

Notes on a Meeting of Tatsfield Parish Council Neighbourhood Plan Steering Group held on Monday 4th July 2022

Present: Martin Allen (MA), Bob David (RD), Paul Jackson (PJ)
Jill Hancock (JH), Ashley Clifton (AC),
Sue Smale (SS), Kim Jennings (KJ), Ian Hayman (IH)

There was 1 parishioner present – Jim Kenney (JK)

The meeting commenced at 20:02

| | Action |
|---|--|
| 1. Apologies had been received from Jason Syrett (JS), Ruth Yeeles (RY), Jim Yeeles (JY) and Ian Mitchell (IM). | |
| 2. Declaration of Interests – No interests declared. | |
| 3. The Minutes of the Meeting held on 25th May 2022 were presented and signed by MA. By resolution, the Minutes were accepted and adopted as a true record. The Minutes would be passed to the Parish Council (PC) for acceptance at its next meeting. In the meantime, IM would upload these Minutes to the website as a draft copy and RY to Drop Box. | PC Clerk / IM RY |
| 4. Dropbox – RY had been asked if she could reduce the contents of the Dropbox and several folders had now been taken out but were still available. | |
| <p>5. Update and response from the Communication and public consultations of the Neighbourhood Plan Reg 14 Consultation</p> <p>a) Balance of Report Section Page 71 TNP07B and comments from front page</p> <p>MA explained that in the absence of JS he had given explanations to the responses and the Group would be asked to confirm these.</p> <p>p71 TNP07B – Add “in accordance with National and local policy for Green Belt and other policies” in between “access are ... and ... in this neighbourhood plan”. Agreed</p> <p>p73 Section 08.2 – 5th para – delete “in low carbon neighbourhood planning”. Agreed</p> <p>p73 – Renumber 08.2 to 08.3 and p74 08.3 to 08.4 and so on</p> <p>p73 – Section new number 08.3. 2nd para insert para 151. Agreed and 3rd para replace para 151 with para 155. Agreed</p> <p>p76 08.5 – 2nd para – replace “must minimise” with “seek to minimise” – JS to amend</p> <p>p76 08.5 – 3rd para – Not intending to be a policy. Amended as follows: “Any replacement development should consume significantly less non-renewable energy than the development it replaces and should aim to:”</p> <p>p77 TNP 08B – In policy title replace “buildings and places” with “provision of well-designed energy efficient developments” – Agreed</p> <p>p77 TNP 08C – Comment recorded and agreed to delete clause a0. Agreed</p> <p>Section 9 – Nothing further to do as TDC have not commented on this section.</p> <p>p86 11.1 – 4th para – delete “Regulation 14” and replace with “Regulation 15”. Agreed</p> | <p>As done/JS</p> <p>As done/JS</p> <p>As done/JS</p> <p>As done/JS</p> <p>As done/JS</p> <p>JS to amend</p> <p>As done/JS</p> <p>As done/JS</p> <p>As done/JS</p> |

p86 11.2 – Nothing further to add – follow up at meeting with TDC
p86 11.3 – 2nd para – delete everything after “TDC”. Insert “who will then undertake the appropriate steps”. Agreed
p86 11.4 – 2nd para – delete whole para and replace with:
“Any significant changes could lead to updates to the Plan being necessitated. Parishioners will be made aware of these potential changes to the Plan so that comments and feedback can be considered before the Plan is updated.”

JS/KJ/MA

As done/JS

As done/JS

- b) **Revised Housing Section** – The following was suggested after conversation with AC/TDC and explanation to this committee.

p42 03.4 – 2nd para – delete “of 167 dwellings”
p42 03.4 – 3rd para – replace “accordingly” with “downward” and continue with “over the plan period” in para 4
p42 03.4 – 4th para – delete “The Housing need figure for the parish was therefore adjusted to 160 dwellings”. Also delete “This” in next sentence and replace with “The number was also adjusted to take into account new housing completions since 2013 (30 dwellings as of March 2020)

p86 03.04 – New para 4 and 5 – “This theoretical exercise identified a need for a considerable number of new houses with an emphasis on smaller 1 and 2 bedroom semi detached and terraced dwellings. The housing ‘need’ identified is however ‘academic’ and does not factor in the availability of suitable land and the Green Belt constraints in Tatsfield to deliver the housing needed.

However, all the evidence suggests a continuing need for smaller market and affordable housing in the parish.”

Replace para 5 with new para – Delete first sentence. Replace with “The identified need from all of the surveys mentioned within this plan was broken down into housing sizes and types that represented a need for 1 and 2 bedroom properties in both attached and semi detached dwellings.” Amendment agreed

Delete details on “Size and Type of Dwelling”
Delete 6th para

p43 03.5 – 2nd para – delete
p43 03.5 – 3rd para – replace “impose” with “allocate” and “on” with “in” then “the parish in the emerging Local Plan. Any new housing development in the parish would need to comply with current TDC policy for the provision of affordable homes.”

p43 03.06 – 5th para – delete “the following” and “TNP01, TNP05, TNP08, TNP09, TNP12, TNP18 and TNP19”

p44 03.07 – 1st para – delete “sites and their numbers” and replace with “three further sites. Due to their setting ...”

p44 03.07 – 2nd para – change to “These sites were all within the Green Belt”

p44 03.07 – after details of TNP 19 add new bullet point “see the map on the right”

| | |
|--|---|
| <p>p45 – Option 2 – change 2nd sentence to “Identify very special circumstances which would support development not normally permitted within the Green Belt.”</p> <p>p45 – Option 5 – add to “This was considered as a possible way forward” “ as Neighbourhood Plans are not obliged to allocate sites for housing.”</p> <p>p45 – Option 6 – insert “-“ between “non-green”.</p> <p>P45 – second column – 4th para – Put capital letters on “Steering Group”.</p> <p>This is now the rewritten Housing Section of the draft NP which was agreed for JS to amend. A complete amended copy is attached and forms part of these minutes.</p> <p>c) Resolve the list of Community Assets in TNP07A p.71 The list of Community Assets were discussed and it was decided that all should be left in. It was questioned whether there is a need to formally advise owners if they are being included in the list. MA would speak to Anna KJ pointed out that the Primary School do not own the MUGA – the Parish Council own it and lease it to the School</p> <p>Toi be amended to read: Parish Council owned Primary School Multiuse Games area</p> <p>d) Produce evidence to substantiate the Local Green Spaces designation (and put on website) PJ would write jargon to substantiate the LGSs identified on the map produced by JS. The Group were asked to look at the proforma and map from JS regarding protecting green spaces in case there are others to identify. Many of the LGSs are identified already under Section 02.5 on page 30.</p> <p>e) Provide Statement of Community Consultation to submit with Reg 15 Specimens of other such papers were circulated and work for this NP will need to be done next.</p> | <p>JS to replace</p> <p>JS to amend</p> <p>Steering Group</p> |
| <p>6. Website – IM had reported that there had been 42 viewings of the NP website during June until the 26th. 832 visitors had viewed the site this year.</p> | |
| <p>7. What do we do next from here? BENE papers were now on website with the rest to follow.</p> | <p>MA</p> |
| <p>8. Next Meeting: Wednesday 27th July 2022 at 8pm</p> | |
| <p>The meeting closed at 9.00pm</p> | |

MA/JH/07/22

..... Chair Date