

Neighbourhood Plan Steering Group 11 March 2019 Chidham and Hambrook Village Hall 7pm

Present Sandra Davey-Snuggs, Stephen Johnson, Andrew Sargent, Keith Dimon, Andy Collins (Chair), Jackie Sheppard, Martin McBride, Marie Gilby, Andrew Kerry-Bedell, Karl Seddon.

Observing District Councillor Penny Plant

Apologies Jane Towers, Philip MacDougall

Minute Clerk Lisa Wilcock

Meeting opened at 1903hrs

049/19	Declaration of Interest. No declarations were made.	
050/19	Apologies for absence Apologies for absence received from Jane Towers. Noted that District Councillor Penny Plant observed the meeting and was welcomed by the Chair.	
052/19	Minutes from Last Meeting for Approval The Minutes from the last meeting were approved. Noted that actions from the last minutes were considered and the following are outstanding and are to be carried to next meeting:- i) Stephen Johnson is working towards finding an alternative consultant. ii) Andy Collins to put forward the resolution to the Parish Council when the extraordinary meeting date is announced, this is expected to be before the end of March. iii) Connecting the NPPF to the new policies is being worked on and will be reported back a the next meeting. iv) A list of statutory bodies to be passed to SJ from AC. v) Noted that the letter send to Andrew Frost regarding the housing numbers and the ONS has not been responded to yet by CDC.	Action SJ Action AC Action SJ Action AC
053/19	Current Status update i) The group discussed, at length, the housing allocation and the numbers that have been issued by CDC. The group were advised that CDC are aware that the ONS data is showing a different calculation and it was explained to the group how CDC calculate the housing allocation based upon a formula and data from central government. The group were reminded that their allocation is considered low in comparison to the rest of the District and the neighbouring District Council who have a much higher annual housing allocation to meet. The group discussed that the housing allocation for the whole district was 10% too high. The process of this was explained to the group. ii) Is was discussed what questions should be asked during the meeting on 14 th March 2019 at CDC. The agenda for that meeting was read out by the AC. The group wanted to address several issues under the AOB section of the meeting. Questions <i>how will CDC ensure that the developer builds affordable housing, bungalows and 2 bedroom properties for those who want to down size? What power does CDC have over the developer if they decide to build larger houses? How does the group or CDC control phasing, can the group select the smaller sites rather than the larger sites to be built on first? Can the group approach a current developer with current proposals and incorporate those into their plans to meet the housing allocation need? What is the density of the houses per site allocation?</i> ii) The group agreed that the housing should not go up more than 380 houses and certainly not to 500 houses. Noted that the 70+ year old generation will triple in the area in 15 years and the younger generations are expected to move away. The group wanted the housing to reflect this data. Noted that house prices in the area are high and 4 and 5 bedroom houses were unaffordable to local people. Noted that most people move into the area from other Counties. iii) Noted that the group are showing flexibility on the situation and are prepared to look at maximising the sites to reach over 350 houses. iv) Noted that Andy Collins, Stephen Johnson, Philip MacDougall, Marie Gilby and Jackie Sheppard will attend the meeting on 14 th March at 4pm. Noted that the group	Action AC

	felt that the database they are using is not accurate, trends are not being recognised, pricing of dwellings is not realistic, the process to adjust these things, various interests seem to be antagonistic and the whole system is awful.	
054/19	<p>Review of changes to existing NP.</p> <p>Noted that the changes made at the previous meeting were complete. In addition this this the NPPF will be cross referenced to the new NP but it was expected that a consultant will be able to help with this part of the process. AC asked if the group wanted to appoint Vicky Pearson to do the SEA and HRA but it was agreed that the group would wait until a consultant is appointed.</p> <p>SJ read out the CDP2 and CDP3 sections of the NP. This section of the policy was discussed at length. Noted that the group wanted to ensure the building and running of a convenience store and wording to that effect was added to the NP. Noted that the historic landscape needs to be added to the NP. The policy review will be carried to the next meeting.</p>	Action SJ
055/19	<p>Any Other Business</p> <p>Noted AC had sent out the new timetable and a membership list of the steering group which removed members that had not attended or contributed for a long period and added new member Karl Seddon. A member of the group asked for a show of hands to indicate which residents were from which area of the Parish. It was clear that the vast majority were Chidham residents. It was agreed that the group would ask the Chairman of the Parish Council if a message could be sent to the 44 residents who provided feedback after the Public meeting on 28th February to see if they wanted to join the group. Action minute Clerk to email Chairman of the Parish Council.</p>	Action LW
	NEXT MEETING 18th March 2019 – Village Hall.	

Meeting closed at 2100 hrs