

STEDHAM WITH IPING PARISH COUNCIL

NEIGHBOURHOOD DEVELOPMENT PLAN (NP) STEERING GROUP WORK PARTY 7 NOTES

At: Minsted

On: Wednesday 19 December 2017 at 5.30 pm

Attendance: Lucy Petrie
MB WC
CD Elizabeth Griffiths
Adrian Hearle John Wheelhouse
Jane Crawford, Clerk, and EG took the work party notes

LP welcomed MB as a member of the Steering Group.

1. **Apologies for absence:** GB and MD
2. **Agree minutes of work party No 5 held on 20 November 2017 and No 6 held on 29 November 2017 and any urgent matters arising.**

The minutes were agreed and signed.

There were no matters arising.

3. **Discussion of Site Assessment and Open Spaces documents including resolution of any conflicts**

LP and JW explained that the evidence documents that had been done were not the Neighbourhood Plan, but only the evidence documents. They needed to show that a rigorous approach had been adopted in forming them. This was particularly the case in the sites assessments where full assessments had been made. The Neighbourhood Plan arose out of these evidence papers. WC asked if the evidence would be in the public domain. LP said yes.

Conflicts

Common land between A272 and School Lane was on the list as a green space which conflicted with it being suitable for development for car parking. There was currently room for 16 cars to park parallel to School Lane, but about a 200 sq. metre strip of common land could provide for more cars parked in herringbone fashion.

Bits of green land at Common View conflicted with the improvements for car parking plan. It was felt that it was up to residents of Common View to decide whether to go for extra car parking spaces or green spaces.

The polo fields were very important to parishioners, but was too big to be designated as a green space. CD would write a policy. It was suggested that keeping Stedham separated from Midhurst would be an important point.

The buffer strip of 150m from A272 was added protection. WC suggested while the 150m was fine at the Sawmills, elsewhere it might be regarded as a boundary and encourage people to try to build up to the buffer zone. LP: If there was a vision in the NP to provide a clear separation from Midhurst along the A272, then the buffer zone could be used solely at the Sawmills site, rather than along the whole length of the A272.

Rectory Field: One SDNPA officer had said 4.8 hectares was the largest for a green space under case law. CD felt the Rectory Field should be included and hope it would not be knocked out by the Inspector.

4. **Review of progress towards submission of draft NP to SIPC for approval before parishioners' consultation**

Evidence papers needed to be finished.

SG considered the situation in regard to site assessments and finding the 18 houses required in the Local Plan in Stedham Settlement.

JW: One site could be made an exception site if it remained outside the settlement boundary so that it could be 100% affordable with starter homes and homes for the elderly. The 8/12 houses would be for local people which would involve the Community Land Trust or another housing association.

CD thought that the whole of the site was up for sale and said that there was a NPPF policy on business sites that if they were unable to sell for one year, then the site could be put forward for housing. She was asked to find the policy and circulate it.

Another site could provide 6/8 houses, some of which would be affordable. Access was discussed.

CD raised again an alternative site, but as this land had not been submitted by the landowner, it could not be included in the draft plan at this stage.

AM had recommended that 18 housing units should be found and that is what had been achieved.

JW would sketch drawings of how the sites would look.

LP: Having completed the evidence documents, the actual Neighbourhood Plan needed to be written. Everyone needed to take a heading and cover what was wanted - two pages would be ample. This would be the start of the actual NP.

These chapters would be written by those who had drafted evidence papers.

Chat about the parish

New housing: AH and JW

Green spaces and community: LP

Local economy: WC

Natural environment including landscape, woodland and trees. EG

Parking, Rights of Way: MB

Heritage: MD

Settlement policy area: LP: This would maintain the SDLP settlement boundary apart from one addition to provide for housing there.

CD felt she was too busy to help with this.

5. **Date for next meeting: Tuesday 9 January 2018 venue and time to be decided.**

CONCLUSION: 7.20 pm

..... **Date**.....