

Minutes

Present:

Councillors: Andy Collins, Marie Gilby, Jane Towers, Philip MacDougall, Cliff Archer.

Volunteer Residents: Sandra James, Stephen Johnson, Richard Foot, Keith Dimon, Sandra Davey.

Consultant: Richard Eastham, of Feria Urbanism.

There were a number of local Residents in attendance.

Apologies Tim Guymer (CDC), Cllr Jacky Sheppard, Sue Webb,

Other Circulation: Cllrs Rachel Perri, Ina Littlefield, Geoffrey Hyde,

The Clerk to the Parish Council (Bambi Jones)

Sue & Mike Kirby, Mark Colston, Trevor Redman, Sally Cobden

Andy Collins chaired the meeting.

1 Introduction:

Members introduced themselves briefly.

Andy Collins explained that the Government has required the District Council to revise its local plan housing provision in line with the revised objectively assessed housing needs. The District Council has prepared and published a preferred approach to the revision of the Local Plan for the period to 2035, and this will be the subject of a public consultation to run from 13 Dec 2018 to 7 Feb 2019.

Draft Terms of reference for the Group had been circulated. These terms had not yet been adopted by the Parish Council.

2 Revision of the Current Neighbourhood Plan

In order to complete the Local Plan revision, the District Council has set a requirement for approx 500 houses in Chidham & Hambrook over the plan period. The council has identified a number of sites which it considers suitable for housing development, and some which are not. Land will be specifically allocated for development in the revised parish Neighbourhood Plan which, once adopted, is a legal document and part of the Local Plan.

The Parish Council has decided to revise the Neighbourhood Plan in line with the Local Plan requirements so that the local community can have a say in the way the parish develops. The alternative of not preparing a Neighbourhood Plan would result in the District Council determining where and how the parish was developed. Should the District Council not prepare a Local Plan, and thus not be able to show that the local housing need will be met, or should the Neighbourhood Plan be unduly delayed, developers would be free to seek to develop the parish, provided they could show that their development plans were sustainable. This presumption in favour of developers is written in law and would, even if the Council rejected their applications, make it probable that developers would win their cases at appeal.

For this reason there is urgency in terms of the timetable for the development of the Local Plan, and similarly for the Neighbourhood Plan.

With approx 960 houses in the parish at present, an additional 500 houses may be expected to transform the parish.

More details are shown in the District Council Document 'Chichester Local Plan - Review 2035, Preferred approach' (December 2018)

Page 123/124 (Page 127/8 of the printed copy) and

Policy SA10 on Page 125 (Page 129 of the printed copy)

Note the Plan seeks to relocate Chidham Primary school to allow for expansion and increased school places. Various community aspirations are identified in the Plan and are included in the Parish Council Business Plan.

Sandra James expressed surprise and concern at the tight timetable indicated for the project (completion by May 2019).

Stephen Johnson said that in view of the significant change to the parish the Plan envisaged we should, as a group, make an objection to the plan as part of the consultation, accepting that it seemed unlikely we could effect changes to the Local Plan. At the same time we should proceed with our revision of the NP without delay.

Richard Eastham said it was important to choose sites for development on an objective basis of Planning Law rather than personal preferences, or the amenities that a developer might offer. This was an area where the District Council should be able to help with Guidance.

It was agreed that to meet the inherent deadlines we would need support from the District Council representative Tim Guymer

Action: Andy Collins would contact Tim to get initial guidance on the timetable and arrange for him to be present at the next meeting.

Action: Richard Eastham was offering support as a consultant, and would put together a quote for defined work (design, maps, documents etc) and some days of general advice consultancy.

3 Finance:

Since the Neighbourhood Plan Review Steering Committee is a Parish Council body, the Finance of the Group would be controlled by the Parish Council.

Costs: The costs of the Group would include Consultancy cost, Meeting costs and hire of Hall(s), Printing costs, and no doubt other costs to be determined.

Funding: The Group would be funded by Grants available from Central Government. The Clerk to the PC would be asked to apply for relevant grants. **Action Philip MacDougall/Bambi Jones.**

4 Timetable

The formal steps are:

Preparation of the first draft plan and revised basic conditions statement by NPG	By June 2019
Informal checking by CDC (?)	
Draft Plan published, followed by 6 week consultation for Residents and Statutory Consultees	
NPG gathers and collates all comments	
NPG Revises the draft plan (in the light of comments received)	
Submission of Revised Plan to CDC. CDC prepares comments:	
CDC submits Plan with their comments to the Examiner.	
Examiner considers plan and may suggest amendments.	Jan 2020
NPG/CDC consider Plan and Examiner proposed amendments (if any)	
Final Plan put to a Parish referendum.	
(If it passes) The Plan is adopted by CDC and becomes part of the Local Plan.	Summer 2020.

5 Date of Next Meeting.

TBA.

Andy Collins will contact Tim Guymer to find a mutually convenient date so that he will be able to attend.

Stephen Johnson
24/11/2018