

# Burstow and Smallfield Neighbourhood Plan Sub-Committee

## Minutes of meeting held on the 4<sup>th</sup> September 2018

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

**Apologies:** Tom Saville, Dr Martin Mueller

Following the resignation of Dudley Price as Chairperson, Peter Bond has been invited to Chair the group.

Dr Martin Mueller has stepped down from the group but will be retained to provide valuable health information as required.

**Chairman's Comments:** Within the TDC area there are now many Parishes working on their Neighbourhood Plans. Woldingham is the only one fully adopted, Limpsfield's is well under way.

It was suggested that we make a new start to make better progress, it was suggested that we do not re-discuss the objectives or a mission statement at this time as these will evolve as we move forward.

**Need for a Neighbourhood plan:** This was discussed and it was agreed unanimously to continue.

The Plan has to be as brief as possible, stick to the point and be unique to the Burstow Parish.

- It needs to be 'land' based, relating to land and what we want to do with it.
- What we want to protect and improve.
- What policies we want to produce? – it has to be strong
- Who is looking at land in the Parish? What Developers don't get in the TDC Local Plan they may seek in the NP.
- A NP is regulatory document, Woldingham have introduced design statement to preserve the current appearance of the area, but still produced a NP.

**Core Policies:** There was a discussion of what core policies we needed to include in the NP.

**Air quality** – A difficult area as we neighbour the M23 and Gatwick. There is the inevitable increase in traffic with more homes and HGV movements. Trees and landscaping have been proved to absorb pollution. Look at TPO's.

**Protection of green spaces** – need to protect landscape views, wildlife corridors and coalescence of the area, including soft landscaping to housing estates.

**Schooling** – outside our remit and controlled by Secretary of State, TDC and Surrey County Council.

**Housing Density** – This is a big issue but can we control it? A survey has been carried out before for Burstow PC. We need research into current mix of housing stock to result in what the local need is, Developers don't like affordable housing. The 305 homes in the TDC Local draft plan may not be the end story.

As 46% of survey figures stated they don't want any more homes in Burstow, there could be resistance to our NP that includes the 305, but it can be justified in view of the TDC Local Plan proposal that we cannot be in conflict with.

Our NP policy will be tested at the local review stage. There is the TDC Local Plan, but this will not be completed for 6 – 9 months and beyond our remit.

**Flooding** – attenuation ponds will help as will money from CIL obtained from new homes. Current Flood forum are awaiting results of their work with utilities, SCC and TDC

**Employment** – We have light industry, small businesses, home workers, agriculture and shops. There is a current trend to use brownfield sites for housing with small housing developments avoiding a quota for affordable homes. We could seek to gain benefits in terms of affordable homes from conversions of farm buildings to housing development as an extension of planning policy.

Developers do not get enough benefit from just a conversion of these to single homes. Improved Broadband and well sited telephone masts are required to aid local employment connectivity

**Renewable energy** – This is a difficult area as solar parks and wind turbines are prohibited due to Gatwick Airport. Provision of power points for electric cars of the future.

**Roads and transport** – Walking, cycling, public transport, car parking need to be included under roads and transport.

**Assets of Community Value** – information on school, pub, chemist, doctors, shops, Redehall School etc. required but only for information. We need to protect the shops in policy to stop them becoming housing.

**Heritage** – condense current research including Burstow's buildings of historic interest.

#### **Topic's requiring research allocated -**

Housing - Peter Bond

Green spaces - to include countryside, sports and leisure & TPO's – Paul Bolton

Flooding Alleviation – Graham Pooley

Roads and transport including walking and cycling – Ian Wates

Retail & essential services – June Norris

Employment – ?

Heritage – Debbie Hale

Demographics – not discussed but Tom Saville is happy to continue.

Health - Dr Mueller – staying as an 'information' member.

**Promoting of the Neighbourhood plan** – It was pointed out that our meetings were open to the public. Currently we are posting activity on a Facebook page managed by Paul and minutes are published on the BPC website within a section allocated to the Plan. We should we be doing more to publicise to residents and get them involved.

**Date of next meeting – 17<sup>th</sup> October 7 pm, Outwood Room, Centenary Hall, Smallfield**

