

Minutes of the Burstow and Smallfield Neighbourhood Plan Sub Committee

20th November 2018

Present: Peter Bond, Debbie Hale, Graham Pooley, Tom Mackay, Tom Saville, Paul Bolton, Eddie Lord, June Norris

1. Apologies for absence – Ian Wates
2. Circulated consolidated draft document/Structure: Graham Pooley pointed out that flood ‘alleviation’ is the correct terminology not ‘attenuation’. Debbie Hale corrected title – it should read consistently Burstow Neighbourhood Plan (Smallfield and Burstow) as agreed with TDC. Suggested that planning context be moved to Policies section.
3. Objectives: Discussion of Graham’s circulated email below. Changes to be circulated for next meeting.
 - Protect the existing and rural character of the area
 - Protect and possibly extend the rural impression created by the green areas on the village approaches
 - Protect and, if possible, extend the green areas throughout the Parish
 - Protect the separation between Smallfield and Horley
 - Protect the green belt around the village
 - Ensure that future housing development does not increase the flooding risks and has the necessary infrastructure, such as sewage capacity and footways
 - Ensure that future housing development is of an appropriate character and appearance
 - Ensure that future housing development is an appropriate mix of housing, including affordable and rental, and takes advantage of housing options such as prefabrication and perhaps community led housing (*as proposed by Kevin Bourne*)
 - Support and improve the existing businesses within the area, but not encourage significant further business development or the loss of current businesses
 - Improve the mobile phone and internet digital communications
 - Improve the village road layout and car parking infrastructure
 - Improve the transport provision (bus services, volunteers and other schemes etc.)
 - Control the flow of HGV’s through the village and the damage they do to the country roads
 - Protect our heritage areas and places of interest.
4. Employment: the following was considered
 - Commute management versus home working
 - We don’t need to provide employment premises for 300 new homes
 - No new land for business use as new business parks are planned for Horley and the projected expansion of Gatwick
 - Increasing opportunity to work from home
 - Restrict change of use of existing business buildings, e.g. not for conversion to homes.
 - Utilise disused farm buildings for business, e.g. car repairs and ‘start up’ businesses
 - Improved communication systems for new business and home working
 - Use of back land e.g. disused piggery converted to dance studio (definition of back land?)
5. Green Spaces: Paul said he had not had time to expand current research. He asked for list of SCC land holding, Peter to obtain. Need to list smaller green spaces to demonstrate green and

openness of existing developments in the area. We may need to go to environment consultancy for assessment e.g. Spirit Wood as ancient woodland, Eddie Lord is going to check. We need to be geared to allocating new green space.

Regarding mapping, BPC and other councils in the area are pressing for TDC to register for free mapping service for all Parishes.

6. History/heritage: Introduction and Background, Debbie Hale has circulated Profile and History document and added information regarding Sangers Circus and the War years.
7. Transport Text: This section is a bit thin it was suggested that Ian added history and issues with current speed control to date (SCC and Highways) and possible solutions. We need to stress the levels of through traffic to Gatwick, Reigate and East Grinstead. Also add information/data on accidents at school and crossroads. HGV traffic/Lorry count.
8. Planning Context Draft: OK
9. Photographs: Eddie has more recent photography and we need to check copyright issues of old photographs.
10. Next stage: Finalise draft and send to TDC for comment.
11. A.O.B
 - SIL allowances were discussed with and without a Neighbourhood Plan and monetary value to the area.
 - BPC are preparing budgets for 2019/20. Possible expenditure was discussed including printing, sustainability and landscape reports.

Date of next meeting: 9th January 2019, 7pm