



MINUTES OF 20th MEETING OF THE BENTWORTH PARISH NEIGHBOURHOOD PLAN (BPNP) STEERING COMMITTEE, HELD AT 19.30 ON 22 MARCH 2017 AT THE PEPPERS' HOUSE

Present

Boyd McCleary (BMcC), Debbie Rhodes (DR), Dave Hutley (DHu), Nicholas Branch (NB), Alasdair Pepper (AP)

Apologies

David Hawes (DHa), Colin Brooks (CB), Veronica Parker (VP),

No	Points Noted/Agreed	Action With	Timeline
1.	<p>Minutes:</p> <ul style="list-style-type: none"> We approved the minutes of the meeting of the Steering Committee on 23.2.17. To be circulated to all members and observers and placed on the Parish Council website. 	BMcC	20/04/17
2.	<p>Website:</p> <ul style="list-style-type: none"> BMcC noted that he had been in touch with Toby Stevens; he was working on the suggested revisions to the website. 		
3.	<p>Communications:</p> <ul style="list-style-type: none"> BMcC reported there had been no responses from parishioners to the update in the March issue of "The Villager", which had communicated the emerging Vision and Objectives. We noted that we would need to consult with parishioners again concerning SHLAA Site Selection. 		
4.	<p>Site Selection:</p> <ul style="list-style-type: none"> BMcC reported that he had received helpful comments from Plan-et on the draft Site Selection Criteria. These had been taken into account in the latest version of the Criteria. BMcC reported that he had received advice from EHDC in relation to plants/wildlife on the sites: "As the site assessments for allocation are usually strategic in nature, significant flora and fauna would normally be assessed in regards to their designated status as a SINC, SSSI or SPA. It would be as part of any subsequent planning applications that a more detailed ecological survey would be submitted to ascertain the presence and mitigation required for the species concerned. BMcC said that EHDC had also offered advice in relation 		

	<p>to hedgerows: “Regarding hedgerows, all countryside hedgerow is theoretically protected if it is over 20m. However, this should have minimal impact on the site selection process.”</p> <ul style="list-style-type: none"> • We agreed to incorporate these comments in our Site Selection Criteria. • DHu reported that he and VP had carried out an initial review of the five sites, which he had circulated to members of the Steering Committee. • We congratulated DHu/VP on their work and invited all members of the Committee to offer comments, ideally in writing to BMcC in advance of our next meeting. • We agreed that BMcC would ask Plan-et to arrange for their planner to look at the five sites from a planning perspective. • BMcC reported that he had consulted Plan-et on the draft letter to landowners and had sent out this letter, inviting replies by 31 March 2017. No substantive replies had yet been received. • We agreed that BMcC should remind all landowners of the deadline of 31 March and encourage them to reply. 	<p>BMcC</p> <p>All</p> <p>BMcC</p> <p>BMcC</p>	<p>20/04/17</p> <p>20/04/17</p> <p>30/03/17</p> <p>23/03/17</p>
6.	<p>Green Spaces:</p> <ul style="list-style-type: none"> • BMcC reported that he had been advised formally by EHDC that they would not be proceeding with any plans to develop the site in Glebe Fields for the foreseeable future. The Committee warmly welcomed this and agreed that DR should inform those who had been concerned. • BMcC noted that he had replied to the family at Holt End advising them to contact the Parish Council about the fact that they would be moving soon and would be giving up the task of mowing one of the two green spaces. • We noted that VP was still working on the audit of all sites under consideration as possible locally protected green spaces. • DHu noted that he had come across another possible Local Green Space for potential protection: at the entrance to Hayley Lane. We agreed that VP would include this in her audit. 	<p>DR</p> <p>VP</p>	<p>20/04/17</p> <p>20/04/17</p>
7.	<p>Development of Windfall Sites inside Settlement Policy Boundary (SPB):</p> <ul style="list-style-type: none"> • BMcC reported that he had circulated EHDC’s calculation of likely windfall development in Bentworth: the key passage was as follows: “The background data that was used indicated that there were 9 windfalls in Bentworth Parish from 2000 to 2011, which would equate to 0.8 per annum, or 0.6 when the 25% discount is applied. Having looked at windfall development since 2011 there have been 3 dwellings in Bentworth, therefore the 0.6 dwellings per annum is a fairly realistic figure to expect per annum within the Parish.” 		

	<ul style="list-style-type: none"> DR reported that she had spoken to the Church of England to see what their plans were for the site adjacent to the Rectory. They had advised that they expected to make this site available for market development. The Church had no plans at present for the Glebe Fields site, which was in the hands of Trustees. 		
8.	Settlement Policy Boundary Review: <ul style="list-style-type: none"> BMcC noted that EHDC had advised that they were still working on the methodology for review of the SPB. They had, however, shared with us a set of draft principles, which would give us an insight into what was in hand. We agreed to look at this in due course. 		
9.	Dropbox : <ul style="list-style-type: none"> BMcC advised members that he had looked into upgrading to the professional version of Dropbox, but that this was prohibitively expensive. We agreed that we should approach Plan-et to take up their offer to host our information. 	BMcC	20/04/17
10.	Next Meeting: <ul style="list-style-type: none"> We agreed that BMcC would canvass members for the date of the next meeting, offering 24, 25 and 27 April. 	BMcC	25/03/17

BMcC 28/04/17