

Neighbourhood Planning Steering Group Meeting 20th August 2018 5 p.m.

Present: Sheena Carmichael, Liz Young John Pilcher ©, Stephen Burley, David Goodall, Robin Tait John Poole, Peter Reeves, Anthony Lloyd and the parish clerk.

Apologies: Apologies were received from Glynis Tucker, Teresa Killeen, Daniel Studholme, Ann Cook and James Robson

Meeting with Huw Merriman SC reported on the meeting today with the local MP (SC, JP and Stephen Hardy from Robertsbridge NP). There were two main points of discussion – the use of the standard formula in the NPPF which will increase our allocation, and the fact that NP plans are only relevant for 2 years.

He acknowledged that the effort required to produce a NP was disproportionate with the life time span of the plan and has pledged to take it up with the new housing minister. He made the point that they are keen on NPs as they generally produce higher planning numbers than the District plans. He feels that the NP should lead the LA rather than the other way round (i.e. policies in the NP trump those in the District Plan).

He is trying to get building started on the very large Bovis site in Bexhill – when this gets built it may relieve pressure to allocate more in the rural areas.

In order to try and get builders to build earlier he is suggesting that a tax should be imposed on the land if not developed within a certain period of time. He also talked of compulsory purchase by the local authorities if development does not take place - this was felt to be rather unrealistic.

Everyone is awaiting the final Letwin report (in the autumn), which is going to provide the solution(s) to the housing problem(!)

Review of rewritten draft policies:

Maps -These were felt to be an improvement.

Members were reminded that this is the last chance to comment page 41 DG Ticehurst developments - on Wardsdown - noted.

Employment map - JPoole mentioned that he thought the employment figure at Gibbs Reed was low and that Cross Lane House (15) should be included (to be added). Forge Yard in Stonegate was included. It was felt that the map portrayed the general employment possibilities in the parish and John Pilcher was thanked for his work on this.

Green Gaps - not shown between Ticehurst and Stonegate – it was agreed that these should be included – leaving out the area in Etchingham parish.

Green Spaces - Maps agreed as presented

Shore line of Bewl Water to be protected: John Pilcher explained that they had felt that Bewl had received too little mention in the plan and, as it is the largest green space to protect within the parish, it needed more prominence. To be included in page two under ribbon development and under gaps between settlements. It was agreed to protect the land adjoining the boundary fence of Bewl Water (eg Bryants Wood), adding support for the policy. Size and scale is key – need to avoid infrastructure.

‘To avoid the proliferation of permanent development adjacent to the boundary abutting the boundary of Bewl’.

Biodiversity Policy - re-drafted. Anthony Lloyd was thanked for his contribution which was used in the final draft.

We need a new photo of the well. Anthony Lloyd to provide to Sheena Carmichael, who will pass on to Feria.

Design Guidance - James Robson (via email) said he hoped to deliver it by the end of this week.

Timescale to hand over to Rother:

The timetable will go into September News & Views.

AECOM We have received the modified SEA, which is quite different from the previous draft in looking at individual sites. They have designated Singehurst red (likely adverse effect of development) on Landscape and Historic Environment. It has been resolved to continue to support the site and the NP inspector will determine the outcome of this site. RDC have said if we leave Singehurst in they will ask the inspector to carry out a hearing which will delay the final outcome. John Pilcher has responded with the reasoning behind the inclusion of the site. Unsure what the delay would be - potentially 2-6 months. Developers have agreed to redesign the site to satisfy the comments made by the last inspector at appeal.

The SEA has been returned to AECOM for final modifications and should be finished by 30 August.

Modified plan and consultation report will be sent to Feria for 5th September when they return to work. They have diarised working on our plan from 5th to 19th September and we will then receive another draft. PC has to review and approve in the last week of September. It was

agreed that this will take place at the PC meeting on 2nd October 2018 which is open to the public, and cllrs. have been put on notice that they will need to have read the full document prior to resolution.

Then the documentation goes to RDC who check that it is a full complement and they will then commence the Regulation 16 period. They will also sort out the inspector for us.

Referendum might be late spring or early summer 2019.

AOB

N Meech and Flimwell Park included in final plan.

Thakeham Homes letter re RDC promising to consult with the Parish Council on Banky Field reserved matters (the planning application is still not in to RDC) **Action FN to provide.**

Luke Wallace mentioned that he was not on the RDC list for an affordable home. He will be typical of many in Ticehurst, who need to be encouraged to register with RDC. Amy Fern RDC has provided a date for a meeting with Opitivo meeting with clerk to establish a clear route for those wishing to put their names forward for properties within the parish.

Members were reminded of the meeting of Rother NP Forum Wednesday, which will include a presentation on community-led housing.

PC Meeting SG Group to make a presentation 7.30 p.m. to the PC on 2nd October 2018.

Newly published document will be delivered to us - number of copies to be agreed. Some copies will be available around the villages but it was agreed that, like other parishes, we will be relying on the internet for public access.

There was a discussion about whether the front cover will be the same as the previous publication to differentiate the final plan - SC to discuss with Fera.

Date of the next meeting:

Monday 24th September 2018 5.30 p.m.