



East Chiltington Parish Council

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Draft minutes of the planning and environment committee of
East Chiltington Parish Council
Held on Thursday 18th February 2021 at 6.00 pm by zoom

Present: Cllr.M.Symes, chair
Cllr.C.Funnell, vice chair
Cllr.M.Goodenough
Cllr.R.Nurse
Cllr. P.David
Cllr.M.Elms

Apologies: Cllr. M.Durham

In attendance: Mrs J.Toomey - Clerk to the Council. LDC Cllr.Rob Banks Leigh Palmer LDC
1 member of public

		Action
2/21/01	<p>Leigh Palmer (LP) , interim head of planning for Lewes District Council explained that after May 2021 the present figure of providing 345 new homes each year would be replaced following a government commitment to increase house building. The new figure is likely to be around 782 homes per year. Chair raised the point that Plumpton PC had received an assurance from MP Maria Caulfield that the housing numbers would not be increasing but LP said this was incorrect. LDC will need to put in place a new local plan by 2023 by which time they will need to have explored and consulted on all options and chosen their preferred sites for development. Chair said that LDC councillors had expressed the opinion that the North Barnes site would not be acceptable but who actually makes the decisions. LP said the process must look at every site and some will progress whilst others will not. Sites will be assessed against the LDC methodology to be deliverable, achievable and sustainable. Chair asked if the preference was to expand existing settlements or to build a new town. LP said everything will be looked at.</p> <p>Chair asked how much weight will be placed on existing Neighbourhood plans and planning boundaries. LP said plans will still hold some weight but the new LDC plan was unlikely to be adopted before 2023 so he urged that all N.P's be updated.</p> <p>Chair explained that EC does not have any neighbourhood plan as it was described by LDC as a hamlet unsuitable for any development. After May 2021 if developers propose schemes outside of the planning boundaries would they be considered? LP gave the example of a proposed development at Mitchelswood in Newick which was not included in the Newick neighbourhood plan and went to appeal. This has been refused partly because the inspector felt that the development's effect would be to cause substantial visual harm to the character and appearance of the landscape and village setting.</p> <p>Chair asked if LDC had called for brownfield sites. LP said the call was for sites of all kinds to be put forward and there are sites within the urban areas of Newhaven and Seaford etc. Sites within Lewes are inside the SDNP.</p> <p>Chair said the government had given assurance that infrastructure would need to be in place prior to any development, what would be needed for the North Barnes site and who would be responsible? LP said infrastructure would be important for a scheme of that size. At the issues and options stage questions could be raised as to</p>	

	<p>whether a scheme of that size had merit in meeting the housing need. It could fall on any number of issues ie: flooding, environment, endangered species etc. LP was aware that Welbeck Land want to present their proposals to the parishes and felt they should be heard. Cllr.Elms said Welbeck seem to have details of the proposal so it is more than a vague suggestion and when would LDC have a view on it? LP said they need to look at all options. Cllr.Elms asked about the proposed timetable. There will be consultations on all the proposed sites sometime this summer 2021 and no options would be proposed by LDC before the plan is finalised in 2023.</p> <p>Cllr.Banks (LDC) asked if the proximity of the site to the National Park was a material consideration. Yes, it is. SDNPA want a 'soft boundary' around the park and are not looking for development hard up against the park.</p> <p>Cllr.Elms asked if the housing target of 782 pa. might be up for review and could that be revised? Yes, the process will show what LDC can deliver. 5 years ago LDC could only deliver a lower figure from that proposed and the lower figure was accepted. LDC are in contact with the ministry to explore the figures but there is a duty on districts to co-operate across borders and it could be that Brighton & Hove and Mid Sussex may also struggle to meet the figures given, in which case some housing may need to be taken to relieve their pressure – it is of course a two way duty.</p> <p>Chair asked if SDNP would need to take housing? The park is not a local authority and is in a stronger position to resist development in the park if it affects the landscape. LDC will speak to SDNPA to establish figures for within and outside of the park. He said schemes in Lewes, which is inside the park, would be part of the 782.pa.</p> <p>Leigh Palmer and the member of public left the meeting at this point.</p>	
2/21/03	<p>Declaration of interest on any of the agenda items and update of interests.</p> <p>None</p>	
2/21/04	<p>Apologies for absence – Cllr.Durham</p>	
2/21/05	<p>Council considered their response to the proposal from Eton Estates</p> <p>Council felt somewhat confused that LDC councillors had voiced strong objection to the proposal but council officers seemed to have no view. It was felt that officers had to be open minded and express policy not views however councillors would have the final say on the plan in the run up to 2023. Cllr.David said that if North Barnes was in the plan it would likely go to judicial review.</p> <p>ECPC agreed it was too early in the process to be in contact with developers. We have received a resume of their proposal which at this stage, is sufficient to inform residents.</p> <p>It was noted that infrastructure would be a big obstacle. SDNPA would not want to see any changes to the lanes in the park and no major new roads.</p> <p>It was noted that Andrew Simpson gave a proposed development on the A29 at Adversane as an example. Cllr.Goodenough will investigate this.</p> <p>Residents are starting to raise concerns so it was agreed that Cllr.Goodenough would issue a statement and a flyer should be circulated to all residents. This could go out with the newsletter.</p> <p>Clerk was asked to contact Maria Caulfield for clarification on the housing numbers. Council agreed to work with parishes that would be affected – Plumpton, Chailey, Hamsey, Streat, Westmeston, Ditchling and Wivelsfield.</p> <p>Council agreed to prepare a joint response with Plumpton PC, to the LDC methodology statement by March 12th.</p>	<p>Cllr.Goodenough</p> <p>Clerk</p> <p>All</p>
2.21.6	<p>There were no questions from the public.</p>	

Meeting closed at 7.25pm

JT 20/2/2021

Signed.....(Chairman) Dated.....

