

## Smallfield and Burstow Neighbourhood Plan Steering Group

### Minutes of meeting held on 27<sup>th</sup> March 2019.

**Attending:** Peter Bond, Debbie Hale, Graham Pooley, Eddie Lord, Ian Wates, Tom Saville

**Apologies for Absence:** Tom Mackay, Paul Bolton, June Norris

**Approval of minutes of 9<sup>th</sup> January 2019**, approved and signed by chairman. Also paper copy of minutes of 20<sup>th</sup> November signed for file.

**Chairman's comments on TDC feedback on Draft to date :** Peter stated that the comments from TDC proposed additions but no criticism and were felt to be very constructive.

There was a discussion on whether the plan was achievable and grant options were discussed i.e 'Locality' and funding for Burstow Parish Council. Once written we will need Planning and Legal advice which is expensive.

### WHAT CAN WE DO OURSELVES

- **Context** – we have a reasonable statement. NPPF/NPPG/TDC plan – partly done
- **Location** – can be done. We need maps with designation of Green Belt, Parish Boundary, Geological.
- **Historical Time Line** - Peter has prepared in draft. Need to slot in census data, local Archaeological, Domesday and other important references. **DH, TS**
- **Landscape views** - Geological. Grahams flooding report has flooding covered with Geology and hydrology. We need to protect the locality character, what would harm character, infrastructure e.g three storey town houses, apartments field behind QE11 Field and Woodlands Garage application etc. Low density e.g Canada estate, Cravan's, Woodside Crescent v Field Walk, Clover Drive etc.
- **Movement and Connectivity** – Can we influence? The Village has C class roads (C66, C67?) and no B class roads. Even Antlands Lane is B category. Rail and Motorway new link to Gatwick airport expansion project will put more pressure on our roads. Need a table and map to show, this should also show bridle and foot paths to demonstrate the rural character. Can we influence number of lorry movements? Number of stables and horses locally would reinforce this statement.
- **Settlements**- Need to demonstrate between the areas in Burstow parish - Smallfield, Burstow, Keepers Corner and Keepers Corner, no coalescence
- **Housing** – Housing mix done **TS**. We need a defensible boundary and defend policy changes over boundaries defined by the Green Belt. Map of Green belt to defend Large rural and ribbon development status required. Needs numbers of flats and bungalows added
- **Green spaces** – ponds to be added **GP** (completed 13<sup>th</sup> April) Agriculture? Ancient Woodland ownership, wildlife corridors needs more work.
- **Land uses** – Definition from Environmental Agency maps.
- **Residential** - partly done **TS**. Needs numbers of flats and bungalows added
- **Commercial** - partly done **DH/JN**.
- **Education and Health** - to be done, Arora School, Burstow School, nurseries
- **Listed Buildings** – to be completed

- **Views** – Need to protect e.g Chapel Road. Parish is fairly flat but there are views over area from surrounding high points and vistas. Photographs? Google Earth?
- **Housing mix** – Housing needs assessment done 4-5 yrs ago so would require redoing BPC

## **Other**

**Maps** - to be discussed with BPC as offered to pay for last year but put on hold Parish Councils had requested TDC to register for all parishes use – Update required

**Time scale** - ?

**Policies** - Can be done, reword to be more positive to include development of existing properties e.g kitchen and loft extensions

**What we are seeking to achieve?** Can be done, our objective is this different, to be revisited at next meeting

**Measuring achievement?** Can be done, consider definitions, possibly beyond permitted areas within remit but can't be in conflict with TDC

**All new development** - outstanding

**Within our remit e.g Highways** – outstanding

**SEA & HRA** will require consultants but we can make our own framework. HRA will be conducted by TDC, needs mention of proximity to Ashdown Forest and Reigate Escarpment. The whole of Tandridge district is affected. Need to define woodland and ownership Owls and Bats, Ponds for newts etc.

**Plus:**

How do estate Agents describe Smallfield (Burstow)

Horse sector – **DH**.

It was agreed that at this stage there was no need for a meeting with TDC at this stage.

**Date of next meeting 1<sup>st</sup> May 2019, 7 pm, Centenary Hall, Clerks Office, due to Election using Committee Room**