



Mrs J.Toomey, Clerk to East Chiltington Parish Council
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DRAFT minutes of the meeting of EAST CHILTINGTON PARISH COUNCIL
 held at Beechwood Hall, Cooksbridge on **25th August 2021** at 7.00pm.

Present: Cllr.M.Symes
 Cllr.C.Funnell
 Cllr.M.Elms
 Cllr.R.Nurse
 Cllr. P.David

Apologies: Cllr.M.Goodenough
 Cllr. M.Durham
 ESCC Cllr.Matthew Milligan

In attendance: Mrs J.Toomey - Clerk to the Council. LDC Cllr.Rob Banks
 Leigh Palmer, LDC 2 members of the public (m.o.p)

		Action
8/21/01	Any apologies for absence –As above Declaration of interest on any of the agenda items and update of interests. - None	
8/21/02	To consider the council response to the LDC Issues and Options consultation. Chair adjourned the meeting in order to discuss the council response to the LDC Issues & Options consultation with Leigh Palmer, head of planning for LDC. (LP) Chair asked how the changes proposed by government for later in 2021 would affect the LDC plan. L.P said 602 houses was the starting point. Chair said with gov.plans to remove the need for a 5 year land supply and a review of the figures wasn't quoting 782 in the I&O doc. Misleading? L.P. said the figure may be lower at the end of the process but LDC must work toward 602 now. Mike said the public responding to the I&O may think LDC have to take the higher number. L.P - even if the numbers dropped to 400 LDC would still need to find more land and go through the process. Probably in October, LDC will issue an update on the call for sites with those going forward and those likely to be dropped. Highways may not come back to LDC before then so some sites may be rejected later on highway issues. Roger asked how sites were ruled out? L.P. - isolated smaller rural sites of 1 or 2 houses would fall away. Those close to settlements and transport are likely to go through. A m.o.p asked why highways would not respond by October? L.P.- they are too stretched, dealing with several authorities. By spring 2022 there would be a first draft of the new plan. If the new settlement idea sustains there would be another call for sites in order to prove to the examiner that they had looked at all options. Chair asked what would it need to make a settlement site unsuitable – flooding etc. Leigh said LDC will set out a new set of parameters to assess any new large sites that came forward. Mike said he thought the methodology for a large site should be in place before sites came forward not the other way around. Setting the parameters after the sites come forward could lead to skewing the methodology to suit the sites. Leigh said that if LDC get close to the 602 figure there would be no need presently to consider a new settlement.. Mike – surely LDC already know what sites they have and how close they can get? L.P.- Yes, but sites may fall away later on highways issues etc. Chair asked if there would be any changes to the settlement hierarchy to upgrade villages to service centres to allow more housing? Leigh said this would be looked at to see if there had been any changes. Roger asked on what reasons would the single settlement option be dropped? L.P. - it's nothing to do with the number of responses to the I&O consultation but all to do with their reasons for the objection. If numbers can be reached by dispersal the site would not be needed. Roger – but the document doesn't give any site details so how could anyone comment on particular site issues? Leigh said LDC would not look at 'no new settlement' only reasons why not, ie: transport issues etc. Carol asked if there were consultees other than highways – schools, health, water, sewage etc? L.P. - The government say plans must be completed by 2023 so there may not be enough time for all consultees to respond although there are not enough gov.inspectors to	

get all the plans through by 2023 anyway.

Paddy asked if LDC had ever had a set of parameters for assessing a site for a new settlement? L.P.- No. Paddy said if other authorities had already done this exercise could LDC use their methods? L.P.- Yes, LDC would look at these. Paddy asked how LDC would formulate these parameters. L.P.-This would either be left to LDC officers or possibly external consultants who have a track record nationally. Leigh said LDC need to look at whether it is better to put more pressure on the existing settlements or to concentrate on a new settlement that can look after itself.

A m.o.p asked what work have the Eton developers done around transport etc and has detailed work been done on providing schools, shops and trip internalisation etc.? Leigh said he had not seen any output and that even if LDC do reject the Eton site the examiner could bring it back in.

