

Minutes of the Neighbourhood Plan Steering Group

12th March 2019

Present: K Jordan (KJ), K. Matthews (KM), M Evans (ME), S Avery (SA), J Cranfield (JC), D Cranfield (DC) In Attendance: Julia Edwards (JE) (Lewes District Council)

1. Apologies for absence

Donna Moles (DM) was unable to attend.

2. Discussion with Julia Edwards on the draft Chailey Neighbourhood Plan and areas requiring further amendment

JC welcomed JE to the meeting and explained that the Plan was at the stage where the last points were to be ironed out. KJ stated that we were keen to know if there was anything in the Neighbourhood Plan that might be inconsistent with the Local Plan.

JE confirmed she had exchanged emails with DM, who is concerned there may not be enough evidence to support the policies and has flagged up the policies which she feels are not supportable. However, we have redrafted some policies in response. An example is the affordable housing policy, which should not be subjective and must link to evidence, for example consultation with the community (which we have undertaken). ME mentioned the Character Appraisal was now to be an appendix to the NP and JE confirmed that was best.

JE stated that the Regulation 14 Consultation would give parishioners the opportunity to comment on the plan and this would validate the supporting documents.

KM asked if, following comments from the public, there would be an opportunity to amend the NP and JE confirmed this was the case – the consultation period would be a minimum of 6 weeks, then the NP would be modified; Lewes District Council (LDC) will then comment and finally Chailey Parish Council (CPC) will approve the modified document.

There was a short discussion on the Dark Skies policy, which ME has rewritten using other sources / evidence; KJ mentioned that while Chailey was outside the South Downs National Park (SDNP), it is a relevant concern. ME stated that Chailey lies in a bowl in the landscape, looking across to Ditchling Beacon, an observation point in the Park. Relative tranquillity is an objective and to what extent can we relate this to the SDNP? JE regards Chailey as part of a “borrowed view” from the South Downs and asked if we had contacted SDNPA to see if they would support this. JC stated that some residents had emailed regarding dark skies and JE considered this to be good evidence.

Local Planning Context (1.3.6): JE confirmed LDC could supply the text for this section.

Maps: SA and JC confirmed that while we have images, maps are proving more difficult. JE confirmed LDC can format maps for the NP, depending on what we need

– JC stated that we need a map of the Parish, with the ability to zoom in on areas / features.

Housing Considerations (HO10) Thea (LDC) thought more evidence was needed; we have added the 2018 Housing Needs Survey (which had not been listed) and the Shaping Chailey Questionnaire also supported the policy. JE asked if we had strengthened the policy and JC confirmed that we had clarified the Local Connection Housing Allocation Policy. JE felt we now have sufficient evidence.

ENV1 “Majority of smaller developments”: we amended this to say “sensitive locations”, but need to elaborate on this, so, see the Character Appraisal for the definition. SA to review this and suggested criteria are proximity to SSSIs, landscape vistas, dark skies, vista from SDNP. ME mentioned the 2016 East Sussex County Landscape Assessment.

ENV2 – Wildlife Protection: Thea stated that we needed to define “Arboricultural Amenity Value” – how do we measure this? Ancient hedgerow? EU legislation? Tree Preservation Orders? DC to research a list of TPOs for Chailey.

ENV8 – Chailey Common Buffer Zone: DC has researched this and a series of concentric zones are shown around Chailey Common SSSI on the Natural England map on the Defra MAGIC mapping service. KM suggested we take out the reference to 50m as this is arbitrary. DC to look at producing a better map. DM has suggested amending the wording to “developments will be resisted”.

TRA2 – this has been moved to Community Aspirations – JE agreed this was not a development plan issue.

TRA3 – Traffic Calming: KJ has supplied new wording: “will be expected to demonstrate”.

ECO3 – Rural Businesses: Thea was concerned that this would not conform with the Local Plan policies; JE stated that when the CNP is approved, and then the Local Plan is subsequently approved, the Local Plan could supercede the CNP, so we need to know where there is a conflict – JE to investigate; DM has also queried this.

ECO4 – as ECO3

ECO7 – this was also confirmed to be a Community Aspiration.

Other issues:

ME: Could a map of planning boundaries be produced? JE confirmed this and KM queried which version would be provided – would it change once the Local Plan was approved? JE asked if a list of maps could be prepared and she will then circulate around LDC to see if these can be provided. SA thought about 12 would be required.

KJ queried what needs to be covered in the Regulation 14 Consultation. JE confirmed comments would be sent to LDC; a copy of the Draft Plan would be held for inspection at Southover House and another at the Parish Office, with just a few other copies printed. There would normally be one consultation event – JC confirmed the Parish Hall would be booked for this - and comments would be made online.

Publicity would be via the Parish website and Chailey News. DC also suggested Chailey Chat, a facebook page.

JE confirmed a schedule of responses would be created and the Steering Group would be expected to comment.

JC thanked JE for her very useful and constructive comments. The next CPC meeting is on 19th March and the PC will be advised that the final draft will be put to the PC on 16th April, at which point the PC will be invited to agree the text and to proceed to Regulation 14 Consultation. We will need to meet to discuss any amendments before then.

3. Agreement of the Minutes from the Meeting on 22nd February 2019

The minutes were agreed.

4. Matters Arising

KM referred to the list of maps

DC to reconstruct the Natural England SSSI map (as above)

5. Any Other Business

SA asked who would undertake the redrafting and JC confirmed that DM should be making the amendments.

ME has contacted Highways regarding the Transport policies. No response so far, but there is a meeting on 25th February.

ME – we need a paragraph on expanding Chailey Heritage.

KJ – we need to agree the arrangements for the Regulation 14 Consultation and book the Parish Hall.

6. Date of the next meeting: either 28th or 29th March 2019, depending on DM's availability.