

WEST CHILTINGTON PARISH COUNCIL

Neighbourhood Plan Steering Group

Notes from meeting with HDC 23rd January 2019 3pm

Venue - HDC offices

Present: S Davis, J Fryer, R Gustar, M Monks, G Wylie, M Chaffe (Process Matters), D Jarvie - assistance Parish Clerk, Trevor Saunders (HDC), N Kwan (HDC), C Howe (HDC) and G Curwen (HDC)

1. *West Chiltington Steering Group (WCSG) asked about the process HDC used to decide not to proceed.*

- NK - referred to Appendix 1 - housing allocation as the area they do not agree with. NK and GC read and reported to CH the TS.
- MM - Rather than talk about numbers at this stage we need to look at the NP and evidence put forward. How have we not met basic conditions?
- TS - Referred to letters from BChilds stating WCSG had not done Reg 14 consultation correctly.
- MM - We gave WSCC six weeks to respond as they did not get the first round email. At this stage MCh confirmed that no results had been published to compromise the position and there is nothing to be said this has to be done at the same time. WCSG believes the other developer lives in the Parish, is not a landowner but has an interest in a piece of land. This land was assessed and rejected twice on appeal. No interest was ever submitted in writing to WCPC. No other land owners have come forward.
- NK - this is a Judicial Review issue, we have taken informal illegal advice, and JR is a possibility and a concern.
- TS - The consultation process has not been completed and WC may need to go through the process again. Raised JR again.
- MM- asked for evidence that we have not completed consultation correctly. TS asked NK who stated we needed to run Reg 14 again.
- MCh - already completed twice. First time under old plan then 10/5/17-21/6/17 and 5/12/18-16/12/18. WSCC response was submitted and taken into account with the submitted NP. All the comments are in the Reg 15 plan and WCSG have done all we can.
- MM - We believe we provided all materials and comments. We stated that is what we were going to do. If you not able to confirm this point today we need HDC to go back and review. TS agreed to do. CH agreed especially because of JR being raised. TS confirmed the JR falls on them not WCPC and there is a risk there.
- MCh - we need HDC to point us to the basic conditions we have not met or we cannot redo.

ACTION - WCSG will resubmit previously submitted details. HDC will review document and previous correspondence

2. *What is meant by 'best endeavours' in relation to the AECOM report*

- NK - WCSG has allocated the garage site, we couldn't find anything in consultation document. RG had spoken to owner of garage who has given us preferences he would like to happen. We can't see anything more definite is achievable. The owner promoted to us as a site. TS stated we need documentary evidence.
- RG explained layout of WC (Village and Common) surrounded by other Parish's, SDNP to South and Vineyards to the North. MM stated zone between 2 settlements concluded development does not take place. We looked at over 40 sites. MCh said nobody else came forward. SD stated Hatches estate is in SHELAA (Stratton Parker). WSCC have 15 houses on one section of the land not over the whole area.
- MM - in our evidence we have explained the process. All sites that came forward plus other identified. We got from 38 sites to 10. After detailed assessment we ended up with 2 sites (Steele Close - 14 market houses + 1 market value home and the Garage site) The process and photos have been submitted for your information.
- CH -We need to follow 'sustainability process' and we are not there yet. WCSG confirmed that we have worked and submitted a wealth of documents. CH - we are not convinced that looking for further sites has been done. TS - advised we should get advice from locality.
- WCPC - No valid reason has been given that we do not conform. TS - advised we needed to get an independent health check, HDC can also take over the housing numbers from WCSG if we wanted that to happen. MCh - we do not have anymore land.
- MM - explained how we arrived at housing allocation figures. HDC stated they need to discuss further. Feel we have done best endeavour. We need to know what is missing
- TS - Advised we need to obtain services of locality/planning consultant. We will go ahead and give you more detailed information. Inspectors are being challenged in High Court and winning. We need to show best practise.
- CH - Need expert knowledge not just local evidence.
- MM - site North of Smock Alley has failed twice on appeal, this was reviewed and ruled out as a site on this robust evidence.
- SD - Steepwood site query, WCPC have been led to believe that HDC was thinking of looking at this site.
- TS - The NP to an extent identifies smaller sites in Parish but HDC will do sustainable sites. Gave a suggestion that HDC could take over the housing side of the NP
- SD - Takes out the local view
- MCh - Sites can be removed from the plan at any time by the examiner. It is better to go forward and examiner takes out
- TS - Stated we have 81 in, MM commented that windfall to be added.
- CH - Need to double check that numbers are not included twice.
- MM - Market houses are not in demand it is affordable houses that are needed and we have a high number from Steele Close.

- TS - confirmed that the NP does not carry any weight at this stage at HDC planning meeting.

SUMMARY by TS

- HDC will review and get legal advice
- Evidence to support the NP will be reviewed and a conclusion submitted
- Recommend WCSG think about an independent review about our housing proposals.