019.

NP/09/19

“Confidential Minute”

NP/10/19

DATE OF NEXT MEETING

The date of the next meeting to be Wednesday, 23rd January 2019.

Signed.....(Chairman)

Dated.....