
HORSTED KEYNES NEIGHBOURHOOD PLAN



Neighbourhood Plan Committee

Date: Thursday 4th June 2015

Time: 8.00 p.m.

Venue: The Martindale Centre

Present: Terry Higham (TH), Peter Whatling (PW), David Colville (DC), Celia Vince (CV), Mike Kirk (MK), Sarah Webster (SW)

The Meeting was opened with a brief introduction from Lawrence Allen. He introduced himself as the new chair of the Parish Council. He announced that PW would be stepping down as chair of the NP Committee and that Marjorie Fitz would also be stepping down as secretary and Angela Newman as a member of the committee. He thanked all the members for their effort and work on the NP so far and also thanked the new councillors for joining the committee SW, CV and MK.

He reaffirmed that the NP Committee is a committee of the new Parish Council and that an hour would be dedicated to NP issues at the next parish council.

He went on to address the members of the public and state the process is a very difficult one and welcomed village engagement in questions and possibly workshops to strike the right balance between the MSDC requirements and the villages wishes at referendum.

Minutes of Meeting:

1. To appoint new Chair

DC was nominated as the new Chair by MK and seconded by PW. DC was duly elected chair.

2. To appoint new secretary

SW was nominated as the new secretary by CV and seconded by PW. SW was duly elected as secretary.

Over 30 members of the public attended and the next hour was opened up for them to ask questions by standing up and introducing themselves first.

Q: We should look at Bolney PC NP on their website. It is the same size village and they are using the same consultant so we should look at what they have put in their plan.

A: DC replied that yes we are looking at other NP websites but all villages are different in their own unique way.

Q: The Sunday Telegraph states that building planning has taken off since the new Conservative Government. There is concern that if we do not get our plan in quickly we may be taken over by planners and developers.

A: DC stated that we have not gone back to square one just because we have new members on the committee and that they are being challenged to get up to speed as quickly as possible.

Q: Looking at the MSDC plan there is no AONB reference for mitigation. Is there a gap in their plan?

A: TH replied that there is a large section dealing with the Ashdown Forest. PW replied that it is not MSDC responsibility to provide mitigating reasons as to why we cannot reach our OAN but the onus is on the NP to provide these factors.

TH reaffirmed that Mark Bristow told us that we start with the OAN figure first and then provide mitigating factors, such as conservation, second. TH went on to read out a statement from Andrew Marsh about using evidence to produce a justification paper if our NP's housing provision falls well below the OAN .

Q: Will the increase in housing put pressure on the schools? Especially secondary?

A: PW stated that there were plans for new schools. DC commented that schooling was the responsibility of MSDC not NP.

Q: Can we highlight the constraints of the village school and the effect more houses will have.

A: DC replied we can reflect concerns but we are not responsible for infrastructure. PW stated a rule of thumb is 20 primary children for every 100 houses which would mean a small number for HK.

Q: Do we have an update on sites at the moment?

A: DC replied Old Rectory proposed 25 houses at the southern end. A footpath would lead from the side of Pepins to the School and a car park. The road access would be the existing access.

The Church Lane "ancient woodland" site is no longer deemed as such and so could provide 4 houses.

WestHall house are planning on building 14 bungalows but knocking down 4 so would yield 10 dwellings. DC admitted the committee needed to talk to them to finalise their actual plans. PW remarked they would be expensive.

The land behind St Stephen's church may now become available as the landowner has changed his mind which may lead to access to Constance Wood.

Police House field.

Jefferies Farm.

Ravenswood have submitted planning to MSDC to convert 12 dwellings. This is new information and if they get planning we can include in our housing provision for OAN purposes.

DC stated the need to speak to West Sussex highways so that they can come and do a physical assessment of the roads and access to these sites.

It was brought up that the proposed dump was rejected because of the roads so it is a priority to get Highways involved.

Q: Have the parameters changed because these new sites are being looked at?

A: DC we have new information not new parameters.

Q: Surface access is a main constraint on any planning - we need to look into this

A: DC Highways is a priority.

Q: Can we gain access to the Old Rectory via Lucas Farm fields?

A: The owner of Lucas farm was present and answered that she sees the fields as an asset to the village and has no plans to sell for access.

Q: Can we introduce traffic calming to control the speeding on the roads?

