



Storrington, Sullington and Washington

Neighbourhood Plan

Steering Group Minutes

The Chanctonbury Room, Parish Hall

Thakeham Road, Storrington

11.15 am Friday 17th November 2017.



Minutes

Present: Storrington & Sullington Parish Councillors – Anna Worthington-Leese (Chairman of the Steering Group) Richard Jerman and Lisa Wheatley. Washington Parish Councillors - Patrick Heeley and Christine Beglan. Also present were David Horwood, Madeleine Shaw & Pegi Shove

Also Present: Tracey Euesden, Clerk to Storrington & Sullington Parish Council
Zoe Saville, Clerk to Washington Parish Council

The meeting opened at 11.15

Minutes: Tracey Euesden (Clerk to Storrington & Sullington Parish Council)

197. Apologies for Absence. Apologies were received and accepted from Lesley Britt and Geoff Tute.

198. To Receive and approve the minutes from the following meetings: 26th September 2017.

It was noted that there was one member of the public in attendance.

(a) Minute No. 195 (c). It was noted that the discussion regarding the representation made by Peter Brett Associates on behalf of Wates Developments had been omitted from the minutes. The Group agreed that the following passage is a correct record of the discussion that took place.

Peter Brett Associates had submitted a case for the land North of Melton Drive to be reconsidered as a site allocation in the Neighbourhood Plan citing concerns that the revised Plan does not provide a sufficient number of homes. It was noted that this site had been the subject of planning applications for 102 (dismissed at appeal in 2014) and 67 units (refused in 2015). This land had been put forward for the site assessment process which concluded that it was not suitable for development for a number of reasons including poor access, inappropriate level of development on a greenfield site and proximity to a Grade II listed building. The Steering Group acknowledged that the proposals sought to mitigate the impact of the development on the listed building but agreed the constraints relating to poor access and the proposed number of dwellings could not be overcome. The proposal would also directly conflict with Policies 8 and 9 of the Neighbourhood Plan. It was therefore **AGREED**.

That this site would not be allocated for development in the Neighbourhood Plan.

With these amendments, the minutes were agreed as being a correct record of the meeting and were duly signed by the Chairman.

199. To Approve list of sites for potential development for inclusion in the Neighbourhood Plan.

Following the last meeting of the Steering Group on 26th September, two further sites had been subjected to the site assessment process and Members had received the outcome of these assessments.

- (a) Land at Kithurst Lane. This site had been submitted for consideration during the original call for sites process but due to the number of proposed dwellings, it had not met the criteria for assessment and was deemed a windfall site. However, the landowner's representative had made a submission during the last Regulation 14 public consultation that the land could yield up to 12 homes. It had now been assessed using the same method used for all sites and the conclusion was that the site was not considered suitable or achievable and would therefore not be included in the Neighbourhood Plan.
- (b) Land off Fryern Road. Gladman Developments had submitted a case for the inclusion of this site for the development of 160 homes. The site assessment process had been carried out and the conclusion was that the site was not considered suitable or achievable. It would therefore not be included in the Neighbourhood Plan.

Full details of these two site assessments would be published as an addendum to the SSWNP Site Assessment Report.

- (c) Angell Sandpit. Members were reminded that this particular site had been the subject of objections from members of the public and concerns about its inclusion had also been raised by Natural England. In addition to this an appeal against a planning decision had recently been dismissed for a dwelling in the garden of the adjacent listed building due to the impact upon the building and its rural setting and some members had questioned whether development at Angell Sandpit would raise similar concerns. Local residents of Heather Way had also objected to proposals that the site would be accessed via this private road. The Clerk had been asked to seek advice from Historic England and also to confirm with the developer that the proposed access had been secured. Members heard that Historic England had responded as follows:

"As regards the effect on the significance of the listed building and of its setting, although the development would be in the wider setting (at least, in the normal interpretation of the word rather than in its interpretation regarding heritage assets) of the Cottage, the Inspector that conducted the appeal was concerned about the loss of the openness of the Cottage's own grounds. The development of the former sandpit would not encroach upon the openness of those grounds so would not give rise to the same concerns....."

With regards to access via Heather Way, it was understood that discussions were being held with the landowner and it was therefore **AGREED.**

That this site would remain as an allocation for development of six homes in the Neighbourhood Plan.

(d) Ravenscroft. Members were reminded that this site had also been the subject of concerns raised by the SDNPA, Natural England and 11 members of the public and it was agreed that the allocation would be reviewed. It was suggested that the Clerk should arrange a meeting as soon as possible between SG Members and Officers from the SDNPA to discuss this site further and this was AGREED.

200. To consider approval of amendments to Neighbourhood Plan Submission Plan and supporting documents prior to submission to Horsham District Council for Regulation 16 Public Consultation. Due to as yet unresolved matters with regard to the Ravenscroft allocation and some errors contained in the supporting material, Members were unable to approve the documents at this stage.

Any other business.

201. Local Green Spaces Report. As a result of comments received during the last Regulation 14 public consultation, a review of a number of designations for local green spaces had been undertaken by the SDNPA. A report of its findings would be published along with the Neighbourhood Plan Submission Documents but in summary, the report recommends that the following sites should be added to the list.

Milford Grange Country Park
Sandgate Park.

The report also recommends that the area known as Longbury Hill should be removed but Members of the Steering Group did not agree. This particular site has been the subject of much public interest following an application by the landowner for a licence to fell trees which demonstrates that the land is special to the community. Some Members felt that the SDNPA had not been furnished with evidence about the history of the site and it was suggested that this allocation should also be discussed at the meeting with SDNP Officers that the Clerk had been asked to arrange.

There being no other business, the meeting closed at 11.45am

Signed.
Chairman