

Ticehurst Neighbourhood Plan 2018 - 2028

Further Comments of the Independent Examiner

Prepared by

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20th March 2019

Introduction

1. As you will be aware I have been carrying out the examination of the Ticehurst Neighbourhood Plan. I am close to completing my draft report.

Policy R1

2. I will be making recommendations regarding the protection of “views of key landmarks” proposed in Policy R1, as I have set out in the following paragraph of my draft report,

“The second criterion refers to the need to ensure that development does not have “an unacceptable adverse visual impact on... views of key landmarks”. To enable the policy to be able to be used with confidence, it is important that decision-makers know which key viewpoints are considered to be important to the community. The supporting text refers to the views as defined in the Rother Landscape Assessment dated August 2009. However, it also refers to views “to and from three ridges, Stonegate, Burwash and Brightling” which are not shown on any maps. I will be recommending that views that the policy is seeking to protect are shown on a map.”
3. I am therefore inviting Ticehurst Parish Council to prepare a map that identifies the views that the plan is looking to protect. I have in mind a composite plan showing the viewpoints from the 2009 Study plus the views that the Plan wishes to add with views to and from the three ridges.
4. So as not to unduly delay my report, I would suggest that they can be shown on a suitably annotated hand drawn map for me to consider and then the final polished version of the map can be generated once my report is published.

Letter from a Planning Consultant

5. I have received an unsolicited email dated 15th March 2019 from a planning consultant working for Bell Cornwell which seeks to clarify their Regulation 16 representation. In the interests of openness and transparency of the examination, I am bringing the email to the attention of the Parish Council and the District Council.

“Dear John,

My name is Geoff Megarity and I am the Planning Consultant working on behalf of the Stapylton-Smith family in regards to the Ticehurst Neighbourhood Plan.

We have promoted the land at Cherry Tree Field, Land at Steellands Rise and former agricultural buildings at Steellands Farm, Ticehurst. Having reviewed the responses in relation to our clients sites, we are concerned that the comments made by Rother District Council and The Ticehurst Neighbourhood Plan team indicate that our proposals are all encompassing and being presented as one site. This is not the case. Our proposals include 3 plots of land and each plot has its own individual potential

development capacity. This has not been recognised by either the Council or the Neighbourhood plan team.

We would like for this to form part of your considerations when making a decision on the Ticehurst Neighbourhood Plan, which in our opinion doesn't meet the basic conditions as set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) nor conform with the NPPF.

We firmly believe that our sites, individually and collectively, can address the issues of housing delivery which is required in the District and within the Village.

If you have any queries please do not hesitate to get in contact.

Kind regards

Geoff

Geoff Megarity

BA(Hons) MRTPI

Senior Planner"

6. I can confirm that I had already assessed the 3 sites separately, rather than as a single entity. The email does not need a response.

Final Matters

7. In order, not to unnecessarily delay progress on finalising my examination report, I would welcome receipt of the requested plan(s) of the key viewpoints **as soon as possible**. I would hope that it is a matter that can be dealt with without awaiting a full meeting of the Parish Council.
8. Please can both the LPA and the Parish Council place a copy of this document and the response on both the District Council's and the Parish Council's respective websites.