A: TH Traffic calming has been discussed. We had to show that speeding was a problem and past research had shown that speeding in the village was not that bad. It was remarked from the floor that some traffic calming needs street lights.

Q: Can we get a mobile phone mast?

A: DC Three sites have been identified but it is driven by the mobile phone companies.

The public discussion ended at 9.00pm and members of the public were invited to stay. 9 members of the public stayed.

As we had dealt with item 1 and 2 before the public discussion the committee agreed to start at item 3 of the agenda

3. Confirmation of other posts

3.1 TH was nominated by DC and seconded by PW to Treasurer.

3.2 It was noted the new members of the committee were SW, CV and MK .

4. To receive apologies for absence

4.1 It was noted that Angela Newman and Marjorie Fritz have stepped down as members of the committee.

5. To receive declarations of interest from members in respect of any matter on the Agenda

5.1 TH declared an interest in Constance Wood Field.

5.2 CV and her husband live at Jeffreys Farmhouse and would therefore be affected by development on the Jeffreys Farm sites. As owners of Jeffreys Farmhouse they also hold the covenant on Jeffreys Farm Field (HKNP017)

5.3 MK declared he lives opposite Sugar Lane field.

6. Minutes of previous meeting of 14th May 2015 to be agreed

6.1 An extra "&" was noted in minute 5.iv. The rest of the minutes were agreed.

7. Matters arising from the Minutes of the last meeting.

7.1 There is to be a correction of sub-committee to committee.

7.2 We have received proposals for the Old Rectory.

7.3 The new grant money has been approved but as yet it has not been received into the correct bank account. Beverley is chasing this up.

7.4 Sustainability is still outstanding. The spreadsheet of sustainability needs to go to Mid Sussex. DC agreed to ask CB to seek endorsement of the criteria we are using.

7.5 TH will follow up with Abbey field about Westall House.

7.6 It was decided when we met with the consultant that once the NP document has been cleaned it shall be circulated to all new Parish Council members.

8. Comments from new committee members.

8.1 MK it is a very long document. Well written and poetic in its description of the village. There is quite a lot of legal jargon to understand.

8.2 DC stated it is very much a work in progress where all members add bits and then comment.

8.3 CV agreed with MK. CV wanted the plan to include more detail on environmental issues and constraints such as those surrounding AONB features. It was stated that CB is producing a Strategic Environmental Assessment report which will be reflected in the plan

9. Work groups and delegated powers.

9.1 At present only delegated power is expenditure up to £300.

9.2 DC proposed that we needed delegated powers over correspondence and presentation materials. Need to sanity check with Beverley and LA but not run every piece of correspondence via the PC. Only need to go to PC before 6 week plan.

9.3 Agreed to use local talent for a surface area / highways work group. Paul Fairbairn was approached by PW as a volunteer.

9.4 TH stated that Finance should stand alone from Administration.

9.5 Decided to go away and discuss forming work groups.

9.6 Facebook/ Twitter and the website need updating. The supporting documents for the NP also need collating and cataloguing. SW to action.

10. Finance.

10.1 TH presented the financial report and stated that so far we have not over spent and that we are well within the budget. DC also stated that PC had funds if we should require them.

11. Next article in P & P

11.1 TH agreed to write in conjunction with PW.

11.2 It was agreed that the content should be on policy criteria for new developments. To inform the village of the criteria we are aiming to impose on developers to curb the prospect of a "monstrous carbuncle" site. To reiterate that our NP will become part of the planning framework which MSDC will follow when considering planning applications.

12. To review the minutes and outcome of the Navigus meeting 02/06/2015

12.1 It was agreed the minutes reflected the meeting.

12.2 Actions from the meeting:

12.2a TH to contact Abbeyfield.

12.2b CB to provide a framework for the consultation and environmental assessment report.

12.2c TH to draft reply to the email from Brian Oliver.

13. Agreement of actions and programmes to completion.

13.1 PW, DC and TH to meet on Monday 08/06/2015 to clean up the comments from the NP document.

13.2 Awaiting CB to report back with environmental assessment report.

13.3 MK to gain proof that “ancient woodland” has been lifted.

14. The submission of the draft plan to the full PC for comment / approval

14.1 Draft plan as it stands has been circulated to PC members and will be discussed at next PC meeting 09/06/2015.

15. Date of next meeting set at 02/07/2015