



Storrington, Sullington and Washington Neighbourhood Plan



Steering Group Minutes The Chanctonbury Room, Parish Hall Thakeham Road, Storrington 6.30pm Tuesday 19th January 2016

Minutes

Present: Storrington & Sullington Parish Councillors - Anna Worthington-Leese (Chairman of the Steering Group), Lisa Wheatley and Richard Jerman. Washington Parish Councillors - Lesley Britt, Patrick Heeley and Christine Beglan. Also present was Marcel Hoad.

Members of the public present – 1

Also Present. Mr Andrew Aldridge (representing Mr S Dudman)

Mr Nick Brown (Cala Homes)

Tracey Euesden (Clerk to Storrington & Sullington Parish Council)

Zoe Savill (Clerk to Washington Parish Council)

The meeting opened at 18.30

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

150. Apologies for Absence

Apologies received and accepted from David Horwood, Madeleine Shaw, Peggie Shove and Geoff Tute.

151. To Receive and approve the minutes from the following meetings:

The minutes of the Steering Group Meeting on 27th October 2015 were agreed as being a correct record and duly signed by the Chairman.

152. Update on Independent Examination.

Since the last meeting, the Steering Group had been provided with CVs and background information of two potential examiners and contracts had been sent to the chosen candidate for his signature. Mrs Worthington-Leese and Mrs Britt signed a copy of the same document on behalf of the Steering Group and this would be hand delivered to Horsham District Council on 20th January. HDC had now advised that the Examiner had commenced the process and had requested further information which would be collated as soon as possible. Upon receipt of all of the required information, the Examination was expected to last approximately 10 days but this could be longer if a public hearing was considered necessary. The Examiner had also raised some initial queries regarding the designation of Local Green Spaces and Mrs Euesden would provide further information in this regard. HDC had produced a summary of representations received during the Regulation 16 consultation and Mrs Beglan suggested that it would be appropriate for the Steering Group to respond to some of the issues raised in this summary. It was **AGREED.**

That Mrs Euesden would draft a response to HDC's summary of representations for approval by Mrs Worthington-Leese and Mrs Britt. This response would then be sent to HDC with a request that it be forwarded to the Examiner for consideration.

153. DC/15/2788 – Land at Robell Way (Paula Rosa Site). – To discuss and agree comments in response to this application. An outline application to demolish existing buildings and erect 112 new dwellings on this site had been submitted on behalf of Barrett Homes to Horsham District Council. This site is among those allocated for potential development in the Neighbourhood Plan and the Steering Group had been asked to comment upon the application. The Group had received comments from Storrington & Sullington Parish Council's Planning and Development Committee in respect of the numerous documents submitted with the application and reviewed the details against the policy and conditions specified within the Plan.

Firstly, it was noted that the application was for the erection of 112 new homes when the Neighbourhood Plan provides for approximately 80 dwellings. Barrett Homes had previously indicated that in order to meet the requirements of the Plan in providing a majority of 1 – 3 bedroom homes, the density would need to be increased in order to make the development viable. The Steering Group acknowledged this but it was still felt that the number of dwellings was too excessive. Whilst the proposed development does include some greenspace, members of the group considered that this allocation was too small to serve the scheme and there was no mention of the multi-use games area suggested in the plan. The Steering Group also noted that the proposed homes and gardens on the South-West and Western sides of the development are located too close to the boundaries therefore encroaching on the buffer between this site and neighbouring properties. The Neighbourhood Plan also makes allowance for access to the development from Robell Way and Sullington Copse but it was noted that the application only provides vehicular access from Robell Way with the Sullington Copse access being footpath or cyclepath only. The matter was discussed and it was generally agreed that whilst there were no objections to the principle of residential development of this site, the details of this particular planning application deviated too significantly from Policy 2 (i) of the Neighbourhood Plan and therefore could not be supported. It was therefore **AGREED**.

*That a comment of **OBJECTION** should be forwarded to Horsham District Council citing the reasons stated above.*

It was also agreed that a letter should be forwarded to Barrett Homes explaining the Steering Group's reasons for objecting to this particular application and suggesting that a meeting be arranged to discuss ways to modify the design so that it complies more closely with the Neighbourhood Plan.

154. Land at Chantry Lane Industrial Estate and Chantry Quarry – Update following meeting on 13th January 2016. Mrs Worthington-Leese and Mr Heeley had met with a representative of the owner of these sites (Mr Aldridge) and Mr Brown from Cala Homes where initial designs for a potential housing scheme had been shared. Mrs Worthington-Leese reported that these initial designs did not provide for the mix of residential and employment development that is specified in the Neighbourhood Plan and would therefore not be acceptable. Horsham District Council had also expressed concerns at the potential loss of employment as a result of developing this and the Paula Rosa site for housing. Mr Aldridge had provided a summary of this meeting and explained that in his opinion, a mixed use site would not be appropriate for this particular area. He suggested that the proposals for the Quarry site would help to allay fears regarding loss of employment but acknowledged that this project was not planned to complete at the same time as the Industrial Estate. It was pointed out that there had been ample opportunity for these representations to have been submitted during the consultation periods and the Neighbourhood Plan covered the period to 2031. Members noted that the Healthcheck report referred to the justification of this site being allocated for mixed use and concluded that this might be something that the Examiner may comment upon. It was therefore decided that any further discussions regarding this matter should be deferred pending the Examiner's findings.

155. Public Referendum – To discuss plans for publicity. Mrs Euesden reported that a member of Storrington & Sullington Parish Council had volunteered to lead a campaign to publicise the referendum; however, new information had been received that advises against Parish Councillors becoming involved in this type of activity. It was agreed that Mrs Euesden would research the relevant legislation and make contact with other groups for best practice advice about how to approach this type of publicity and report back to the Steering Group at the next meeting.

156. Next Steps and any other business.

There being no other business, the meeting closed at 7.45pm

Signed.

Chairman

19th January 2016