**SLAUGHAM PARISH COUNCIL**

**2 Coltstaple Cottages, Coltstaple Lane, Horsham, RH13 9BB**

**NEIGHBOURHOOD PLANNING COMMITTEE MINUTES**

**Tuesday 7th April 2015, 7:30PM Pavilion, High Street, Handcross**

Sally Mclean – Clerk to the Council

Email [clerk@slaughampc.org.uk](mailto:clerk@slaughampc.org.uk)

Website: http://www.slaughampc.org.uk

**Present**: Debra Logan, Sue Hance, Stewart Cooper, Ed Hadfield, Lesley Read, Bob St George, Lorette Holborne, Frank Catlow

**Apologies:** John Welch, Pete Clark, Kim Godwin, David Dunn, Patricia Simmons

1. **To approve the minutes of the meeting held on the**  2nd March 2015 previously distributed APPROVED
2. **To receive declarations of interest from members in respect of any items on the agenda. Code of conduct declarations: NONE**
3. **Open Forum** Committee to consider adjournment of the meeting for questions from the members of the public 6 Members present

Mr D Greenfield attended to present a small speech on a proposed scheme/project of self build plots at Oaklands Farm, Slaugham. The majority of the committee were in favour of such a scheme but some questioned whether the site was appropriate due to the lay of the land and access.

1. **Chairman’s Update**

4.1 Update on the progress of any planning applications that have a bearing on the NHP – None to date

SH and SM meet with Nymans where car parking a traffic issues where discussed, currently there are no land parking solutions, however some improvement works are in hand to improve the existing and overflow carpark by marking bays to improve the way in which people park, which should increase capacity.

4.2 To update the committee on the activities of the Community Land Trust – 21st March Launch was a success have signed up 47 members. The affordable housing provision is still under discussion with the Hyde Estate.

4.3 To update committee on status of Dropbox and email that have been set up for the committee – To reconsider due to costs, Lesley Read will look at version control process for the group.

Members agreed to prepare some slides for the APM on 21st May – SH to collate from the slides used previously SM to provide a copy for review. Examples are but not limited to “what is a NHP”, “ why” and the communication strategy.

1. **To receive updates from Council** To include any meetings, decision or documentation that maybe relevant to this Committee.

5.1 To discuss the recent developments with the register of Assets of Community Value “AOCV” process. An issue within arose recently surrounding the process of nomination of Assets of Community Value (AOCV) To update members on the changes in legislation surrounding the nomination of Public Houses to the list. Which include the forthcoming change to the Permitted Development Rights relating to drinking establishments where they are listed as an Asset of Community Value which comes into effect early April. Members of the public raised concerns surrounding the nomination of community assets specifically The Half Moon Pub in Warninglid. Sue Hance explained the process and how the request for the Parishes to list assets of community value was originally initiated and then accelerated by MSDC due to changes made in government surrounding permitted development rights for drinking establishments

* *An asset is listed (having met the qualifying provisions in the Localism Act), the nominating organisation will be given a fair chance to make a bid to buy it on the open market. To assist with this, the Act prevents the owner of the asset disposing of the asset to any other party without advising the LPA and consulting with the nominating organisation for a period of 6 months from the time the owner confirms that they intend to sell the asset and the nominating group has confirmed they are interested in buying the asset during the initial 6 week moratorium period.*
* *The moratorium period provides local community groups time to be able to raise finance and develop a business plan to make a bid to buy the asset on the open market.*
* *The provisions DO NOT restrict in any way who the owner of a listed asset can sell his/her property to, or at what price.*
* *The provisions do not place any restriction on what an owner can do with their property, once listed, if it remains in their ownership. This is because it is planning policy that determines permitted uses for property/land. However, the fact that an asset is listed as an asset of community value is a material consideration if an application is made to the local planning authority for a change of use, considering all the circumstances of the case.*
* *There is a compensation process should businesses be affected by the moratorium process. It was also confirm that even if the nominating did bid for the asset that it will still have to bid with others interested that might also expressed an interest in the purchase of the asset.*

*More information is available* <https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6069/1987150.pdf>

SM with MSDC is looking at a process as to whether an asset is able to opt out of the

Nomination process.

JW provided an overview of the numbers from MSDC – Below is a view from the presentation from those sessions held at MSDC

*Total capacity = about 11,900 homes*

* + *5,500 with planning permission or previously allocated*
  + *3,500 north of Burgess Hill*
  + *1,800 will be allocated through neighbourhood plans, but flexibility needed*
  + *Proposing a provision figure of 650pa (11,050 homes)*
* *More guidance within the District Plan:*
  + *Housing need (the OAN split down by parish)*
  + *Suitable, available and achievable sites*
  + *Infrastructure and other constraints & opportunities.*
  + *A ‘settlement hierarchy’ to indicate the historic pattern of development in Mid Sussex that we expect neighbourhood plans to have regard to.*
  + *The Plan has been updated but its philosophy remains unchanged*
  + *A balance between sustainable economic growth and protecting the environment of Mid Sussex*
* *OAN figure of 627 pa and provision figure of 650 pa (or 11,050 in total)*

*The Plan has the best chance of success at examination this time around*

1. **To discuss next steps regarding the Scoping Report**

6.1 To receive an update on the housing numbers work – subcommittee report

Scoping Report Consultation has ended and work will now start on the requirements for the site assessment process and housing numbers

6.2 To receive an update on the site assessment work – subcommittee report

Initial work has started using the SHLAA and other site assessments previously completed the team are to meet late April to start an initial site assessment criteria review using a template as guide that will be provided by MSDC.

1. **To discuss next steps for the Neighbourhood plan**

Sub Group have a meeting with Mark Bristow Monday 13th April to review comments received on the Scoping Report and discuss the next stages and steps for the Sustainability criteria and scoring process item 6.2

1. **Update NHP Communications Plan**

8.1 To report on the communications subcommittee meeting/s

Communications team have developed a new NHP webpage along with a communication strategy going forward that will include using Facebook and Twitter.

Still to be decided is the location of the banners

1. **Agree Next Steps**

9.1 To review the neighbourhood plan timeline – SH & DL to review

9.2 To review assignments – As above

10 **Matters for future discussion**

Date of Next Meeting: 5th May, 1st June and 6th July

Signed \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_