

**WEST CHILTINGTON PARISH COUNCIL**  
**Neighbourhood Plan Steering Group**  
**#13 Meeting**  
**at 5.00 pm on Thursday 16<sup>th</sup> February 2017**  
**Venue: Parish Council Reading Room**

**Present:** Councillors R Gustar, S Davis, T Kensett and M Monks; Parish Clerk, Anna Chambers; Maureen Chaffe and Judy Fryer.

1. **Appoint Chairman for the meeting** - Marshall Monks was appointed
2. **Apologies for absence** - No apologies received
3. **Declarations of interest** - The Neighbourhood Plan Steering Group Committee can only make proposals, not decisions on matters relating to the Neighbourhood Plan so the need to withdraw from meetings or refrain from voting does not arise. Any such proposals will be referred to the parish council for decision.

4. **Review of HOUSING**

All comments from previous consultations from statutory bodies and residents to be scanned and uploaded to the NP website.

**Action - MC/AC**

Review of site assessments was continued as per the attached spreadsheet. Further assessment is still needed.

5. **To consider use of the remaining consultancy hours available with AiRS**

AiRS to be asked to review their original Housing Needs Survey to comply with the AECOM Housing Needs Assessment for Neighbourhood Plan document provided by HDC.

**Action - MM**

6. **Response to Communication Received**

Response to be made reiterating that the site assessment is under review and set against the latest criteria as advised by HDC.

