

HURST GREEN NEIGHBOURHOOD PLAN STEERING GROUP

MEETING #27 - MINUTES

16th February 2021 at 7.30pm

Held in public via teleconference, due to coronavirus meeting restrictions

Attendees: Cllr. Andrew Brown [AB] (in the Chair), Cllr. Derek Johnson [DJ], Bob Collins [BC], Ian Hirst [IH], Tania McNab [TM], Duncan McNab [DM].

Apologies: Colleen Burt, Cllr. Graham Browne, Cllr. Steve Wright, Alison Eardley [AE], Jim Boot [JB].

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, and not a public meeting.

2. **Update from principal consultants on the progress of the draft pre-submission Hurst Green neighbourhood plan and policies**

The Chair reported that the first version of the draft neighbourhood plan was expected by the 23rd February 2021 from Alison Eardley [AE]. This was expected to contain a first pass of all policies. Comments and feedback will be sought from NPSG members. The end of March was agreed as an achievable target for NPSG members to look at the draft plan and to provide feedback.

It was noted by NPSG members that there were only a few options for housing sites, but that until the draft Strategic Environmental Assessment (SEA) report from AECOM was received, which would outline reasonable alternatives, that there was nothing further for NPSG members to do.

The steering group discussed: the timing of the neighbourhood plan; the Chair provided an update from District Council Officer, Julia Edwards. Three areas of concern were noted (i, ii, iii), and whether or not it would be possible for the District Council to ignore the neighbourhood plan and increase the number of the 75 required dwellings (iv).

i. Rother's five year housing supply statement, in reference to neighbourhood plans and planning.

ii. New Government formula for generating targets for areas.

iii. The matter of the public call for sites across the district (the Housing and Economic Land Availability Assessment [HELAA]).

The Chair reported that COVID restrictions have stopped neighbourhood plans going to referendum across the country. The advice from the Ministry of Housing Communities and Local Government, and also from Rother District Council was to get the plan as ready to be made, as quickly as possible, in order to obtain maximum protection from speculative development.

iv. The group had been advised by its external advisors that the maximum number of dwellings per site cannot be specified, but the minimum number can.

ACTION: AB and BC to ask AE if there is any data that can be used to look at the housing mix.

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ACTION: AB to speak to Alison Eardley about housing stock already in Hurst Green.

3. Master planning and design support work from AR Urbanism

The Chair asked for NPSG member feedback on what had been presented at a recent workshop run by AR Urbanism.

It was agreed that AR Urbanism's replay of the NPSG's own idea for a community hub sounded like a good idea. Concerns were raised by NPSG members over AR Urbanism's understanding of the village and the community.

It was agreed that it was likely that the NPSG would take some of the key concepts from the document forward to the draft neighbourhood plan.

ACTION: All NPSG members to document their top three or four comments that they want to provide back to AR Urbanism.

NPSG members noted that AR Urbanism had not yet provided a draft of the Design Code that they had been commissioned to produce.

ACTION: AB to go back to AR Urbanism and ask for the design code draft to be distributed for NPSG members to review.

4. Local Green Spaces evidence gathering

The Chair reported that photographs and evidence sheets need to be filled out.

ACTIONS:

DJ: To take photographs of the village allotments, community shop (greenery), church yard, and the corner garden (at Station Road).

IH: To take photographs of Drewitts field.

TM / DM: To take photographs and complete the evidence sheet for Stage Field, Silver Hill.

AB: To ask Mrs L Hart to take photographs of the school playing field.

The Chair asked NPSG members to think about any particularly special views that they feel are important, or that would warrant protecting, and to let him know. It was understood that views must be visible from a public footpath or road, or any other public place.

It was agreed that photographs should be taken and received back by the 2nd of March 2021.

5. Housing: Update on the Strategic Environmental Assessment (SEA) / progress on options for reasonable alternatives for Hurst Green

The Chair reported that we were waiting on an update from AECOM on this report. NPSG members discussed that if a housing site didn't contribute to the 75 dwellings target, whether or not it should be facilitated through the neighbourhood plan. It was agreed that each site would need to be considered on its merits. DM suggested the Burgh Hill site [HG 11] could potentially accommodate more dwellings.

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ACTION: AB to ask AE to follow up on the AECOM SEA draft for NPSG members to review.

6. Sport and Leisure: Update on Lodge Field children's park regeneration

The Chair reported that he understood that Hurst Green's application for a Community Grant from Rother District Council for £30k was likely to be successful, although it had yet to be approved by the District Council's Cabinet which was due to meet on the 1st of March. The Chair also reported that £15k had been allocated by the Parish Council from its reserves for the project, and that an initial National Lottery Community Fund application had also been submitted.

NPSG members remarked on how this project showed the real potential to move forward items within the neighbourhood plan.

7. Items for the next agenda

NPSG members feedback on the draft neighbourhood plan.

8. Date of next meeting

The next planned meeting is Tuesday, 16th March 2021 at 7.30pm.

The meeting closed at 20.45.

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Actions:

| # | Item | Action | Member |
|----------|-------------|--|------------------------------|
| 1 | 2 | Speak with Alison Eardley if any of the data collected could be used to propose a different housing mix from the RDC default policy. | Andrew Brown Bob Collins |
| 2 | 2 | Ask Alison Eardley about housing stock already in Hurst Green. | Andrew Brown AR Urbanism |
| 3 | 3 | Document top three or four comments to go back to AR Urbanism with. | All NPSG members |
| 4 | 3 | Distribute a feedback sheet to NPSG members to use to gather the feedback for AR Urbanism. | Andrew Brown |
| 5 | 3 | Ask AR Urbanism to distribute the draft design code to NPSG members. | Andrew Brown |
| 6 | 4 | Photograph the allotments, community shop (greenery), church yard, and corner garden (at Station Road). | Derek Johnson |
| 7 | 4 | Photographs and complete evidence sheet for: Drewitts field. | Ian Hurst |
| 8 | 4 | Photograph and complete evidence sheet for Stage Field. | Tania McNab, Duncan McNab |
| 9 | 4 | Ask Mrs L Hart to photograph the school playing field. | Andrew Brown |
| 10 | 5 | Ask Alison Eardley to follow up on the AECOM SEA draft for NPSG members to review. | Andrew Brown |