

Minutes of the Steering Group meeting held on Monday 14 August 2017 at 7 pm in Seaford Town Council offices (draft)

Present: Keith Blackburn (Chair), Fiona House (Local Economy & Facilities Focus Group and Communications), Diane Bushell (Housing & Development Focus Group), Charlie Grimble and John Allcock (Housing & Development Focus Group, , Alan Latham STC, Sylvia Dunn (Environment & Countryside Focus Group, Faustina Bayo (AIRS) and Richard Honeyman STC. Twenty five members members of the public (MoP) were present.

Minute Taker: Richard Honeyman

1) **Apologies :** Mark Brown (Vice Chair & Deputy Mayor Seaford Town Council), Lindsay Freeman (now resigned from group) Sarah McStravick, George Taylor

2) **Agreement of Notes of last meeting** of 10 July 2017 were agreed.

3) Matters Arising:

3.1 Community Assets – FH to go to the STC again for this.

4) Housekeeping:

4.1 Declaration of interest..

4.1.1 RH said that the declaration of interest for the Steering Group is similar to the approach adopted by STC

4.1.2 DB declared that she lives opposite a potential Local Green Space.

4.2 Budgets

4.2.1 FH said that there is not much movement at the moment

4.3 Website

4.3.1 FH said that in regards to the website there was just over 3,000 visits and 2-3,000 visits after Facebook promotions

5) Feedback from Consultation Event on 11 July 2017

5.1 There were 192 responses from hardcopies and template and also some emails. The Grand Avenue site was a large proportion of these responses. (FH)

5.2 Community aspirations were included such as bike sheds near bus stops, footpaths/twittens, checking on heritage register for buildings such as Coastguard Cottages, energy specs of new buildings and increase of social housing. (DB)

Building outside the planning boundary in South Downs National Park were very unpopular

6) Project Plan

- 6.1 hopefully a referendum in 2018 and implementation in the winter of 2018/19
- 6.2 1,100 completed the Neighbourhood Plan Survey
- 6.3 Focus groups – fact finding producing evidence reports November 2016 informal consultation; April/May 2017 working papers published .
- 6.4 From 306 to 58 sites at November 2016. – including many ‘brownfield’ sites. detailed Database of sites has been compiled
- 6.5 Only sites for 6 or more units can be counted towards Seaford’s Target of 185,
- 6.6 59 sites studied in detail, including Flooding, Planning history and Biodiversity, etc. Data used by AIRS to assess independently the sites
- 6.7 If development possible within brown field site then would not recommend sites within the SDNP
- 6.8 KB reminded us that 185 homes are needed by 2030 with increased CILs if included within the NP. This includes the Dane Valley area which includes upto 131 houses. The Draft Neighbourhood Plan will be discussed informally by the STC Full Council on 31 August 2017. No decisions will be made at that meeting. The Sustainability Appraisal will not have been completed in time for this meeting.
- 6.9 On 19 October 2017, hopefully, the STC Full Council will agree to the Draft Neighbourhood Plan for Regulation 14 consultation period
- 6.10.1 A further issue of the NP will be released by LDC for Regulation 16 consultation An independent professional Inspector will consider the Plan

7)Dane Valley (CG)

- 7.1 Gasworks until 1959 stretches from Richmond Terrace to Chichester Road junction
- 7.2 100 years of Town Gas in Valley – drainage serious problems as residents and businesses know in the area.
- 7.3. Contamination is bad but lies on medieval site of possible archaeological interest.
- 7.4 11 owners now – who all have an interest in making the best out of the land but the most effect approach would be to do collectively
- 7.5 No recent significant development apart from Trek in 1960/70s which is now empty.

7.6 A report by ACEOM, specialist consultants.

8) Questions from Members of the Public

8.1 Alino Mitchin – Hill Rise – raised issues of hotel sites and sites for development generally. FB mentioned the LDC and SDNP own targets. Valley Dip area itself was built on in the then AONB at one stage.

8.2 Bisphopstone Village resident – acknowledged that housing was needed and was worried about Dane Valley

8.3 Chrstine Brett, Headland Ave Seaford South – mentioned Local Green Spaces and Chyngton Way and wondered if in NP. It was confirmed that Chyngton Way is not in the National Park.

8.5 A Resident of the Grand Avenue area sought further information about Grand Avenue's status within the Neighbourhood Plan. It was confirmed that the statement on the website was still correct and development of the site would not now be recommended: due to further sites within the town becoming available and hence the 185 Target could now be met without development of Grand Avenue.

End of public meeting

6) **Dates of future meetings:** 25 September 2017, 9 October 2017, 13 November 2017 and 11 December 2017.