7. **Identify & agree next steps**

Ownership to be checked for sites VS13, VS12 & CS06

**Action - AC**

Tree Protection Orders to be checked

**Action - tbc**

Bus stop distances to be checked

**Action - SD**

Surface water and flooding issues to be checked  
**tbc**

**Action -**

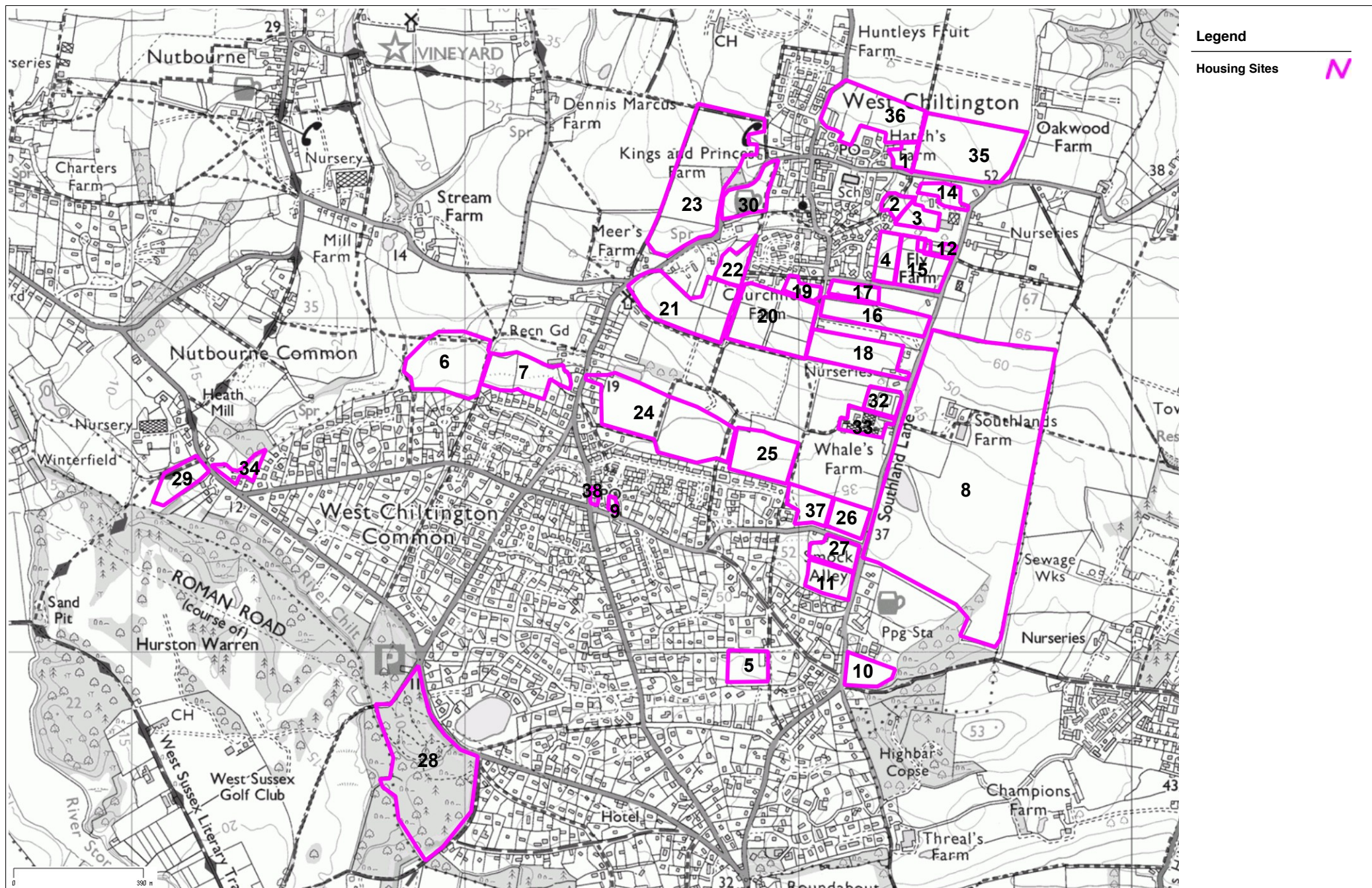
Look at settlement /separation zones

Further housing review to take place

Continuation of contract with Process Matters2 to be taken to the next Council Meeting.

