

Neighbourhood Plan Project Management Group

Meeting: Friends (Quaker) Meeting House 7.30pm, East Gardens, Ditchling

Wednesday September 23rd 2015

Notes of Meeting

Present: Trevor Kirby, Tom Dufty (Chair), Richard Flack, Phil Smith, Tony Gedge, Paul Farrands, Edwina Rowling, James Standing, Amanda Deame (observer)

1. Advance Apologies: Mike Burr, Amy Tyler-Jones, Don McBeth
2. Declarations of interest: None
3. Correspondence received/pending: Tom reported that letters to the owners of possible Rural Exception Development Sites had been sent explaining that their sites could not be included in the plan, but that this did not preclude them from seeking their own planning permission. There had been no responses.
4. Keymer Rd strategic gap: Tom reported that he had attended the SDNPA Planning Committee hearing on the Ditchling Rugby Club application for pitches west of Ditchling, south of the Keymer Rd. He had attended and spoken in opposition in his capacity as a Ditchling resident not as Chair of the NP project.
5. However he had used the result of the Household Survey to support his contention that Ditchling residents wished to see the greenfield gap preserved. Don McBeth (Chair of Ditchling PC) and the new owner of Cotterlings also spoke against. The application was rejected on the interesting grounds that it endangered conservation of the strategic greenfield gap (the implication being that the SDNPA Local Plan would have a 'gap' policy) and disruption of water courses.
6. Tom also reported that the sale of the 52 acres had been completed although the agents Strutt and Parker were not revealing the successful purchaser(s) and whether it had been sold in one Lot, two or three. Unsuccessful bidders had been informed. The contract paperwork was not expected to be signed and delivered until December.
7. CIL Meeting with ESCC: Tom reported on behalf of Mike that contact had been made with ESCC to set up a meeting with the Traffic Engineers to obtain their support for the Quiet Lanes project initiative (and as a result of that to apply for CIL funding from Mid Sussex District Council and the SDNPA) but as yet they had not offered any dates.
8. Landowners' meetings: Tom reported that together with Edwina and James they would be setting up site visits with the owners of land within the Ditchling settlement boundary or immediately adjacent to it in order to verify the facts; determine what the

landowners envisaged for the sites; and make a preliminary assessment of their suitability and acceptability. The intention was to complete the site visits before the public Open Day and obtain the owners agreement to the presentation of their sites.

9. Focus Groups progress

10. Phil reported that the Community Infrastructure Group had completed its second draft report and was meeting again the next day. They had every confidence that they would have the 3rd draft completed by the deadline of Oct 23rd.

11. James reported that the Housing Group was intending to ask Delia Forester (Senior Lecturer in the Built Environment, Brighton University and a future Ditchling resident, already providing help to the Conservation Group) to analyse precisely what the SDNPA & LDC Local Plans said on the subject of housing. It was confirmed that the neighbourhood plan had the ability to propose a change in the Ditchling settlement boundary to the SDNPA but only on its periphery..It was also confirmed that Streat and Westmeston did not have settlement boundaries.

12. In subsequent discussion it was agreed that the Conservation group was responsible for, and was in the process of developing, a generic Design Statement/Policy.

13. Richard reported that the Conservation Group was going 'through the throes' of developing policies and had every confidence that they would meet the deadline of October 23rd although they wouldn't necessarily have the evidence base complete. It was suggested that Richard should contact Action in Rural Sussex (AiRS) to seek help with digital mapping.

14. Tom reported that Mike had spoken to the new Visit Ditchling (Business) Consortium and had issued its members with a questionnaire. It was intended to use it as a quasi Local Economy/Business focus group.

1. Public Open Day November 14th: Tom reported that Ditchling Village Hall had been booked from 8.0am to 6.30pm but that the public would have access from 10.0am to 5.0pm.

2. Led by Edwina the dominant theme would be “This is what you told us you wanted [in the Household Survey)” and “This is how we propose to meet it with our policies”. Copies of the draft reports needed to be available in the hall and on the website but the exhibition posters would only have room to display abbreviated summaries of the policies.