



EBERNOE PARISH COUNCIL



Meeting of the North East Parishes held on 28th July 2021 via Zoom at 7pm

Minutes

- 1) Attendance: **Loxwood** Parish Councillors Rick Kelsey (Chair); Tony Colling (Chair of Planning); and Chris Agar and Clerk, Jane Bromley.
Wisborough Green Parish Councillor Sheena Overington, NP Chair (Left the meeting during item 6); Clerk, Louise Davies.
Plaistow and Ifold Parish Councillors Paul Jordan, Chair; Sara Burrell Chair of the Neighbourhood Plan Steering Group; and Clerk, Catherine Nutting.
Kirdford Parish Councillors: Cllr Amanda Gillett and Clerk, Lynne Brooks.
Ebernoe Parish Councillor: Ann Tyrrell (Chair) and Clerk, Helen Scott.
North Chapel Parish Councillors: Helen Cruickshank, Clerk.

Apologies: Peter Drummond Cllr Wisborough Green Cllr Sophie Capsey Plaistow and Ifold. Ebernoe Parish Council Cllr Anne Tyrell and Clerk Helen Scott. North Chapel Helen Cruickshank Clerk.

RK Loxwood welcomed all to the meeting and explained the format of the meeting.

- 2) Election of a Chair: RK Loxwood indicated his willingness to Chair the meeting as it was being hosted by Loxwood and all agreed he should act as Chair for this meeting.
- 3) Planning Issues for the North Parishes to include discussions on:

3.1 CDC Local Plan progress

RK Loxwood advised the meeting that the Chichester District Council (CDC) Revised Local Plan adoption was expected in March 2023.

The emerging White Paper was discussed and there were reservations as to how much power would be lost locally with regard to the planning system as the suggestion was it provided more freedom for sites to be designated without local consultation. Neighbourhood Plans (NPS) under this new regime would become advisory only. Attendance for the public at District Meetings was thought to be becoming discretionary.

Membership of "Politicians in Planning" was free and Parishes were encouraged to become members to keep up to date with these changes.

The revised NPPF included a requirement for a 30- year strategic view for Local Plans and this was going to be a stretch for Chichester it was thought.

Sustainability did not seem to be addressed when allocating housing within the Parish which appeared to be developer lead rather than via assessing the benefits or draw backs of a site

Very little effort from CDC was directed towards assisting Parishes with NPs and the emphasis seem to be on holding back NPs rather than assisting their progress.

It was generally agreed that the NE Parishes should join together to lobby CDC regarding matters of concern in handling planning in the District.

3.2 Water Neutrality.

The PC for Plaistow and Ifold is taking further advice on the hold up of the Plan due to the water neutrality issue. Ideally the NP should refer to CDCs policies on the water neutrality issue albeit they don't yet have any policies.

In Wisborough Green the NP Steering Group have an HRA AA and the consultant is now discussing the issue with CDC.

It appeared that NPs cannot apply additional design standards above national standards for building works in its policies and neither can CDC in its Local Plan and it was thought that by its comments on NPs Natural England was not aware of this. CDC are taking legal advice presumably on this issue.

The nitrate issue it was thought was different in that it did not affect building design and can be dealt with therefore via NP and LP Policies.

NPs have not yet seen any scientific evidence which supports the NE requests for water neutrality.

3.3 Development proposals for the area:

It was suggested that the Parishes could challenge CDC for not having a five- year housing supply and to employ legal advice to this end. The Parishes can't move forward with NPs due to CDC.

CDC blame the government giving the housing targets.

Lack of Sustainability of the numbers proposed was discussed particularly to lack of sewerage and school provision.

NPPF addresses the issue of sustainability as key.

An idea that the Parishes would need to bypass CDC and go to the MPs and get the north east parishes to become part of the South Downs National Park was discussed and thought a good idea. Geographically it made a lot of sense.

Some enquiries had already been made into this and it is a long process.

It was suggested that all parishes should add this matter to their agendas so there is evidence it is being discussed in the District. It would be necessary to consult with residents as part of the process.

The SDNP route will take a long time so a two- pronged approach using also the sustainability route would be useful.

CPRE were not felt to be useful for this purpose.

3.4 Water Neutrality Issues: See 3.2.

3.5 Village status: Not discussed.

ACTIONS:

Parishes Councils to be approached re:

- I. Employing a consultant to start the process of applying to be part of SDNP. Consultants' costs to be ascertained for this purpose.

- II. A Proposal to be written for the Parishes to include on their agendas for their September Parish Council Meetings for the North East Parishes to set up a fighting fund (to look at uncontrolled development due to lack of 5 -year housing supply and also to apply to join the SDNP. £1000 per parish initially) to be the same for the 5 attendee PCs and Ebernoe and North Chapel to be asked if they would wish join in although if they are partly in the SDNP they may not be subject to the same level of development. In due course it may be necessary to consider a separate bank account or just a separate allocation in Parishes reserve accounts.
- III. Approaching MPs on this issue copying in CDC.
- IV. Creating press releases and social media posts. Joint press release re uncontrolled development in the north east parishes.
- V. Further thought on sustainability approach.

4) Traffic problems:

ACTIONS:

- I. Each Parish to investigate purchase of speed watch signs.
- II. Investigate whether radar camera signs can be put up.
- III. Community Speed Watch Group should Co Ordinate days when they are all out at the same time.

5) Crouchlands:

PJ Plaistow Lagoon 3 will drag on as it needs to be cleared. Awaiting a planning application for the other areas hindered no doubt by the presence of the lagoon 3. Plaistow have a traffic consultant lined up for when the planning applications come through.

6) Loxwood Clay Pits: RK Loxwood the planning application has gone in with a date for comments until 28th August. Loxwood PC have a consultant working on the application and have an extension to this deadline until after its meeting in September.

There is a Clay Pits Campaign made up of residents of Loxwood.

TC Loxwood The PCs report will go on the Loxwood website during August. WSCC Minerals Plan and Waste Disposal Plan the middle of a rural parish is not the area for such a development and is contrary to many WSCC policies. It seems to be a dead duck at the start. The lorry route to go out through the A281 not through Loxwood.

7) Southern Water Infrastructure.

CA Loxwood causes lack of sustainability although SW are legally obliged to provide a water connection. They are the worst rated water supplier in the whole country as well as sewerage removal issues.

SW have met with CDC and advised that there will be infrastructure development for the district but this is very long term and doesn't address immediate need.

SB Plaistow CDC are meeting 29th July, regarding their Local Plan. Apparently, Thames Water are able to supply this area and the Parishes should respond to this via Gareth Evans.

TC Loxwood have met with SW and have been told we are not in the next 5 years plan for infrastructure up grades although they have advised developers and CDC than an up grade will occur in a shorter time frame.

CA Loxwood SW as statutory consultee state they will upgrade within 24 months and for some applications this has been part of a condition for occupation but they still manage to get around this.

SB Plaistow Local Plan meeting tomorrow on infrastructure North Parishes issue re sewerage should be addressed.

ACTIONS

- I. Contact CDC Gareth Evans/Janet Duncton ahead of the CDC Cabinet meeting on Infrastructure tomorrow. Clerks to send a note to C D Cllrs.
- 8) Other matters as time allows (Broadband, Schools, Doctors Surgeries, Electoral boundary review).
- Electoral Boundary review- LD Wisborough Green asked if all Parishes respond. Responses by 2nd August.
- 9) Date and venue of next meeting. 29th September 2021 via Zoom. LB from Kirdford to set up.

The meeting closed at 9.05pm.