**8. Date of next meeting**

Thursday 2<sup>nd</sup> March 2017 at 5.00pm - Bio-diversity



| Table 1 |   |                      |   |  |   |                   |   |                |  |   |   |
|---------|---|----------------------|---|--|---|-------------------|---|----------------|--|---|---|
|         | Property                                | Size                 | Landscape Character Assessment                  | Landscape Setting  | Heritage  | Flood risk        | Sustainable Location  | Infrastructure | Developable  | Residents Views   | Conclusion  |
|         | <b>Sites</b>                            |                      |   |  |   |                   |   |                |  |   |   |
| 1       | SA500 (VS01) Land east of Hatches House | 0.49ha               | WC1 - Moderate to high capacity for development | None   | Adjoins the CA                                  | None              | Abuts BUA boundary  | Access issues  | Planning permission sought for three houses but rejected on appeal                               | Not supported. The site was promoted at the 2016 NP event and most felt it was not appropriate for this development | Could the site be suitable for smaller fist time buyer homes? Residents objections were mainly that the parish did not need more large homes.   |
| 2       | ES001 Steel Close                       | 0.44ha               | None  | None   | Adjoins the CA                                  | None              | Connected to eastern edge of the BUA  |                | Site allocated thru the NP. Development approved   |   | 15 houses - allocated through the NP process  |
| 3       | VS04 Village Nursery                    | 0.68ha               | WC2 - moderate capacity for development         | None   | None  | None              | No. Not connected to the BUA  |                | Not currently developable  |   | Employment site. Will abut the BUA once Steel Close is built.   |
| 4       | VS05 Juggs Lane                         | 0.92ha               | WC2 - moderate capacity for development         | None   | Adjoins the CA                                  | None              | Connected to eastern edge of the BUA  |                | Not currently developable  |   | Explore   |
| 5       | CS06 Crossways                          | 1.12ha               | None  | Some impact  | None  | None              | Yes. Infill site.   |                | Not currently available  |   | Check if any appetite to develop. Inside BUA. Well connected. Could support six to eight homes.   |
| 6       | CS09 Old Boundary Lane                  | 3.81ha               | 53- no/low capacity for development             | High landscape impact                                      | None  | None              | Connected to the edge of the BUA  |                | Not currently developable  |   | Look at land ownership. Could be accessed thru Finches Lane.  |
|         |   |                      |   |  |   |                   |   |                |  |   |   |
|         |   |                      |   |  |   |                   |   |                |  |   |   |
|         | <b>Sites rejected for housing</b>       |                      |   |  |   |                   |   |                |  |   |   |
| 7       | SA140 Land north of Finches Lane        | 2.31ha               | 53- no/low capacity for development             | Very visible edge of settlement site.                      | Eastern edge abuts two grade 2 listed buildings | None              | Connected to northern edge of Common boundary                                   |                | Not currently developable  |   | Owner not willing to put forward for development.   |
| 8       | SA059 Southlands Lane                   | 33.31ha              | 53- no/low capacity for development             | High landscape impact                                      | Southlands Farm House Grade 2 Listed            |                   | No. In the Separation Zone between Thakeham and WC and not connected to the BUA | No issues      | Not currently developable  |   | Breach of Policy 4 and 27 HDPF  |
| 9       | SA240 Haglands Parade                   | 0.10ha               | None  | None   | None  | None              | Yes. Infill site.   | Check on site  | The potential yield of the site falls below the required SHELAA threshold for 6 dwellings        |   | The site is currently used to provide shops. Loss of employment and facilities  |
| 10      | SA319 Smock Alley 1                     | 1.04ha               | 53- no/low capacity for development             | Very visible edge of settlement site.                      | None  | Western edge only | Outside BUA in the Separation Zone to Thakeham                                  | Check later    | Not currently developable  |   | Breach of Policy 4 and 27 HDPF  |
| 11      | SA429 Smock Alley 2                     | 1.13ha               | 53- no/low capacity for development             | None   | None  |                   | No. In the Separation Zone  |                | Not currently developable  | Not supported   | Appeal decision -development of 19 homes rejected. Breach of Policy 4 and 27 HDPF   |
| 12      | SA452 Fly Farm                          | 0.28ha               | WC2 - moderate capacity for development         | Very visible edge of settlement site.                      | None  | None              | No. Not connected to the BUA  |                | The site has been considered for commercial use and is excluded from the residential assessment. |   | Part commercial site - Outside of BUA. Could be considered for employment site.   |
| 13      | SA503 Willets Farm                      | ? no site area known | None  | Rural/agricultural landscape. High visibility.             | None  | None              | No. Not connected to the BUA  |                | The site has been considered for commercial use and is excluded from the residential assessment  |   | Look at any commercial potential  |
| 14      | VS03 Sinnocks Nursery                   | 0.66ha               | WC2 - moderate capacity for development         | None   | None  | None              | No. Not connected to the BUA  |                | Not currently developable  |   | Employment use has ceased. Outside the BUA and not connected. Look at employment use.   |
| 15      | VS06 Fly Farm                           | 1.82ha               | WC2 - moderate capacity for development         | Very visible edge of settlement site.                      | None  | None              | No. Not connected to the BUA  |                | unknown  |   | No not connected to BUA. Policy 4 breach  |
| 16      | VS07 ABC Sanctuary                      | 2.07ha               | WC2 - moderate capacity for development         | Very visible edge of settlement site.                      | None  | None              | No. Not connected to the BUA. Separation Zone                                   |                | Not currently developable. The site is run by a charity.   |   | Employment site- not deliverable. Breach of Policy 4 and 27 HDPF  |
| 17      | Johnsons Farm                           | 0.66ha               | WC2 - moderate capacity for development         | Very visible edge of settlement site.                      | None  | None              | Outside of the BUA. Separation Zone   |                | Currently developable  |   |   |
| 18      | VS08 Smugglers                          | 2.58ha               | None  | The slope would make this site very visually intrusive.    | None  | None              | No. Not connected to the BUA. Separation Zone                                   |                | Not currently developable  |   | Breach of Policy 4 and 27 HDPF  |
