

Steering Group Meeting of Ticehurst Neighbourhood Plan Group. The Village Institute, Ticehurst on Monday 24th September 2018 5.45pm

Present: John Pilcher ©, Sheena Carmichael, Liz Young, Teresa Killeen, David Goodale, Peter Sewell, Anthony Lloyd, Stephen Burley, Peter Reeves, John Poole (18.16) and the parish clerk.

Final Draft Plan

Potential Amendments:

- **Wording of policy regarding land immediately adjacent to the Bewl Water boundary** - There was some discussion, but it was unanimously agreed that the current wording will suffice, coupled with RDC policy, to protect this area in the AONB. (P Reeves declared an interest as an immediate neighbour).

Feria Urbanism: SC reported that the updated plan had been received from Feria - thanks were extended to LY and TK who had meticulously gone through it word by word and any small amendments will be corrected by Feria in the next few days. Once it has been received 50 copies have been ordered through the Wealden Advertiser for distribution in the normal outlets, for the Parish Councillors and for the Steering Group committee members. The printed copies will not be available prior to the next PC meeting (2nd October 2018), and Cllrs. have been requested to look at it on-line prior to the meeting. SC will produce a summary of the changes to the original draft to assist those wishing to speed read through the final document.

Agricultural buildings in the countryside: A discussion took place about whether the policy E3 needed to be strengthened to avoid large numbers of agricultural buildings being constructed on small plots of economically unviable farming land (recent application at Cottenden had highlighted this issue). It was resolved to ascertain whether this can be strengthened using reference to RDC equestrian policies and that the local residents at Cottenden should seek expert planning advice and consider asking for that application to be called in for judicial review. An addition on guidance about proportional permissions was felt to be desirable if possible.

Consultation Report: SC reported that the core group had not been impressed with the initial version, but this is now being amended and is expected within the next few days, as is the **Basic Condition Statement**.

Wardsdown site: An email had been received from a resident of Fruitfields, requesting information about land ownership to the north of the cul-de-sac. It was confirmed that the article in N & Vs had not claimed that this plot was not owned by the Peer Group, but had stated that there was land between the Wardsdown site and the A21 site put forward under the Call For Sites, that was not in the ownership of the Peer Group. The clerk advised that whilst the title deeds had been made available to the NP group, it would be inadvisable to hand on personal information to a third party – the information is available through the land registry. A query about potential conflict of interests (and a request for any declarations that have been made to date) needs a response

– to date AC has declared a personal interest in Hebditches Field, and JR a declaration of personal interest as a near neighbour of Wardsdown House. JP informed the meeting that during the Call for Sites process he had clarified with Millwood Homes the ownership of the access road.

The clerk advised against corresponding through the local magazine and it was agreed that a final piece should be submitted on this, pointing out that it will be for the examiner of the NP to determine on the inclusion of part of the Wardsdown plot or not.

Photo for the Front Page of the Neighbourhood Plan: A variety of options were suggested, but it was resolved to retain the original picture of the church spire, local roof tops and the countryside beyond. It was agreed that the top left hand title box could be darker with a border to distinguish it from the last draft plan and that internally a darker green and darker blue could be used to identify policy and community actions - SC to inform Feria - (done).

Banky Field: The group were informed that the Thakeham Home application has been submitted to RDC. They have approached the PC about taking over the two banks of land to the south-west of the site - PC will enter into negotiation on this. They have also approached the PC about the style of lighting for the development - this will be on the next PC agenda. **It was agreed to amend the green spaces map to include the whole of the banking buffer between Banky Field and Acres Rise/The Warren and Farthing Hill.** SC to inform RDC to obtain the map that had been originally requested.

Next Steps:

- Plan with any changes to be submitted to RDC after approval by PC on 2nd October.
- RDC will hold the plan during the start of October and then commence the consultation period from mid-October to mid – November.
- Inspection is likely to take place in February 2019 - the application for an inspectors is ready, (requesting that they are individuals with a working knowledge of the AONB and Rural Planning). Three options will be provided for the SG/PC to consider and choose from.
- RDC are still of the opinion that they will call the plan in, if Singehurst remains as a recommended site.
- Referendum is likely to be during the summer of 2019.

Next Meeting: It was agreed that once the plan has been submitted the list of communication methods and contacts should be used to promote responses during the consultation period run by RDC. J Poole suggested that the 100 year anniversary of the Great War should be avoided, however there was some suggestion that making it easy for people to respond whilst in the village for this historic occasion could promote interest.

It was agreed that a meeting would be called once the official consultation dates are known.

LY thanked the chairman for his work in managing the meetings during the NP process.