Neighbourhood Plan Working Group (Sub-committee)

NOTES of a Meeting held at 7.30 pm. Monday 6 February 2012 at the Village Centre, Hurstpierpoint.

Present:
John Wilkinson (Chairman) Rosemary Burns David Evans
Malcolm Heather Neil Milton

In attendance:
Stephen Hoyles (CLERK to the COUNCIL)

1. Apologies for absence and declarations of interest: The following apologies were received prior to the meeting and accepted: John Lowman, Greg Driver. No declarations of interest received or notified. It was agreed that Vice-chairman of council John Wilkinson would chair the meeting.

2. Notes of the Meeting of the Core Strategy Working Group 6 December 2011: The Working Group received and accepted the Notes.

3. Neighbourhood Plan – Scoping Report: The Working Group considered the Scoping report prepared by Cllr John Wilkinson , which set out the programme and suggested allocation of tasks amongst councillors. It was noted that this document will be subject to further revision from time to time, as the process develops.
(Ref: Briefing Note - Neighbourhood Plan – Scoping report 12 January 2012)
RESOLVED: The Working Group adopts the Scoping Report

4. Current development proposals: The Working Group noted the current proposals being put forward by developers and landowners. It is to be noted that these are not planning applications:

4.1 Business Park proposals - Glenbeigh Ltd: The current proposals were for a business park of 35 Acres south of the A2300 and east of the Cuckfield Road, Goddards Green. The Working Group considered the proposals., which are consistent with the currently published Burgess Hill Townwide Strategy. It was agreed that the zoning of this area would be confirmed as part of the current Neighbourhood Plan process, but that any development north of the A2300 and west of the Wastewater Treatment works would be likely opposed. Concern was also expressed that any development should only follow demonstrable need and should maximize employment opportunities. *(Ref: Glenbeigh Ltd email 19 January 2012; Site Layout Plan and Landscape features plan – October 2011 – Glenbeigh Ltd)*

4.2 Burgess Hill Football Club relocation: The Group noted the provisional proposals by Glenbeigh Ltd to accommodate the Football Club on a site of approximately 2.5 Ha north of the A2300 and west of the Cuckfield Road. The Working Group noted that the use of this site in the countryside was not consistent with the Parish Plan (June 2011) and questioned why the West End Farm area, zoned for Outdoor Community Sports in the Burgess Hill Townwide Strategy, was not being proposed. The Neighbourhood Plan process would be the right opportunity for all land in the Parish to be formally designated. *(Ref: Glenbeigh Ltd email 19 January 2012; Site Layout Plan and Landscape features plan – October 2011 – Glenbeigh Ltd)*

4.3 Chalkers Lane, Hurstpierpoint: Proposed 35 houses north of Chalkers Lane and east of Cuckfield Road, by Village Developments Ltd. The Working Group noted the proposals as being a possible development site but further consideration would be made during the Neighbourhood Plan process, when all potential sites would be assessed and when target housing numbers are set.

4.4 A272 proposals: The Group considered the suggestion by WSCC Cllr Peter Bradbury for a feasibility study into the re-routing of the A272 along the A2300 . After discussion it was agreed that such a redesignation of main roads would have a major impact on surrounding communities and countryside and implications for other traffic movements. A feasibility study and corresponding environmental impact assessment would be a major undertaking with little obvious benefits for the affected communities and as such would not be a good use of public money at this time. The Group agreed to recommend accordingly to Council. *(Ref: WSCC Cllr email 25 January 2012 ATTACHED)*

RECOMMENDATION to Council: The Council RESOLVES to reject the proposal by County Councillor Peter Bradbury for a feasibility study into the re-routing of the A272 road, as being a wasteful use of public money at this time.

5. Background Data: the Working Group noted the following background data which has been obtained from MSDC and which will contribute towards the development of the Neighbourhood Plan:

a) Parish Profile for Hurstpierpoint & Sayers Common (Parish) – March 2011 – OCSI/Action in Rural Sussex
b) Local Housing Assessment – MSDC, June 2011
c) Evidence Base Summary document – MSDC, December 2011
d) A landscape character assessment for Mid Sussex, MSDC/WSCC – November 2005
e) A revision of the Ancient woodland Inventory for Mid Sussex – Weald Ancient woodland Survey – February 2007
f) Habitats Regulations Assessment for the Mid Sussex District Plan, UE Associates, October 2011
g) Mid Sussex Landscape Capacity Study, Hankinson Duckett Associates – July 2007
h) WSCC - Planning School, Places 2011/12 January 2012
i) Businesses in your Parish: schedule of business in HP&SCPC parish – MSDC, January 2012
j) Neighbourhood Statistics, Hurstpierpoint & Downs (Ward) Office for National Statistics
k) Housing Needs in the Parish: MSDC, January 2012
l) Mid Sussex District Plan - Proposals Maps for Hurstpierpoint, Sayers Common and Burgess Hill. . *(Ref: MSDC LDF Alerts email 16 January 2012; proposals maps for Hurstpierpoint, Sayers Common and Burgess Hill)*

6. Neighbourhood Plan – Chapter 4 – Housing: The Working Group considered the BRIEFING NOTE – Housing Key Issues , and agreed that the description of the issues raised formed a sound basis for further investigation and public consultation. The Working Group noted the MSDC Known Housing Sites – January 2012 and maps and expressed concern that publication of these sites could be misleading, as some were clearly contrary to the Parish Council's Parish Plan (June 2011) and some other possible sites were not included. Until the PC had conducted its public consultation on housing matters, the questions raised in the MSDC letter of 23 January 2012 could not be fully answered. Meanwhile, it was agreed that the PC would respond to the effect that the questions were being asked of the public and new possible sites might emerge from the consultation. The PC had previously rejected the 'known' sites at Little Park (ref 238), Wickham Hill and Hurst Wickham(19, 582, 164, 2, 283, 173), and these matters would be considered in more detail during the Neighbourhood Plan process. *(Ref: BRIEFING NOTE – Housing Key Issues – 26 January 2012; MSDC Known Housing Sites – January 2012 and maps; HP&SCPC Leaflet 'Future housing …' DRAFT)*

7. General publicity and arrangements – public meetings 20 February 2012 and 26 March 2012: The Working Group considered the proposals for the public meeting as detailed in the Briefing Note. Concern was expressed that the draft 'Housing' leaflet was too complex and needed to send simpler messages. *(Ref: BRIEFING NOTE: Neighbourhood Plan General publicity and public meetings - arrangements – 31 January 2012)*

RECOMMENDATION to COUNCIL: The proposed arrangements for the Neighbourhood Plan consultation (BRIEFING NOTE 31 January 2012) are approved.

8. Future meetings: It was agreed that the next meeting would be 7.30 pm Tuesday 6 March 2012 and thereafter on the first Tuesday of each month, unless otherwise advised. It was noted that the Clerk would be on leave for the next meeting.

Members of the Working group:

Rosemary Burns	Greg Driver	David Evans	John Lowman
Neil Milton	John Wilkinson	Malcolm Heather	Cc: Members of Council