

**HURST GREEN NEIGHBOURHOOD PLAN
STEERING GROUP**

MEETING #12 - MINUTES

Tuesday 17th September 2019 at 7.30pm, Hurst Green Village Hall

Present: Andrew Brown (in the Chair), Colleen Burt, Graham Browne, Ian Hirst, Richard Blackaby

Apologies: Annabelle Blackaby, Bob Collins, Duncan McNab, Elaine Ralph, Tania McNab, Steve Wright

1 member of the public was also present.

1. **Welcome**
Members were welcomed to the meeting.
2. **Approval of minutes of last meeting**
The draft minutes of the last minutes were approved.
3. **Update on Locality funding grant application**
Members noted that the grant application of £2,438 had been approved by the Ministry of Housing, Communities and Local Government.
4. **Update on Locality technical support grant application (master planning)**
Members noted that this technical support had been approved by the Ministry of Housing, Communities and Local Government, however we have yet to be informed by Locality who will be delivering this for us.
5. **Update on Housing Needs Assessment**
Following the Rother District Council and the independent Locality review, both of which had been reported upon to members at last month's NPSG meeting (this had concluded that the data sets that AECOM had used where appropriate and that their analysis was robust), it was agreed to contact Dave Chapman from Locality to enquire on the latest status of our feedback, and to request an updated copy of this report.
6. **Plan for household distribution of our Vision, Aims and Objectives**
It was agreed that following the award of the Government Grant that this document should now be printed. Richard and Annabelle Blackaby will lead on distributing to all homes in the parish beginning week commencing 14th October with support from members.
7. **Discussion over possible investigation into school footpath and Highways England**
A discussion was had, and the verbal offer by Highways England of in-kind support for the concept of a new footpath. It was agreed that a discussion with the landowner needed to be undertaken by the Neighbourhood Planning group in the first instance.
8. **Volunteer drive**
Members discussed the need for additional volunteers. It is hoped that the letter attached to front of forthcoming consultation will yield additional volunteers. Elaine Ralph has agreed to lead on volunteer coordinator.

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9. **Housing matters**
- 9.1. **Request to Historic England**

The chair reported that following a resident suggestion that he had written to Historic England (as a result of their initial input via the [Strategic Environmental Assessment \(SEA\) Screening Opinion](#) which the group had undertaken in December 2018) to request their early engagement and support. To-date no response had been received.
- 9.2. **Update and discussion on HG 35 housing site (land adjoining Foundry Close)**

Members noted that it was still anticipated that the landowner of this site was likely to imminently submit a planning application (outside of the neighbourhood plan process). Housing group members reported that they had sought to influence the proposal, and that the proposed scheme had incorporated many of their requests, and that they believed the application to the District Council would be for 20 dwellings - one more than the AECOM site assessment report had proposed.
- 9.3. **Update on HG 23 housing site (site adjacent to Pentwood Place)**

Members noted that as last meeting, it had been observed that the landowner of the HG 23 site had submitted an outline planning application (outside of the neighbourhood plan process). It was reported that the owners had also submitted an updated site layout to Rother District Council, the differences appeared minor and that the outline application was still for 1 dwelling. The proposal is available in part on the Neighbourhood Plan site, and in full on the District Council's planning portal. It was noted that the Parish Council and a near neighbour had lodged objections.
- 9.4. **Update and discussion on HG 20 site**

A discussion was held in relation to HG 20. Members agreed to wait until the Steering Group was contacted again by the owner's representatives.
- 9.5. **Update and discussion on site proposals timeline**

Housing Task Group members present reported that they were awaiting initial concepts from site owners, and that this would be the first opportunity to see their concepts and to see if the initial requests/asks of the neighbourhood plan had been honoured. It was hoped that these initial concepts would be available by the end of October 2019, although it was made clear to members that as these concepts were being produced by site owners/their agents, that the Neighbourhood Plan had only limited influence over their delivery.
- 9.6. **Discussion to agree a timeline for next public meeting**

In expectation of having received housing site concepts from the various site owners/agents, it was agreed that it would be desirable to hold a public meeting in the middle of November 2019. It is hoped that at this meeting that it would be possible therefore to share both what had been received and an overview of the various site options.
- 9.7. **Update on rapid grassland site survey**

An update was given, members resolved that as only one of the two High Weald Unit recommended specialists was currently available and as both quotes were of similar value, that Dawn Brickwood of Weald Meadows Partnership and Services should be commissioned to conduct the assessment. Members noted that the cost of this assessment would be met in its entirety by the Neighbourhood Planning grant.

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9.8. Housing sites at Swiftsden and Silver Hill

Members discussed how Swiftsden and Silverhill settlements were outside of the Hurst Green development boundary, and were therefore considered by Rother District Council to be 'development in the countryside' for planning purposes and therefore had no development targets. Any homes built in these areas would not count towards the Hurst Green development allocation of 75 new homes. Members discussed the draft local housing demand assessment conducted by the Neighbourhood Plan that suggested that there was a need for one house in Swiftsden and 3-4 new homes in Silver Hill.

It was agreed (as recorded at agenda item 5) that the publishing of the Housing Needs Assessment and the local housing demand survey would make this information available to site owners in Swiftsden and Silver Hill.

9.9. Roundtable progress thoughts and matters for next meeting

It was agreed to seek to place a noticeboard in the village hall to share neighbourhood plan news and site information.

10. Date of next meeting

15th October 2019.

The meeting ended at approximately 9.20pm.