

Steering Group Meeting held on 31st May 2018 5.30 p.m. The Village Institute Ticehurst

Present: J Pilcher ©, S Carmichael, L Young, T Killeen, A Cook, J Poole, R Tait, D Goodale, J Robson, S Burley and the clerk

Apologies: were received from D Studholme, G Tucker, P Reeves and A Lloyd.

Minutes: The minutes of 23rd April were agreed as a correct recording of that meeting and signed by the chairman.

Consultation Response Progression: SC reported that TK and LY had worked on summarising the responses to the questionnaire. FN, together with SB and AT had drafted PC responses that needed to be circulated to all PC members for amendment or approval. FN to try to achieve for the next PC meeting although it was appreciated that councillors would need time to read the documentation.

The statutory responses have also been summarised and the PC responses will be needed for this as well. Thanks were voiced for the work being done to a mammoth task.

Green Spaces: JP reported that the document had been revised, making some small alterations to the wording. Stonegate allotments and land to the south of the old vicarage had been removed as had the Flimwell allotments. It was decided to leave in the school playing fields. FN to write to the owners of the 'removed' green spaces to inform them of that decision. JP reported that he felt that more reference should be made to Bewl Water in the document.

The land between Upper and Lower Platts to be allocated as a green space.

Churchyards: These have not been included although they are partly open spaces. Some are managed by RDC but Stonegate and Flimwell retained their independence when that option was available to them. SC reported that the ecology report from Luke had not found any specific matters of interest in the meadow between Upper and Lower Platts but AL felt it was an important wildlife corridor with an historic footpath between residential units. He has provided photographs of each of the green sites to SC. JP reported that the green space at the Singehurst pond needs to be amended and not creep into the residential garden area. **FN to write to W Everett** to inform him that the site has not been allocated as suitable for development in the plan.

Sussex Biodiversity Plan: This was ordered but nothing has been received **FN to chase.**

Maps: Maps have been ordered from RDC **SC to chase F Rallings.**

Design Guidance: JR reported that he and JG have worked on preliminary site design detail for Banky Field, agreeing on ten points for each site. The access road will present problems on the site as it is exceptionally long. The points will be linked with the NP design guidance and will refer to the historic centre of the village for matching designs and also to include spaces drawing residents together.

Site Assessment: Revised and circulated to all members of the SG. The revised edition should appear more objective, categorising sites into red, amber and green sites.

1. **Site 01 Land to the rear of Wardsdown House:** The western side of the site can be allocated, providing an adequate buffer between the site and the woodland. Speculation that the site would lead to accessing the land to the west of the A21, was erroneous, as the land in between is not in the same ownership and the NP would protect any intrusion to the east.
2. **Site 02 – Land to the west of the A21:** This site has not been allocated, in the AONB, very large and not needed for housing allocation.
3. **Site 03 – Homan Wood:** The site has not been allocated (JR declared a personal interest and took no part in discussion). There are access issues and the site is not considered to be deliverable – covenants affecting the land had not been supplied by the owner.
4. **Site 04 – Cherry Tree Nursery:** Outside the development boundary and has a history of planning enforcement issues – not included as a suitable site.
5. **Site 05 – Singehurst:** The SG are awaiting the outcome of a meeting between Rydon Homes and RDC - the latest draft plans are for a smaller (10) development, and have taken into account all the points made by the inspector at appeal - historic entrance to the village and the views of the listed houses towards the south of the ridge. If this site is included and RDC object at Regulation 16 it will be up to the inspector to determine the outcome. To date there has been little local objection.
6. **Site 06 – Tank Field:** Not suitable for development in the AONB and outside the village boundary.
7. **Site 07 – Vineyard Lane:** Connectivity to the main village is poor. Site is not included as suitable in the N Plan.
8. **Site 08 – Orchard Farm:** Allocated as suitable for development. The owners will decide the density of the site.
9. **Site 09 - Walled Garden:** There is no adequate access to the site – not deliverable - not allocated within the N Plan
10. **Site 10 – Drill Hall:** Not considered as this would be a windfall site.
11. **Site 11 – Dale Hill Farm:** Sited within a ‘significant green gap’, with dangerous access - not considered suitable for allocation within the N Plan.
12. **Site 12 – Berners Hill/Rosemary Lane:** The original submission paperwork is missing (**FN to request it from admin@wspa.co.uk - WSPA Europe House, Bancroft Road, Reigate RH2 7RP**). RDC resolved to make a section 40 on the site to prevent it being sold off in small lots - not considered suitable for allocation within the N Plan.

Four sites have been put forward since the end of the call for sites period - 1. Stonegate Station site, 2. NE of the A21, 3. Berners Hill Poultry Farm and 4. land between Upper and Lower Platts. FN had written to the agents for the land near Stonegate Station and the owners of land NE of the A21 suggesting that they could apply to RDC as an enabling exception site. Berners Hill Poultry Farm is within the green gap between Ticehurst and Flimwell.

AOB: GDPR – RT reported that having consulted with SC and FN an ‘opt-out’ option was put on the NP Plan web site - 3/519 had opted out.

Date of the next meeting: Monday 2nd July 5.30 – 7.00 pm