

Burstow & Smallfield Neighbourhood Plan Sub- Committee

Minutes of the meeting held on the 17th October 2018

Present: Peter Bond, Debbie Hale Ian Wates, June Norris, Tom Mackay, Paul Bolton, Graham Pooley

Apologies Tom Saville, Eddie Lord, Dr Martin Mueller.

Peter thanked all for their contributions and agreed to limit meeting to 2 hours maximum. The Limsfield draft plan has been published for public consultation prior to submission to TDC. Its good but they have a massive team compared with ourselves and employed professional consultants. It was discussed the need to go so far but we need to be realistic, achievable and acceptable by the powers that be. It also can not conflict with the Local Plan. Sarah Thompson, (TDC) has suggested 60 page target. Limsfield's plan is something we can study and the photographs and maps make it an interesting read. We also need to understand that as a village/small town we are fairly unique, baring in mind our Parish contains several hamlets.

Scoping Document: We are receiving mixed confusing signals from TDC as to the need of a SEA. We need to look at our intentions, aspirations and what is in our scope i.e. move the school, more green spaces and protection of current ones. It was decided to park this for latter.

Document introduction: We need to stress the infrastructure of the area and that it cannot support vast building programmes e.g sewers, parking, roads, school and doctor's surgery and look at the purpose of these developments.

Structure of Draft Plan:

To be included and reviewed each meeting:

- Profile of History
- Define area map
- Planning context
- Community views – Survey
- Vision & objectives – rosy and futuristic
- Planning Policy – list sites with references, density needs to be included and remove Attenuation structures

Housing:

There was a discussion on what type of housing is required, building to rent not necessarily social housing, affordable Housing - what is it and there are so many categories. Peter is going to write a paper to discuss at next meeting. We need to lay down guidelines. TDC do require a percentage figure of affordable/social housing.

There was a discussion on design and density, it was decided to trade on the 'Canada Estate' formula and appearance and to require appropriate and adequate access (footpath to village centre/school). It was suggested photographs to add the collection Peter has taken to look and design of houses and layout.

Flooding:

Grahams very thorough document for the appendix with consideration especially for the land rear of Meadow View/ Plough Road (HSG03) due to current issues local to the nature of the site this may be a one off policy regarding attenuation ponds and wildlife corridor. Woodlands Garage site Chapel Road now has planning permission for mix or houses and flats (HSG04).

Green Spaces:

Pauls document, with mapping is an excellent presentation along the lines of the Limpsfield document shows known designated green spaces and TPO's. We should also list other green spaces e.g. those on the 'Canada estate', area alongside M23, verge In Chapel Rd, area at entrance to the cravens etc. Need to show bridleways and foot paths (Sussex Border Path). Burstow is not a designated conservation area but is in the Metropolitan Green Belt and surrounded by Nation Trust land, Outwood Common. More research required into land at Ebenezer Chapel (vets), village green (BPC) and horse trough at Keepers corner and woodland at Shipley Bridge and Burstow.

Transport:

Ian's statement document needs expanding but a good basis to build on. Include roads used as rat runs to Gatwick and M25/A22, east to west/south north migration and adjust the wording on HGV traffic.

The expansion of Gatwick Airport needs including especially now the announcement has been made to open up the emergency runway in 2020. Include SCC scheme for Wheelers Lane and need for junction improvements as part of housing strategy.

Dr Mueller has asked if we can include a Burstow transport scheme for patients traveling to and from East Surrey Hospital without a car, with poor bus service and long waiting time when using the hospitals own patient transport scheme.

Business:

Regarding Tom Mackay's email, this highlighted issues regarding building new business units and preserving existing developments. The local plan has suggested two brown field sites HSG02 & HSG04 currently used for small businesses for housing. Woodlands Garage already has planning permission for small homes and flat submitted prior to the publishing of the draft local plan. There is a great need to improve Mobile and internet provision and needs to be included and any further development plans

June and Peter have also submitted lists of local businesses this all need revamping and adding to.

Budget:

BPC are discussing budgets for 2018/19. Funding has already been earmarked for this financial year. We need to think about what grant funding, a figure BPC may be asked to contribute and is there the need to involve consultants.

BPC has already agreed to pay for a mapping service. Paul and Graham thought we could use free documents available on line so this would not be required.

Communication:

Peter has concerns regarding our communication with the public. We currently communicate through Facebook and our page on the BPC website. There was a discussion on improvement of interaction.

Date of next meeting: 20th November 2018 7.30 pm.