| 19      | VS09 Caldwells                          | 0.46ha               | WC2 - moderate capacity for development         | Very visible edge of settlement site.                      | Adjoins CA                                      | None              | Outside of the BUA in the Separation Zone                                       |                | Not currently developable  |   | Breach of Policy 4 and 27 HDPF  |
| 20      | VS10 Churchfield Farm                   | 4.09ha               | WC2 - moderate capacity for development         | Development would affect landscape value                   | None  | None              | No. In the Separation Zone. Not connected to the BUA                            |                | Not currently developable  |   | Breach of Policy 4 and 27 HDPF  |
| 21      | VS11 Windmill Lane                      | 3.95ha               | WC2 - moderate capacity for development         | Significant impact on views form South Downs and footpaths | None (LBs near southern corner                  | None              | No. In the Separation Zone. Not connected to the BUA                            |                | Not currently developable  |   | Breach of Policy 4 and 27 HDPF  |
| 22      | VS12 Holly Close                        | 0.87ha               | WC2 - moderate capacity for development         | Significant impact on views form South Downs and footpaths | Access would be through the Conservation Area   | None              | No. In the Separation Zone. Connected to the edge of the BUA                    |                | Not currently developable  |   | Breach of Policy 4 and 27 HDPF  |
| 23      | VS14 Kings and Princes                  | 7.74ha               | WC3 - moderate capacity for development         | Some impact on views from the South Downs.                 | Listed property                                 | None              | No. Not connected to the BUA  |                | Not currently developable  |   | Not currently developable. Policy 4. Countryside location.  |
| 24      | CS01 East of Mill Road                  | 6.20ha               | 53- no/low capacity for development             | Significant landscape value                                | Opposite grade 2 Listed Building                | None              | No. In the Separation Zone. Connected to the edge of the BUA.                   |                | Not currently developable  |   | Breach of Policy 4 and 27 HDPF  |
| 25      | CS02 Land north of Haglands Copse       | 2.40ha               | 53- no/low capacity for development             | Significant landscape value                                | Next to grade 2 listed Old Haglands             | None              | No. In the Separation Zone. Connected to the edge of the BUA.                   |                | Not currently developable  |   | Breach of Policy 4 and 27 HDPF  |
| 26      | CS04 Haglands Lane                      | 0.99ha               | 53- no/low capacity for development             | Significant landscape value                                | None  | None              | No. In the Separation Zone. Not connected to the BUA                            | Access issue   | Not currently developable  |   | Breach of Policy 4 and 27 HDPF  |
| 27      | CS05 Little Haglands                    | 1.02ha               | 53- no/low capacity for development             | Significant landscape value                                | None  | None              | No. In the Separation Zone not connected to the BUA                             |                | Not currently developable  |   | Breach of Policy 4 and 27 HDPF  |
| 28      | CS07 Monkmead Wood - adj                | 9.41ha               | None  | Adjacent to the SDNP and within a SSSI                     | None  | Medium            | Adjoins southern edge o the BUA   | None           | Not currently developable  | Resident wish to see this area designated as Local Green Space for its amenity value.                               | Significant amenity value to residents. Risk of flooding.   |
| 29      | CS08 West Chiltonington Road            | 1.17ha               | 53- no/low capacity for development             | High landscape impact                                      | None  | Medium            | No. In the Separation Zone. Connected to the edge of the BUA                    |                | Not currently developable  |   | Could be suitable if flooding issues could be addressed but layout of this part of Monkmead Lane would suggest that the site could only be developed for two houses to maintain the layout and character of the street. |
| 30      | VS13 The Hollows                        | 1.38ha               | None  | Significant impact on views form South Downs and footpaths | Access would be through the Conservation Area   | None              | Inside Conservation Area  | Access issues  | Not currently developable  |   | Breach of Policy 4 and 27 HDPF  |
| 31      | PS01 Mayfield Nursery                   | ? no site area known | None  | Impact on sensitivity                                      | None  | None              | No. Not connected to the BUA  |                | Not currently developable  |   | Look at any commercial potential  |
| 32      | PS02 Nestledown Nursery                 | 0.74ha               | 53- no/low capacity for development             | Impact on setting  |   |                   | No. In the Separation Zone and not connected to the BUA                         |                | Not currently developable  | Policy 27 HDPF  | Look at any commercial potential  |
| 33      | PS03 The Winery                         | 0.94ha               | 53- no/low capacity for development             | Impact on setting  |   |                   | No. In the Separation Zone and not connected to the BUA                         |                | Not currently developable  | Policy 27 HDPF  | Look at any commercial potential  |
| 34      | Chilton                                 | 0.54ha               | 53- no/low capacity for development             | High landscape impact                                      | None  | High/ Medium      | Inside BUA  | Good access    | Possibly available   |   | Windfall site - houses surrounding the site are all well proportioned.  |
| 35      | VS02 East Street                        | 5.03ha               | WC1 - Moderate to high capacity for development | None   | Adjoins eastern edge of CA                      | None              | No. Outside BUA in countryside  |                | Not currently developable  |   | Most of the land is owned by Nyetimber Estates and is vineyard. A small piece on the western edge is not but this is not available for development.   |
| 36      | SA066 Land at Hatches Estate            | 3.73ha               | WC1 - Moderate to high capacity for development | None   | Adjoins the CA                                  | None              | Abuts BUA boundary but is in open countryside.                                  |                | SHLAA states - developable in 6- 10 years for 15 units on the western edge only.                 | Very limited support due to access issues   | Access could be achieved from Broadford Bridge Road but road is narrow and the junction at East Street bad.   |
| 37      | CS03 Land north of Haglands             | 1.14ha               | 53- no/low capacity for development             | Agricultural   | Old Haglands to the west is a Grade 2 LB        | None              | No. In the Separation Zone. Connected to the edge of the BUA.                   |                | Current Planning Application   | Strong opposition to the development of the site  | Policy 27 HDPF. Planning application for temporary workers dwelling and agricultural building on part of the land. (Decision pending as at Feb 17). Policy 27 HDPF Policy 4 applies to all of the land.                 |
| 38      | Garage Site                             | 0.10ha               | None  | None   | None  | None              | Inside BUA  | Good access    |  |   | Possible site for 8 flats ( see Kensington Close)   |