

**Minutes of the meeting of the Maresfield Parish NDP/CLP Steering Group
held on Monday 27th February 2017 in the Parish Office, Nutley, at 7.30pm.**

Present: Cllr Mrs L Reeves (Chairman), Cllr Miss G Hallin, Mr R Smith, Mr A Foskett, Mr F Taylor, Mrs M Turner, Clerk T Allen.

1. **Public session** – No members of the public were present.
2. **Apologies for absence** – Cllr M Craddock, Cllr D Watson.
3. **Declarations of interests** – None.
4. **To approve the minutes of the meeting held on 30th January 2017 - It was resolved** to adopt the minutes as a true record of the meeting.
5. **Matters arising from these minutes not covered under this agenda** – None.
6. **To discuss the current position regarding the Draft Plan:-**
 - I. **WDC: -**
 - i. **To discuss the forthcoming meeting with WDC on the 16th March 2017** – It was agreed that the following areas would form an informal agenda for this meeting:-
 - The Maresfield NDP will not now allocate sites, as 48/50 homes allocated in the current WDC Local Plan have been approved by WDC.
 - Provision in the NDP (locations, designs, etc.) to allow for the possibility of additional allocations of homes above the current Local Plan allocation of 50.
 - Views on development in and around the Ashdown Forest regarding the nitrogen deposition situation over the term of the NDP/LP to 2035.
 - The logistics and timings for producing the final draft NDP for submission to WDC, in conjunction with the emerging new WDC Local Plan.
 - II. **Locality: – Technical support to produce SEA, HRA & final NDP – telcon at 19:45 with Alastair Peattie & James Riley:-**
 - i. **AECOM – Review of Draft SEA Scoping Report.**
 - ii. **AECOM – Review of Draft HRA Scoping Report.**
 - iii. **Technical support for Evidence Base, Policy Reviews and ‘Health Check’ prior to examination.**

All the above three items were discussed in this telcon; the main points covered were:-

- SG members gave a report on the current position regarding the development of the NDP; its position regarding WDC and its emerging new Local Plan (WLP); and requirements, constraints and concerns for completing the NDP.
- James Riley gave an overview of the HRA process, current position, related matters and future requirements.
- Alastair Peattie gave an overview of the SEA process, current position, related matters and future requirements.
- The SEA Scoping report has been produced and circulated. Need to consider the assessment of other sites, change in the number of homes allocated to Maresfield Parish and compliance with WDC’s Strategic and Sites Allocations policies.
- As the Maresfield NDP (MNDP) will not allocate sites, need to ensure that future development policies reflect the new WLP.
- When ready to proceed, the HRA assessment process will take four weeks.
- AECOM will speak directly to WDC if required.

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- There can be no guarantee that the current WLP limit of 50 homes will not be increased in the future; several factors come into play including Government legislation, pressure from developers, the interim position of the WLP and the lack of a five-year land supply.
 - The MNDP will need to influence future development and its design, location, site assessment, etc. policies in this respect must be watertight.
 - Nitrogen deposition considerations are a main factor in relation to housing numbers in the MNDP and the WLP. Some see that emissions will fall over the period to 2035 due to improved vehicle technology, etc., whilst others see levels maintained or increasing due to housing development in the area.
 - The meeting with WDC on the 16th March 2017 will give a better steer on many of these issues.
 - It is clear that the Parish Council will need to employ a Planning Consultant to advise as the MNDP develops and to produce the final version for the Planning Inspector. Clerk to look into funding options and costs of direct employment.
 - The next tel. con. with AECOM will be during the next NDP SG meeting on the 30th March 2017 at 19:45.

III. Planning applications already received/approved – The chart circulated by the Clerk was noted. It was noted that the development of nine dwellings on land behind 1-3 Mill House (Site E1) had been recommended for approval by the Parish Council; this is a brownfield site development.

7. Project Plan – Review, update and progression of Tasks – The Project Plan was noted and discussed.

Re. Item 13, Mrs Turner reported that she had reviewed these sections of the Draft NDP and was recommending no changes.

The Clerk reported that he had reviewed his allocated sections of the Draft NDP, which only needed updated flood maps and expert review of the legal/technical content.

8. Date of next meeting – Thursday 30th March 2017.

There being no further business, the meeting closed at 20:47.