Mike said that providing 3000 new jobs on the Eton site was a bold claim – Leigh said LDC would need to see evidence of 1 new job per house and this would be examined. Roger pointed out that this site would not deliver any growth before a start date of 2025-2026 at the earliest so how would this help to meet the target? L.P.- If the single settlement option was chosen LDC would get an extension to the plan date. Roger asked if LDC would need to follow the dispersal strategy to supply housing needed now as well as the settlement – Leigh said you can never deliver all the housing needed and whilst it may be easier to further develop existing settlements the inspector may not accept a lower number so all options will be looked at.

Roger asked if LDC would have looked at all the options and sites and produced a draft plan by spring 2022? L.P.-Yes. Roger asked if the single settlement strategy is sustained and another call for large sites is needed, is that possible by spring? L.P.- maybe not.

Carol asked if LDC could prescribe the type of housing needed ie: starter homes, smaller homes? L.P.- Yes, to an extent as housing must meet need but we need all types.

A m.op asked what are the arguments for and against a new settlement? L.P.- Don't know, haven't made that judgement yet. Roger felt a single settlement would always move forward through the plan since the option was not site specific and if LDC only reject a site on issues such as flooding etc. every site would be different.

Rob Banks asked if the majority of responses were against the single option and gave reasons, would that rule the option out? - Leigh said it is not to do with numbers only the valid reasons for rejection. Roger said reasons can only be relevant to specific sites and the I&O consultation is not site specific.

A m.o.p asked if the 15 min. community rule could be applied to rural sites as well as urban? - Leigh gave the example of sites in Newhaven which may seem to be sustainable but are actually on the periphery and quite remote from services and served by poor public transport services so they could fail and it is difficult to meet the challenge of the 15 min. community.

The m.o.p. asked if cycleways could come into the plan to assist with sustainable transport? L.P.- potentially but a lengthy cycle ride would rule a site out. She then asked what happens when developers fail to deliver on promised community benefits, giving reasons why they cannot provide affordable housing or employment opportunities etc since they build before this arises, as with the Hamsey brickworks site. - Leigh said that initially the houses built on the Eton site would be an isolated development and this would be challenging. Carol said shouldn't the infrastructure be in place first as our lanes are not suitable for construction traffic? L.P.- yes, this will need addressing.

A m.o.p asked why can't LDC have a legal agreement with developers to make sure community benefits get fulfilled? - Leigh said contracts are always changeable.

Roger asked if it is likely that the public may feel LDC would design their parameters to suit sites available? L.P.- possibly, so an independent consultant may be reassuring and all documents would be available through FOI. LDC would not use consultants linked with the developers. Roger said If LDC set the brief, how can it be independent? L.P.-it can't be totally independent but will take a broad agenda.

Chair asked how the planning agreement between LDC and the Eton developers fits in – Leigh said there have been several 'milestone' meetings and conversations around sustainability etc. The agreement will end in September if not extended. If the single settlement option does not proceed there would be no more LDC/Eton developer meetings.

There were no more questions and chair thanked Leigh for his time.

