

Heath Common Village Design Statement Working Party Meeting Held 2.00 pm Friday 26 January 2018

Minutes

PRESENT: Christine Beglan, Trisha Cook, Patrick Healey,
Tony Lisher (Chairman), Madeleine Shaw and Robin Tanous

Apologies for Absence: Geoff Phillips

Absent: Rick Thomas

The meeting convened at 2.00 pm. There were no Declarations of interest. The Minutes of the last meeting were approved. There being no documents or correspondence the meeting moved onto item six on the agenda, agreeing to take item five afterwards.

Item 6 - Receive and Discuss a report of the meeting with Strategic Highways.

Meeting held on 12 January 2018 at WSCC depot Clapham. Those present: Chris Stark – area Highways manager Horsham, Paul Marshall, Patrick Heeley and Tony Lisher.

The aim of the meeting was to come to an understanding with WSCC highways to improve their consultee response to planning applications within the lanes of Heath Common and the extended effect these consultations have on subsequent planning appeals. This has become a more pressing issue as whilst HDC recognise the issue, the planning inspectorate appear to take a less sympathetic and consistent view.

It was pointed out that their desk top surveys at present generally indicate a "one more property makes no difference", not taking into account the accumulative effect of multiple separate applications. This is in part due to the fact that the survey is looked at only from the point of view of that particular application and not the whole picture. Whilst accepting that this advice might be true at the point of exit/entry with the highway it does not reflect the real issue that is within the network of the lanes which are bridle paths or public footpaths or unclassified lanes all maintained by the residents.

The issue was raised whether the prowl team could advise on the internal effect within the lanes, as further accumulative traffic could impact on equestrian/pedestrian/cycling safety. Chris Stark said that at present the country side team were not automatic consultees, but that he would take the matter up with Stephen Shaw Team Leader County Highways Strategic Planning (includes PROW) on the prowl team to see whether they could be added to the consultee list, but added that they are a small team. It might well be that there may have to have a further meeting with Stephen Shaw to facilitate this course of action.

If this procedure is unable to proceed it would be better if highways would comment just on the point of entry/exit **and** indicate they are unable to comment on the internal structure of the lanes as they are outside their jurisdiction.

Item 5 - To Receive further amended version of the VDS and Guidance Criteria

The main body of the VDS was discussed and the following amendments made:
{Action CB}

1. Under the heading 'The Future' - Settlement

a) Paragraph "The area of woodland north of the BUAB covered by Countryside and ForestryThis policy should be considered alongside any permitted development forestry rights" To be replaced by the text that is being used in the Neighbourhood Plan, this being decided at the next NP meeting on Tuesday 30 January 2018. **{Action PH}**

b) Paragraph "It has proved difficult over the years to secure statutory protection from County Highways, County PROW, as well as effective application of HDPF policies. **ADD** Discussions on going to provide an improved consultation process.

2. Under heading 'Thakeham Tile Works'

Paragraph: This site directly abuts properties in Bracken Lane.

ADD therefore Washington Parish Council would wish to be consultees.

3. The map to be included in the VDS was then discussed.

a) It was agree to join the National Trust land and SDNP land together in one colour on the map as all of the National Trust land in this area is inside the SDNP. Legend to be changed.

b) The dotted line along Veras Walk to be moved up to meet Hampers Lane.

c) The BUAB to be included on the map and Tony Lisher to provide this information from the Neighbourhood Plan map. Inclusion to be added to Legend.

d) Remove green areas of garden.

e) The area currently in pink to the top right-hand side of the map, which is labelled Heath Common, to be adjusted. The Countryside Policy Boundary to be moved slightly south and east to follow BUAB.

f) Change colour of A283 and Rock Road to black. (Note A283 incorrectly labelled A238 on map given by Horsham.)

g) The Title for the Map was agreed as 'The Lanes of Heath Common'.

h) It was agreed to review and approve the map via email in order to save time as the deadline for submission of the VDS to Horsham is 7 February 2018.

{Action TL/GP}

Patrick Heeley requested that Horsham be asked to consult/assist with the final setting up on line of the PDF of the VDS in order to make the document as professional as possible.

4. Guidance Criteria

To avoid disjointed text various groupings have been put into sub headings.

The Group agreed the following changes:

Impact on Land Remove Point 5.

General: change the third bullet point to read "The low density and unique character of the area has been referred to in recent planning appeal decisions."

{Action PH}

Once the amendments have been made and the map has been approved, the VDS together with a letter to the following effect will be sent to Horsham:

"Following the very informative meeting held at Horsham on 14 December 2017 and having taken on board all the comments, the required changes have now been made and we are submitting our draft VDS document for approval. We look forward to your speedy response as we are aware of the time restraints to enable the final document to be included in the September HDPF consultation".

It was agreed that the next meeting would not be scheduled at this time. There being no other business the meeting closed at 4.00pm..