



The Steypning Centre, Fletchers Croft,
Steypning

West Sussex, BN44 3XZ

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Neighbourhood Plan Steering Committee - Working Party Held on Wednesday 14th May 2025 at 7:00pm at the Steypning Centre

Present: Cllrs Bell (Chair), Hanson, Linfield, Ballance, M Alexander and resident members Barnes, Cotton, Van der Poll and Knowles.

Deputy Clerk: Leanne Poole

District Councillor : Victoria Finnegan

Members of the public: 0 {Not a public meeting}

Meeting Commenced: 7:00pm

Notes/ Minutes taken by the Clerk

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Trundle, Sharp and S Alexander. The Clerk would be arriving just after 8pm.

2. CHAIRMANS STATEMENT

The Chair clarified how the meeting might progress

3. REVIEW OF THE LATEST VISTRY DOCUMENT

The updated document from Vistry was reviewed (See supporting papers), with the aim of informing their presentation and reducing ambiguity ahead of the submission of the Reserved Matters Planning Application.

Victoria Finnegan advised that a Councillors' Briefing is scheduled for 19th May and is unlikely to be rescheduled. The Reserved Matters application is expected to be submitted shortly afterwards.

Members expressed concern that the "Response to Feedback" section in Vistry's document was vague and lacked a clear purpose or sufficient detail. It was also felt that the document as a whole was a well presented exercise in Public Relations rather than a proper representation of community engagement.

It was also noted that the previously requested coffee shop/community hub remains absent from the latest proposals/ comments.

Members felt that the tracking of feedback in the document was inadequate and did not reflect the comments submitted by Steypning Parish Council.

Concerns were raised about the loss of green space between the new homes and Kings Barn Lane.

There's still confusion about how bikes and e-bikes will be managed. Bollards have been mentioned, but it's not clear how they'll be enforced. The tarmac will be wide enough for vehicles, though Vistry says bollards will prevent access. There's no clear plan yet for how e-bike use will be controlled.

It was noted that feedback from SPC's meeting on 13th March hasn't been taken into account in the document and the communication

Members also asked for a clearer, issue by issue response format to make it easier to understand Vistry's position on each point.

Members noted the Construction Management plan had not been received as yet.

Road naming, and Play Area ownership needs to be further discussed, with it was felt the Parish Council needing to be more involved

Steering Business Chamber idea about promoting apprenticeship opportunities , and local firms being used by Vistry if possible needed to be reinforced

Some positive aspects were noted such as Steering for Trees/ Community Orchard suggestions on tree species to be used in the development being taken on board. As had been the movement on Kings Barn Lane boundary issue '*softening*'.

4. ACTIONS

The Clerk was asked to write back to Vistry / Newgate with a response which whilst strongly stating the need for them to engage further, and show more actionable details, would also need to convey that a positive relationship was to be maintained in order to foster a good ongoing working association during the construction phase – which could be of great benefit to both parties.

- It needed to be sent by Friday the 16th May (within 48 hours), as its comments needed to be fed back to the Councillors Planning Briefing at HDC early the following week. It was felt it should be a statement of intent, with assistance in its composition being offered from the Chair and Cllr Finnegan

5. INFORMATION / CORRESPONDENCE ITEMS

None

6. DATE OF NEXT MEETING – Likely second week in June (*To be confirmed*)

Meeting ended at 09:00 pm

Signed by the Chair: