

Oving Neighbourhood Plan

Note of a virtual meeting of the Neighbourhood Plan Steering Group held on January 15, 2021

Present

Katie Akerman
Colin Buchanan
Dominic Akers-Douglas
Rod Hague
Paul Kopecek
Cllr Simon Oakley
John Pitts
Stephen Quigley (chairman)
Clive Sayer

1. Apologies for absence: none

2. Welcome and introductions

The chairman welcomed the new members of the Steering Group, Colin Buchanan and Cllr Simon Oakley

3. Disclosure of personal/ business interests

John Pitts and Rod Hague declared an interest in the preparation of a neighbourhood plan as tenants of property in the parish. Cllr Oakley declared an interest as a member of both Chichester District and West Sussex County Councils. It was agreed to contact Nick Bennett, principal solicitor at CDC, to seek clarification on the procedure for resolving potential conflicts of interest.

4. Matters arising from previous meeting

4.1. Membership of Steering Group

In the event of increasing the size of the SG or replacing existing members it was agreed consideration should be given to gender balance as well as seeking a

representative of Shopwhyke Lakes.

4.2 Oving parish website

Cllr Mandy McPhail who had special responsibility for the website had undertaken to provide space for ONP matters including agendas and notes of meetings and news items. News items could also be broadcast via the mail chimp that had a circulation of over 90.

4.3. Geographic area of the ONP

All members of the SG had agreed to the geographic area following the parish boundary. The next step was to ask CDC to designate that area for the ONP.

It was noted that part of an Oving property lay within the Tangmere parish boundary. At an appropriate point in the ONP process it would be necessary to advise Tangmere PC of this situation and to confirm that no policy in the ONP was expected to bring about any change of use to the area concerned or clash with the Tangmere NP.

5. Vision and objectives

Members were invited to suggest any further minor changes to the revised statement tabled at the meeting within the following two weeks. It was suggested that in the event of our appointing a consultant, the consultant be asked to review the text and suggest any changes in the light of their experience of developing neighbourhood plans.

A final version should be distributed by a variety of means, including hand delivery, to residents for their review and comment. This should be an item on the February agenda.

6. Meetings with CDC (January 11, with Andrew Frost, Toby Ayling, Valerie Dobson; January 13 with Valerie Dobson)

CDC is very willing to support our initiative. The first meeting was centred on the state of the LPR and how the ONP would relate to it.

The LPA has set 1240 as the number of houses allocated to Oving in the redistribution of allocations across the district as set out in CDC's letter of November 26, 2020. Of these, 940 have been allocated to the AL3 site, and 300 provisionally to the HOV17 East of Drayton within the current Housing and Economic Land Availability

Assessment HELAA).

CDC had identified the HOV17 site as not one that could be delivered by the Neighbourhood Plan. However it was prepared to consider options for assessing the site. One might be to include increasing the density of the AL3 site so as to reduce the number of housing units needed elsewhere. Another might be to find smaller sites within the HELAA either to replace HOV17 completely or to reduce the number of units on it. An assessment was already being undertaken of other such sites.

There was some discussion on the potential role of the NP in site allocation in particular in respect of sites deemed strategic. Southbourne had, for example, used its NP to allocate a major strategic site. But because of its proximity to Chichester city, CDC's default position was to retain control over major allocations within Oving. Another factor was deliverability sometimes regarded by the Inspector as less strong in the case of allocations by NPs.

All sites in the north of the parish would be in any event subject to potential constraints in respect of investment in the A27 and waste water treatment capacity.

There was discussion about a site at Kives Farm on the west of the A259 as a possible site for new development. It could perhaps be considered for an exception site whose units could be included in the overall parish number. However there could be sustainability issues in view of its isolation and backing on to the HDA. Agreed to write to County cabinet member for finance, Jeremy Hunt, for clarification of the status of the site, copied to CDC.

On gaps there was discussion on the desirability or otherwise of using local green space as a buffer.

7. Use of consultants

On the basis of Southbourne's experience, it was agreed to use consultants to guide us through the process. While thought was given to consulting other authorities on their use of a different firm it was noted there would likely be no difference in cost as each would charge what the Locality Fund would pay. The quality of the individual consultant would also be important. After some discussion it was agreed to go with Oneill Homer. They had been used by Tangmere, Southbourne and others in the county, and were known for clearly drafted policies without ambiguity.

8. Locality funding

Locality Funding should be used to cover the cost of consultants and other expenses. For funding of work up to March 31, 2021 the deadline for applications was January 29.

9. Scheduling of meetings

It was agreed to a fixed date at least for the next three meetings, namely the second Friday in the month beginning at 09:30.

10. Timeline

The draft timeline submitted with the agenda papers should be discarded pending the appointment of consultants.

11. Next action

Review of draft Vision and Objectives: all SG members

Letter to CDC to seek designation of geographic area of the NP: RH

Letter to CDC solicitor re conflicts of interest: SQ

Letter to WSCC re Kives Farm site: RH

Sign up Oneill Homer as consultant: SQ

Apply for Locality funding: SQ

12. Date of next meeting: Friday February 12 at 09:30