

**HURST GREEN NEIGHBOURHOOD PLAN
STEERING GROUP**

MEETING #20 - MINUTES

21st July 2020 at 7.30pm

held via a public teleconference, due to coronavirus meeting restrictions

Attendees: Andrew Brown (in the Chair), Bob Collins, Ian Hirst, Steve Wright.

Apologies: Colleen Burt, Duncan McNab, Graham Browne, Tania McNab.

Jim Boot, *Community Planner* was also in attendance.

1. Welcome

Everyone was welcomed to the meeting. The Chair reminded attendees that in accordance with the Neighbourhood Plan Terms of Reference, that this meeting was a meeting held in public, not a public meeting. Members welcomed Jim Boot.

2. Update on the Habitats Regulations Assessment (HRA) and the Strategic Environmental Assessment

The Chair reported that having received a completed request form for an updated SEA opinion, Julia Edwards, responding on behalf of Rother District Council on the 3rd July 2020 had advised him that Rother District Council did not believe that an updated screening opinion would not be required.

Rother District Council have advised that they are able to provide a Habitats Regulations Assessment (HRA) assessment, and that as this involved consulting statutory bodies, that this will most likely take a couple of months to complete.

It was agreed that the Chair should submit a request to Locality to apply for the Strategic Environmental Assessment technical support package, which would be funded by The Ministry of Housing, Communities and Local Government.

3. Plan updates

3.1. External consultants progress status report

Jim updated the Steering Group and explained that he and Alison were currently undertaking a review of the evidence that the Steering Group have collected to-date. Once complete, this will result in a gap analysis, which will outline what additional evidence needs to be considered, and, or collected.

It was reported that Alison and Jim had held a successful introductory meeting with Julia Edwards, the Senior Planning Officer at Rother District Council responsible for Neighbourhood Plans.

3.2. Hurst Green Neighbourhood Plan - skeleton framework

Jim provided an overview of the skeleton framework of the Hurst Green Neighbourhood Plan document that had been provided to members.

3.3. Hurst Green Neighbourhood Plan - potential policies

Alison and Jim are seeking to arrange a workshop with the Steering Group to run through and discuss the potential policies contained in the draft document that had been provided to members, ideally in August or September.

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3.5. Steering Group actions and decisions

Steering Group members were asked to review the potential policies document (distributed on the 21st July 2020), that Alison and Jim had prepared based on a review of our vision, aims and objectives documents.

Members were asked to consider and comment on: a) the tone of the draft documents and whether it was felt that these documents would be accessible and understood by residents, b) any questions we had for Jim and Alison, c) what gaps do we feel there are that they haven't included, d) how do we feel about the proposed policies, e) and which areas do we think are missing?

Members were also asked to consider a list of views that we may wish to protect.

An action was assigned to the Chair to place the document onto the Google shared drive, so that everyone could comment on the same document and see the comments of others.

An action was assigned to the Chair to produce an agricultural land classification map.

Jim and Steve agreed to arrange a meeting to discuss tree and hedgerow preservation.

4. Review and discussion of Drewitts Sports field mockup and concept

Ian reported that he had been working with Alan Harvey-legg on the mockups for the potential enhanced Drewitts Field leisure facilities. Ian explained that this had involved looking at the site, and that they were focusing on mocking up a scheme that would be deliverable. The first pass of this included two football fields, and the pavilion in its existing location. A discussion was had about aspirations for the site, and the objectives outlined in the Neighbourhood Plan vision and aims.

4.1. Steering Group decisions

Members noted that any new pavilion should include provision for football, specifically changing facilities, in order for the scheme to qualify for funding from the Football Association.

Members resolved to clarify the future boundaries of the Drewitts field site that the mockups should be based upon. Steve agreed to speak with Andrew and Ian to confirm.

Members agreed to expand the mockups to showcase two potential schemes, one which represented a minimum viable proposal, and a second more ambition scheme that would seek to include a larger pavilion and that encompassed all of the objectives outlined in the Neighbourhood Plan vision and aims. It was resolved that additional funds could be spent to achieve this, and that Ian should communicate this to Alan Harvey-legg.

5. Housing items:

5.1. Update on progress of housing site assessments

Members decided to defer this item to the next meeting, pending an update from Alison.

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5.2. Update on the status of the HG 35, Foundry Close site

The Chair reported that he had received correspondence from Amy Fearn, Affordable Housing Development Officer at Rother District Council.

The applicant/landowner of the HG 35 site has submitted amended plans which now includes a policy compliant provision of affordable housing. The revised scheme is for the same number of dwellings, but now meets the policy requirement of 8 affordable homes with the following mix agreed in principle: 6 x affordable or social rent (2 x 1 bed apartments, 1 x 2 bed house, 3 x 3 bed houses) 2 x shared ownership, or potentially shared equity, a 1 x 2 bed house, and a 1 x 3 bed house. The District Council believe that Hastoe, who have an existing scheme locally in the area at Dairy Close, are considering taking on these homes.

Details can be found on Rother District Council's housing application website. <https://planweb01.rother.gov.uk/OcellaWeb/planningDetails?reference=RR/2019/2194/P&from=planningSearch>

5.3. Update on any newly received site proposals

The Chair reported that an updated possible housing site location map had been uploaded to the website, this included updates such as re-categorising sites where it was unclear what the landowners expectations were, and the location details of two new sites, one located on London Road [HG 45] which had been submitted by the landowner, and the other a suggestion from a resident, on Station Road [HG 44].

6. Update on business survey

Members decided to defer this update to the next meeting.

7. Roundtable progress thoughts / any matters for next meeting

Members reflected on the evening's positive meeting.

8. Next planned meeting is Tuesday, August 18th 2020 at 7.30pm.