The proposal put to the East Chiltington parish council:

To assist in your discussions on Thursday, I have set out below our initial thinking that is based on the principles of Agricultural Urbanism which we are planning to use to inform our design process, together with a brief summary of our credentials.

Agricultural Urbanism combines the benefits of sustainable urban life, with all the day to day needs of people and families being met within 10 or 15 minutes walking or cycle-ride, with the renewed focus on the importance of the rural economy, building on existing local traditions and the emerging patterns of new rural communities in which food-growing and small holdings play an important role. Agricultural Urbanism reflects how much loved English market towns grew and evolved. This approach also places zero carbon, ecology and biodiversity net gain at the centre of the planning process.

Welbeck Land, the promoter for this site, is working with the landowner, Eton College, on this project. Welbeck Land is an experienced land promoter, working with landowners in Sussex, Hampshire, and the Midlands to bring forward sustainable new developments. Damon Turner, the Welbeck partner leading on North Barnes Farm, comes from Sussex where he still has family, and is currently advising the land owners at Adversane in West Sussex on the development of a new settlement as part of the Local Plan consultation in Horsham District. Welbeck retains Lord Deben, the chair of the UK Committee on Climate Change, as an adviser on sustainability.

For this project, Damon has assembled a team of consultants with a range of local, national and international experience to prepare plans for a new Sussex market town to face the challenges of the 21st Century, providing homes and jobs for our growing population in the context of the climate emergency.

The leader of the design team is Paul Murrain. Paul was Senior Design Director at HRH The Prince of Wales' Foundation for the Built Environment during the early years of the development of Poundbury, the Duchy of Cornwall's urban extension to Dorchester. He has also lived and worked in the USA where he was a visiting professor at The University of Miami and a member of the New Urbanism movement. Paul continues to be a leading thinker and design consultant in how we should respond to our need for new homes and jobs in a way that respects the traditions of the past, whilst responding to the challenges of the future. To assist Paul in this work, Will Anderson, of Rabble Place, is providing local architectural advice. Will lives in Firle, and is based in Lewes. He advises a number of parishes and landed estates in Sussex and Hampshire on their Neighbourhood Plans and estate plans, is a trustee of Action in Rural Sussex, and is adept in the local architectural vernacular.

Our landscape consultant, Stephen Kirkpatrick of Scarp, and our ecologist, Alexia Tamblyn of the Ecology Partnership, have been chosen for their experience of working in very sensitive landscapes, including the South Downs National Park, and their understanding of the particular circumstances in Sussex.

The leader of our transport team is Lynn Basford of Basford Powers. Lynn is a leading transport consultant, with a focus on sustainable transport futures, and is a contributor to the latest technical guidance produced in the transport industry focussed on radical reductions in car use in favour of public transport, cycling and walking.

I myself have lived in Lewes for over 15 years, and am an experienced planning consultant, having first engaged in the development of major sites as Director of Estates and Regeneration for the South West London and St George's Mental Health NHS Trust, during which time I gained planning permission for the regeneration of an

80 acre site in the London Borough of Wandsworth for a new, sustainable suburb, including affordable and supported housing, a new 30 acre urban park and a new mental health inpatient facility. This is now being built out. I have also advised the team responsible for the North East Chelmsford Garden Village, and am currently working with Welbeck on the proposed new settlement in Adversane, West Sussex. I am focussed on the social and community benefits of new development for existing as well as new residents, and on zero carbon in all its complexity.

We are approaching this project recognising that local people are unlikely to welcome us at first, but we would hope to be able to build a trusting relationship over time that will ensure that the proposals, as they emerge, will provide benefits to the existing communities as well as to that which will emerge on this site, should planning permission be granted in the fullness of time. Our whole team is in this area of work because we believe that we will continue to need new and affordable homes in Lewes district and the south east more broadly for some time to come, and that, if this is accepted, we have a duty to ensure that these are provided in the best and most sustainable way possible. We fully appreciate that this will have more impact on some people than on others, but our experience tells us that there are mutual benefits to be gained if we are all able to work together.

We are aware that the site is wholly within East Chiltington, but we are concerned to ensure that Plumpton and Chailey Parish Councils are also engaged early in the planning process given the effects that our plans will have on all three parishes. To this end, I have copied Cllrs Beaumont and Lethem into this email.

We are working within the Lewes District Council Local Plan review process, and would welcome full engagement with the parishes and local politicians as part of this process. To this end, once your members have considered your requirements, we would like to work with you, and the other parishes, as our plans evolve in advance of the Regulation 18 consultation timetabled for the Spring/Summer 2021.

Please feel free to contact me at any time so that we can agree a mutually beneficial way of working together.

Thank you.

Kind regards,

Andrew

Andrew Simpson

ANDREW SIMPSON PLANNING

Glossary:

LDC – Lewes District Council	SDNPA - South Downs National Park Authority
ESCC - East Sussex County Council	AIRS – Action in Rural Sussex
SSALC – Surrey and Sussex Association of Local Councils	
TECT – The East Chiltington Trust	LDALC – Lewes District Association of Local Councils
CPRE – Campaign for the Protection of Rural England	
OART – The Ouse and Adur rivers trust	