	Meeting resumed . Council agreed to send their response to the Issues and options document to LDC.	
8/21/03	Any questions from the public There were no further questions	
8/21/04	Minutes of the annual meeting held on 24th May 2021 were agreed and signed	
8/21/05	Matters arising from last meeting Min.no. 5.21.9 - Chair had contacted ESCC regarding the oak tree by the phone box and they will contact the landowner about the dying branches – no update Min.no. 5.21.13 – New swing seats were purchased and fitted. Thanks to Steve Funnell.	
8.21.6	Financial matters	
8.21.6.1	Council approved payment of the following invoices: Cheque No: 101078 £ Clerk salary/expenses for May Cheque No: 101079 £156.61 Subscription to ESALC/NALC Cheque No: 101080 £175.20 Replacement swing seats from (CIL expense) Cheque No: 101081 £153.00 Countrymans. Mow Hollycroft 6 th May Cheque No: 101082 £ Clerk salary/expenses for June Cheque No: 101083 £20.00 Ldalc subscription Cheque No: 101084 £153.00 Countrymans. Mow Hollycroft (extra cut from CIL fund) *Cheque No: 101085 £26.00 Cllr.Funnell. Compost for new village planters *Cheque No: 101086 £68.94 LDC. Playground inspection *Cheque No: 101087 £ Clerk salary/expenses for July *Cheque No: 101088 £59.93 J.P.Peach.Catering for meeting 28.7.21 *Cheque No: 101089 £153.00 Countrymans. Mow Hollycroft *Cheque No: 101090 £23.70 Bentham Ltd. Ink for printer *Cheque No: 101091 £20.00 Beechwood Hall hire for meeting	
8.21.6.2	Council noted the current financial situation	
8.21.7	Council noted any current applications	
8.21.7.1	To Note: Agricultural Prior Notification Building SDNP/21/03470/APNB The Whitehouse, Novington Lane - Creation of a new agricultural building 30.48m by 15.25 and 7.3m in height for the storage of straw and agricultural machinery. LW/21/0301 Oakwood House Novington Lane - creation of a 1st floor bay window extension to south elevation; relocation of window to east elevation- <i>Whilst there is no objection to the proposal per se, we are disappointed to note there is no mitigation for light spill at night on the plans. The property is very close to the National Park Dark Skies reserve and East Chiltington Parish Council would expect planning applications to support its status.</i>	
8.21.7.2	Council noted any decisions by LDC: LW/21/0301 Oakwood House Novington Lane - creation of a 1st floor bay window extension to south elevation; relocation of window to east elevation- <i>granted. No comment on light spill.</i> LW/21/0001 Mount Pleasant Highbridge Lane: Conversion and extension of redundant forge to dwelling house and demolition of redundant outbuildings – granted SDNP/21/01715/TEL Stantons Farmhouse, Stantons Farm, Chapel Lane, East Chiltington: installation of a micro substation enclosure with dimensions of 1.2m x 1.2m x 1.2m- <i>permitted development, no objection from SDNPA</i> SDNP/21/01054/HOUS 1 Chapel Cottages Chapel Lane East Chiltington: Formation of two storey side extension with internal alterations – <i>granted</i> LW/21/0262 Land Adjacent Nolands Farm, Plumpton Green: Outline application for the	

8.21.7.3	demolition of 2 dwellings and outbuildings and the erection of up to 89 No. residential dwellings, including 40% affordable housing, village business hub, provision of pedestrian and vehicular access, open space, associated infrastructure and landscaping at Nolands Farm, Plumpton Green, all matters reserved accept access– <i>awaiting a decision</i> There was no update on sites EC2 and EC11	
821.8	Council considered councillor reports: Finance & Staffing: Cllr.David – nothing to report Communications/website: Cllr.Goodenough – nothing to report Magazine: Cllr.Funnell asked if anyone could cover the magazine entry for October? Clerk has offered to get the copy to the editor by Sept.13th Environment/Litter pick: Cllr.Nurse – nothing to report but Cllr. David said the large oil drum collected at the litter pick was now being used for rubbish. He will try to knock out the cement. Cllr.Funnell will send a photo to Rob to see if LDC can remove it. Community events/: Cllr.Elms will liaise with Mary regarding arrangements for the parish event on Sept.4 th . Electric supply, lighting and music need sorting. Cllr.David will arrange for the barbques and charcoal to be available. Highways, Verges: reported through the clerk to ESCC Cllr.Milligan Cllr.Banks said that a safety audit will be carried out on the whole of the B.2116 not just the subsiding area.	Clerk Cllr.David Cllr.Funnell
8.21.9	Council noted all correspondence received since last meeting. A resident had contacted the clerk concerned about the condition of Chapel Lane. This has been reported by the clerk via- 'fix my street' and Cllr.Milligan agreed to progress the issue.	
8.21.10	TECT – The East Chiltington Trust TECT will look into getting a mowing contractor to mow paths around the field. This year the grass was not cut for hay.	
8.21.11	Any update on Data Protection requirements and Parish website (Accessibility Regulations 2018) – No update	
8.21.14	Items for noting or inclusion on a future agenda. Council noted the passing of John Anderson who served the parish for many years, a previous chair of the council. Council agreed that it would be good to find a suitable site for a tree in his memory. Cllr.Banks noted that responses had been sent off regarding proposed boundary changes but conclusions won't be known before early 2022.	
8.21.15	The next meeting of the Parish Council will be : November 8 th 2021 (subject to conditions at the time)	

Meeting closed at 20.50pm

JT 26/8/2021

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

Glossary:

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