

Sandleheath

Parish Council

NEIGHBOURHOOD PLAN STEERING GROUP

MINUTES 27th August 2025

1. Present were ; Steve Smith (SS), Gary Butler (GB), Nigel Holmes (NH), Mike Parker (MP), Lindsey Malcom (LM) and Leah from ONH via Zoom
2. The meeting was via zoom to update everyone on the progress following the end of REG14 and there were no apologies.
3. It was agreed to minute this meeting and SS agreed to do it.
4. Lindsey Malcom was welcomed to the group following her appointment as a Parish Councillor.
5. The Happy Lodge email was discussed and all agreed it was far too late to be considered in the NP, as the call for sites by NFDC is closed after an extension, our local call for sites is also closed, the village has been consulted on preferences and the draft plans submitted and progressing to the next stages.
Action : SS is to email them to confirm this.
6. The changes to sites 5 and 8 were reviewed and it was agreed we need Gladmans and the Landowners to confirm the reduction in house numbers and the field and pathways they have offered.
Action : SS is to email both for confirmation of the new plans.
7. The changes to sites 5 and 8 (North) mean the gap can be increased and ONH will show this in the updated Neighbourhood Plan (NP). It was agreed we do not need to commission a landscape specialist to survey the gap, as do not have funds for this and NFDC will be reviewing it anyway.
8. REG14 comments were discussed and ONH will amend the NP to reflect the suggestions from NFDC and others. It was felt the number of comments was good and the majority were in favour of the NP.
9. As expected there were some reservations about the number of houses being over 100. We all agreed this would be seen as too high and GB's concerns were valid. It was felt that the lower number we were now going to be able to show would be seen as more acceptable by the village, especially when the benefits we have negotiated are taken into account. We noted that both sites have also been offered to NFDC in answer to their 'Call for sites' and were very likely to go ahead with or without our NP. However, without it we run the risk of losing all the benefit we have negotiated.
10. How do we respond to the comments ? It was agreed that as all respondents have already been sent a standard email reply, then no further email was necessary. A few comments required a specific point to be clarified and responded to and this will be done via the blog or emails. Most would be covered by the changes in the updated NP.
11. Heritage Assets.. following feedback from some householders, it was agreed to remove numbers 5,6,7 and 8 from the list.
12. Site wish list... we agreed that on site 8 a car park for 25 cars would be sufficient. We will email the landowners to let them know and ask for confirmation of details such as pathways, hedges, etc.

For site 2 (South) it was agreed that the car park and play areas should be sold to the PC at a nominal sum, but the other green spaces all around the site represent the SANG and these will pass to NFDC. This will benefit the village, as the area remains a green space for public use, but NFDC have to produce a maintenance plan and cover the costs.

There was also a query from National Landscapes about the woodland to the south. This will now be answered by NFDC.

13. Do we ask the village once more ?...not required, but in order to keep the local community updated with progress and the submission plan, it was agreed to undertake a leaflet drop to the community once the plan is submitted to NFDC to explain what changes were made to the plan and why and what happens next.
14. It was felt that the responses we get to our emails regards confirmation of any discussions with the landowners, plus the detailed drawings we get from their consultants, is all the agreement we can expect at this stage.
15. All emails and comments have been recorded by the PC Clerk and ONH and will be included in the Consultation Statement which will be prepared to accompany the submission version of the plan (with personal details redacted)
16. Next step is to amend the NP to reflect the comments made and changes agreed. We then ask the PC to sign it off. Once that is done we issue the NP to NFDC for compliance. This is called REG15. The target is to do this by October 9th if possible. Once the PC have agreed, we will then do a leaflet drop to every house to let them know the changes we have made and that the NP is again available for their review. The consultation statement is to be prepared by the SG. After the compliance is confirmed, we are then in the hands of NFDC who will organise the REG 16, which is when all householders are asked to vote.
17. AOB.. There was one comment about Public Transport that we felt required a response.
Action : SS to email
18. Next meeting.. this date will be confirmed when we have the new site plans and review the NP.

Signed

Steve Smith Chairman NPSG