

Minutes of the Barcombe Neighbourhood Plan Steering Group , Monday 21st May 2018

In attendance: Chairman Alex MacGillivray (AMa), Mo Heather (MH), Tim Parsons (TP), Ben Bosence (BB), Christine Arbenz (CA), Alan Marler (AM); Peter Lilley (Barcombe F&RS) (part of meeting)

1. Apologies from Peter Denison-Pender, Nick Gant, Ben Kimpton,

2. Declarations of interest – none

3. Minutes of the meeting held on the 17th April, correct with one amendment/clarification from MH that he has concerns that a target of 40% affordable housing based on habitable rooms could exceed the 40% based on the number of dwellings and as such would not be accepted as a policy as it would clash with the overall LDC Policy. The SG agreed.

4. Matters Arising

a. Discussions followed BB insisting/suggesting that builders use local materials, to promote local wealth building and employment, reflecting the Preston Model.

It is a concern that such requirements may impact on the construction costs and make a development of Affordable Housing uneconomic – which is against our intentions. TP explained that local bricks and tiles are substantially more expensive than mass produced and mass supplied alternatives.

AMa to ask the opinion of Anna – perhaps we could request a percentage of locally procured, external materials without affecting Free Trade.

b. BB will check with Nick Gant on progress/inclusion of design related policies suggested by Ben Kimpton.

c. We are currently without a secretary – it is possible we can continue without one with AMa arranging meetings and minutes being taken by others.

d. It was confirmed that our Neighbourhood Plan structure allows for future reviews.

e. Correspondence received concerning overflow of sewerage points was noted and judged to be beyond the remit of the SG.

f. The shortage of affordable housing is seen as major concern for the retained fire service of the village, Peter Lilley explained that the current crew has reduced to 6 firefighters from a desired number of 16. The departure of so many has been down to house prices and availability and he will endeavour to provide further statistics which might be incorporated into the Housing Evidence Section.

5. Other matters discussed

a. MH felt that the Vision Statement (point 2) in the current NP seems to float in between other details. AMa understands that a Vision Statement should be included and may be moved to the beginning.

b. It was felt by all members that a complete document should be compiled including all aspects of the NP and Design Statement. To be circulated in advance of the next meeting and discussed in detail so that we get closer to a final document for a public presentation in October.

c. Discussion followed about the possibilities of affordable housing in the smaller sites. AM surmised that there are added complications of taking responsibilities of letting houses and if smaller developers would want to take that on, rather than sell them all. It seems that running affordable housing sites are the remit of specialist associations

It is understood that affordable housing could always be built on additional sites under the Exception Site principle.

CA asked if we should approach local landowners to see if land could be released for Affordable Development.

AM/AMa felt that under the ongoing SHELAA principle, LDC will be asking all landowners if they want to put land forward for development and that we would be duplicating that process. AM said that If the LDC LPP2 runs to schedule and is adopted early next year we should wait until the development applications come in to assess the position.

AM mentioned that the 2011 Census showed that Barcombe had 589 houses and of those 102 (17%) were social rented, although public concern is about an ongoing shortage.

6. Date of next meeting. TBA

Meeting closed at 8.30 pm.