

**Minutes of the Barcombe Neighbourhood Plan Steering Group
Monday 19 March 2018 at 7pm
Barcombe Sports Pavillion**

Present:

Alex MacGillivray, Chairman (AMa)
Alan Marler (AM)
Maurice Heather (MH)
Nicolas Gant (NG)
Tim Parsons (TP)
Peter Denison-Pender (PDP)
Ben Kimpton (BK)

Apologies:

Mandy Marwick, Secretary (MM)
Cllr Isabelle Linington
Christine Arbenz (CA)
Annie Ralph (AR)
Ben Bosence (BB)

Other (not present):

Anna Cronin (AC) Planning Consultant

Item	Points of Business	Action
1.	Apologies	
	Apologies were received from the people listed above	
2.	Declarations of Interest	
	None received	
3.	Minutes of Meeting held on 12 February 2018	
	Approved	
4.	Matters Arising	
	a. Consultative Statement/PEE Analysis Papers have been published on BP Council web-site and piece included in March's Barcombe News.	
	b. Any relevant findings from the consultation on wildlife need to be carried forward into coherent policies for Hillside	NG/ BK
	c. Chailey 2018 Housing Survey (NP Officer's email circulated). In summary the Officer concluded that a dedicated housing survey would be insufficient to support any changes to NP housing policy.	
	d. Policy BA1; Recreational Space (AM) Following queries by the Parish Council a response from Lewes DC on the status of the field adjacent to the recreation ground is pending. In the 2003 Local Plan it was allocated as potential extension land to the recreation ground but was dropped from the recent Draft JCS Part 2. The DC is reviewing the situation in light of the Parish Council's evidence of a deficit of equipped children's play space and the new homes proposed for the village AM to update at next SG meeting	AM
5.	NP Policies	
	a. Affordable Housing (comments by AMa, AC, MH circulated) Discussed centred on the question: ' <i>Do we have sufficient evidence base to increase affordable housing provision beyond 40%?</i> '. AMa suggested we test a policy that uses a mix of approaches i.e. 40% affordability, tenure mix, 'habitable rooms principle' and prioritised sale period	

	<p>to locals.</p> <p>MH – there needs to be an incentive to developers to build smaller homes. At minimum we need to hold firm with the 40% and make a statement on this highlighted this is supported in the Local Plan.</p> <p>PDP suggested we para-phrase Thea Pett’s wording and adopt the language of her response on this matter in the NP i.e. a <i>‘strong presence of social housing in the Local Plan’</i>,,,,</p> <p>MH to form some wording on a new housing policy and how to encourage / maintain the 40%.</p>	MH
	<p>b. Housing for elderly</p> <p>The scale of Warden Assisted Sheltered Housing is not currently viable. A combined scheme with other parishes is an alternative model.</p> <p>There is evidence in the 2015 housing survey that supports the need for housing for older generations in Barcombe and providing well designed homes for people downsizing.</p> <p>Can this need support the NP aspiration for more, smaller-sized dwellings?</p> <p>MH to test including this in the new policy (see above).</p>	MH
	<p>c. Design Statement (NG)</p> <p>Identify what sections need to be ‘built-on’ and moved out of the Design Statement and into the main document and policies?</p>	NG/ BB/ LB
	<p>d. Mini-roundabout (see AC’s comments circulated)</p> <p>The need for appropriate traffic management at Hillside and the bigger picture of ‘traffic calming’ at the village level is supported by the SG.</p> <p>Specific reference to a ‘mini-roundabout’ (as the sole mechanism) in the NP would be too detailed and is untested. Using wording suggested by NP Officer, reference should be made to generic ‘traffic management measures’.</p>	
6.	<p>Preparation of draft NP document (AC’s comments circulated)</p> <p>The SG are moving to Stage 3 of the NP process i.e. outline document and draft policies</p> <p>Ideas on the structure and notes on content from AC were discussed. It was agreed that a short and concise document (c.25pp?) will focus attention on the key issues.</p> <p>There must be a clear explanation of why the NP is focussed on housing and only the Hillside/Bridgelands development sites upfront in the document. AMa to draft Introduction.</p> <p>PDP suggested free copies are put in the shop for circulation.</p>	AMa
7.	<p>Matters raised by members</p> <p>Other issues that came out of the consultation that need to be ‘built-on’ are sustainability and pollution/flooding risk.</p> <p>Mapping – NG to communicate with Ian McKay (BBM Architects) to ask for Hillside Site plans showing key features/topography etc. These would be very useful at future SG meetings as more detailed policies emerge.</p> <p>NG/LB to confirm if there are any copyright issues with using current plans in</p>	NG/BK NG NG/LB

	main document etc. AM confirmed that costs of the Planning Consultant are currently within budget.	
8.	Date of next meeting	
	TBC by Doodle by MM	MM