

Oving Neighbourhood Plan

Note of a meeting of the Neighbourhood Plan Steering Group held on May 14, 2021

Present

Colin Buchanan	(Oving village)
Dominic Akers-Douglas	(Shopwhyke)
Rod Hague	(Oving village)
Cllr Simon Oakley	(Tangmere)
John Pitts	(Woodhorn)
Stephen Quigley (chairman)	(Merston)
Clive Sayer	(Oving village)

Also attended

Joe Crossley. Obsidian

1. Apologies for absence

Katie Akerman (Shopwhyke)

2. Declarations of interest

RH and JP registered an interest as tenants of land that could be affected by the NP.
SO registered an interest as a member of WSCC and CDC

3. Vision and Objectives: residents' feedback

To date there had been a total of 52 responses. Of these 28 rated the V&O as good, 12 as satisfactory and 12 as needing improvement.

One of the most commonly cited concerns was connectivity across the parish and to Chichester by pedestrian and cycle paths. There was a strong desire to maintain the parish's identity by avoiding merger with surrounding settlements. There was also need for a local shop.

In discussion it was agreed the Vision statement should be amended to contain the ambition to create higher value jobs in for example technology to match expensive new housing. Gigabit broadband was also needed to support business.

4. OH Scoping session and action plan

As to the distribution of the report, excerpts had been forwarded to CDC as follow up to the April 22 meeting. (One related to the use of a Neighbourhood Development Order to allocate a Community Land Trust site. Another other quoted OH's argument that the ONP should have the power to allocate a site to meet known need and that in doing so we would provide ourselves with some protection against speculative development.) It was agreed not to publish the report on our website as being too technical for general interest.

It was agreed not to use the action plan in the report as a template for our use as we already had a structure developed from our own resources and approach.

5. Land banking?

There was discussion on whether the delay in building houses for which permission had been granted was effectively land banking and was in any way distorting housing targets. It was noted that what was perceived to be delay might in fact be more accurately represented as the time taken to roll out a large estate. It was further noted that CDC used Housing Land Assessment reports, that excluded sites for which permission had been granted, as a measure of land available for new development.

6. OH consultancy: future commissioning

It was agreed to commission OH to undertake the work for which it had quoted but excluding work that we had already completed, and making the drafting of policies and assembling supporting evidence the first order of business.

7. Draft policies: housing; employment and enterprise

It was agreed that the latest drafts were in a suitable form for converting into correctly worded policies. The next stage was to draft policies for Environment and Heritage (KS, DA-D, SO, CS) and Leisure and Community (CB, RH, JP). While other policies would support their sector of movement and connectivity, it was important to develop a separate policy for cycle and pedestrian paths for the whole parish (CB, RH).

Sarah Hughes, CDC Environment Wildlife Officer, would be invited to join the E&H task group. Paul Kopecek, a former member of the SG and who has a keen interest in local history and heritage, might also be interested in joining that group.

8. Village shop

Response to the V&O had included strong interest in a village shop. It was recalled

that considerable work was done as a follow up to the 2004 parish plan on the viability of a shop including a meeting with a representative from Action in Rural Sussex. Availability of volunteers was one of the major hurdles. Ready access now to the Cooperative at Tangmere plus a possible future retail unit at AL3 might be others. CS agreed to produce an update on the issue based on the experience of the shop at Fittleworth.

9. Technical Support: design codes

We had applied to the Locality Fund for the design package. The organisation contracted by Locality to deliver the support, AECOM, would be contacting us on May 17 to discuss our interest

10. Building the evidence base: *terra firma* landscape consultancy

There was several areas of the parish missing from CDC's landscape assessment. With pressure to expand towards Oving from surrounding settlements, a full landscape assessment will allow us to produce policies to resist inappropriate development. This would include the ever creeping expansion of polytunnels. There is nothing wrong with such development provided it is restricted to low sensitive areas.

It was agreed to commission *terra firma* for this assessment.

Such an assessment could also provide evidence for the rarity of Oving village in this part of the country for its setting of open fields. This evidence could be added to other objections to development on HOV17.

11. Budget control

The ONP section of the website was in the process of redesign to make it easier to access at a cost of about £150. The cost of the *terra firma* landscape consultancy would add £2200. Provision would also need to be made for consultancy on policy drafting and evidence gathering of the order of £7150. Once a new quote from OH had been received we would apply for grant funding

12. Community engagement

It was agreed to update residents on the status of the ONP and when they would be formally consulted on draft policies. This would probably be in the autumn. CB undertook to draft an article for the summer ODN.

13. Next action

- Production of article for ODN on progress of the ONP: CB
- Paper on the viability of a local shop: CS
- Contracting *terra firma* to produce landscape assessment: RH
- Engage with AECOM re design codes: SQ (also CS)
- Request to OH to refine quote for further consultancy: SQ
- Further work on plan policies: all members except SQ

14. Date of next meeting

Friday June 11, 2021 at 09:30. Venue Shopwhyke Manor, courtesy of DA-D