

**Minutes of Seaford Neighbourhood Plan Steering Group meeting Confidential Part II  
Tuesday 21 August 2018**

Present:

Keith Blackburn (Chair), Cllr Linda Wallraven (SG member) Cllr Richard Honeyman (SG Member), James Corrigan (Town Clerk), Cllr Dave Argent (observer) Cllr Penny Lower (observer), Charlie Grimble (adviser to SG)

**Meeting commenced at 20:30.**

1. **Apologies for absence- Cllr Lindsay Freeman has presented her apologies for absence. The Chair confirmed that the meeting was quorate.**
2. **Minutes of Meeting of 13 November 2017.** Approved as correct record for signature by Chair.
3. **Matters arising** – none that were not already on the agenda.
4. **Declarations of Interest.** Cllr Linda Wallraven declared a non-pecuniary interest through her involvement with the Bishopstone Village Hall. Charlie Grimble declared an interest because his son's father in law is chair of the Willett Trust.
5. **Local Green Spaces- report on Grand Avenue.** The paper that has been circulated was discussed in full, and the recommendations agreed unanimously, i.e.
  - a) **the summary table for the Grand Avenue site is amended with respect to criterion 77ii (c) by changing its grading from 'high' to 'low'; and**
  - b) **in the light of the above amendment, the Grand Avenue site be put forward for designation as an additional LGS.**
6. **Revised Sustainability Appraisal following the Reg 14 consultation .**

Methodology – This was dealt with in the open part of the agenda. After discussion and further professional advice, it was recognised that Florence House was a brownfield site. It had been originally assessed as greenfield in the Reg. 14 SA. The professional advice from Peter Gardner was that it now had similar but not identical characteristics to the proposed SEA15 sites and was only excluded because the SNP proposed sufficient sites to meet the Joint Core Strategy target. However, LDC was now advising that the target of 185 was a minimum not a maximum. It was therefore considered that in these new circumstances it would be prudent to include Site SS6 Florence House within the proposed SEA15 list of sites, adding a further 7 homes to the current total of 229 homes, giving a good allowance for any proposed site not coming forward within the SNP period up to 2030. This would require the planning boundary to be revised to encompass SS6, and so a recommendation was drafted for the SG to consider. Several corrections were made to the text of the SA and these will be incorporated in the final draft.

The unanimous decisions of the SG were as follows:

  - **The content and methodology of the SA prepared by AiRs's consultant Peter Gardner; and**
  - **To allocate the Florence House Garden site for Housing Development.**
  - **To amend SEA17 relating to the Planning Boundary, to encompass site SS6 so it is coterminous with the SDNP boundary at this point.**

## **7. Next Steps.**

The Chair explained that the SA will be revised in the light of the decisions made above, and these will be fed back to AiRS so that the Neighbourhood Plan revisions following consultation can be completed, passed to LDC for comment, and presented to the next SG meeting. The target date for getting all documentation approved by Seaford Town Council is 18 October 2018 and so working backwards from that date, the next SG meeting needs to take place in the week commencing 24 September 2018. He advised that this is a tight timetable, but achievable as long as no major issues are raised by LDC. The revisions mean that we have been clearly advised by AiRS that a new Reg. 14 Consultation process needs to be undertaken. This does not have to include public meetings but does need to give the widest possible audience the chance to comment on the plan's revisions. Because we do not know what response will be elicited, the Chair advised that it is unwise to put a timetable to subsequent events in the light of our experience with responding to the first Reg. 14 public comments.

This was noted by the SG.

There being no other business, the meeting closed at 21:40.

DRAFT