













Minutes of Rogate & Rake Parish Neighbourhood Plan (“NP”) Meeting 12th October 2014 Rogate Village Hall


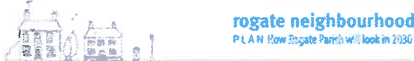

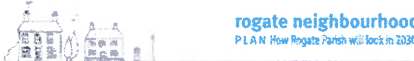

Present from NP Steering Committee (“SC” and committee member initials where action is required)





Ann Arnold
 Marcus Batty (MB)
 Susi Batty
 Elizabeth Brown (EB)
 Sarah O’Brien-Twohig
 Paddy Cox (PC)
 Charles Hicks
 Nick Jacobs (NJ)
 Miranda Montagu (MM)
 Seb Price
 Stephen Taylor (ST)
 Paddy Walker (PW)
 Simon Ward (SW)

Circa 41 parishioners

 <p>rogate neighbourhood PLAN How Rogate Parish will look in 2030</p> <p>Overview from July 2014</p> <ul style="list-style-type: none"> • Develop a shared vision for the neighbourhood; • The Parish as a sustainable Community; • Identify and protect important local green spaces, landscape and natural resources; • Addressing the needs of the most vulnerable in the Community; • Greater provision of local facilities, workplaces; • Choose where new homes and other development should be built; • Influence the type and look of new buildings; • All constituencies involved. 	<ul style="list-style-type: none"> • It was agreed that, although the Parish has articulated that it does not want to see material change within the NP area, there is evidence for housing need comprised of a mixture of social and market units over the 20 year life of the NP Plan; • It was agreed that this would equate to some 20-30 housing units throughout the Parish, 2015-2035; • It was agreed that this should be focused on units that were affordable to locals rather than higher-end and expensive units.
 <p>rogate neighbourhood PLAN How Rogate Parish will look in 2030</p> <p>Update, October 2014</p> <ul style="list-style-type: none"> • Evidence base • 1st draft document • 2nd draft document • Towards a 3rd draft document • Precedents • Filtering and editing....  <ol style="list-style-type: none"> 1. Executive policy document 2. Ancillary document 3. Appendices 	<ul style="list-style-type: none"> • Several copies of the current NP draft were circulated to the meeting. The evidence base was presented. It was agreed that the Editing Committee should proceed to prune the current draft into a manageable 30-40 page Executive Document that would be accompanied by an Ancillary Document/Appendices (action: NJ/PW); • Given the Enquiry by Design process, the work already undertaken, the resources available to the Parish, the Evidence Base already compiled, it was agreed that the Steering Committee to proceed to a final NP with best speed.
 <p>rogate neighbourhood PLAN How Rogate Parish will look in 2030</p> <p>1. Policy background</p> <ul style="list-style-type: none"> • No requirement to deliver new housing; • But also not a blanket ban on development; • Role of CDC Housing Needs Register; • Mix of social housing and market housing; • NB alternative methods to deliver a mix of new buildings; • Foremost, compliance with statutory documents: <ul style="list-style-type: none"> • National level policy • SDNPA policy • Leading to our own NP policies • Vision. 	<ul style="list-style-type: none"> • It was agreed that the NP plan should identify and discuss potential sites for long-term development rather than having sites dictated to us in due course (action KF/NJ/MM/SP et al); • It was agreed that the NP Plan should discuss in outline the SHLAA sites (action KF/NJ/MM/SP et al) subject to those sites not being given any status by being so included in the NP.

 <p>rogate neighbourhood P L A N How Rogate Parish will look in 2030</p> <p>2. Policies - priorities</p> <ul style="list-style-type: none"> Over-arching presumption of sustainability; The three characteristics of sustainability, quality and rural character shall inform Parish's policies and its approach to all Parish change and development; In addition, the Parish and NP recognise that transport, housing and traffic are the three key themes arising from feedback during the NP process. 	<ul style="list-style-type: none"> The contents of this slide were unanimously agreed and that the NP should now be written (action; NK and then whole SC) with these characteristics providing the document's structure.
 <p>rogate neighbourhood P L A N How Rogate Parish will look in 2030</p> <p>3. Policies – change in the Parish</p> <ul style="list-style-type: none"> Policy of maintaining the current character of the Parish; Presumption of "status quo PLUS"; Policy of preventing significant impact to the Parish; Any change must be demonstrably sustainable, demonstrably enhancing to the character of the Parish. 	<ul style="list-style-type: none"> The contents of this slide were unanimously agreed.
 <p>rogate neighbourhood P L A N How Rogate Parish will look in 2030</p> <p>4. Policies - environment</p> <ul style="list-style-type: none"> Given that there is little protection to the Parish's environment, special weight should be given to preserving environmental assets before support is offered to any new development or land change; There should be a presumption where appropriate to increase access to the Parish's environmental assets; The key Parish assets are its views and rural character. 	<ul style="list-style-type: none"> It was agreed that the NP should briefly define and explain what was meant by Environmental assets (action: SW, PC); Parish Green Spaces should be further detailed and explained in the NP (action: SW); The contents of this slide were unanimously agreed.
 <p>rogate neighbourhood P L A N How Rogate Parish will look in 2030</p> <p>5. Policies – preserving key Parish assets</p> <ul style="list-style-type: none"> The NP should define and protect its Green Spaces (the Rogate Rec, the Church and environment, Garbits Wood, Fyning lane pond, Terwick Common, St Peter's Wood et al, Rogate and Rake public houses, both village halls et al); A key policy is to respect the current local vernacular; The Parish's heritage assets shall be protected. 	<ul style="list-style-type: none"> Further work was required to be accurate with local names referred to in the NP (action: ST/Dr Mairi Rennie); A map was required in the NP to identify these assets (action; NK); The contents of this slide were unanimously agreed.
 <p>rogate neighbourhood P L A N How Rogate Parish will look in 2030</p> <p>6. Policies – economy and employment</p> <ul style="list-style-type: none"> There should be a presumption to enhance the Parish's economy, albeit subject to maintaining the existing rural character of the Parish; Policy to increase broadband speed throughout the Parish; Additional work is required to establish reasons behind the generally anaemic feedback in the questionnaire to new Community projects in the Parish. 	<ul style="list-style-type: none"> Broadband references would remain in the NP although there has been agreement on its implementation; It was agreed to include renewable energy schemes and micro-generation in the plan; The contents of this slide were unanimously agreed.

 <p>7. Policies - planning</p> <ul style="list-style-type: none"> All planning applications should, where appropriate, demonstrate how the request contributes to the Community and this should be a factor in any Parish support to the proposal; New development in the Parish should only be located where it will enhance or maintain the vitality of the overall Parish community; Replacement or extension of existing residential properties to be in balance with current unit size and mass. 	<ul style="list-style-type: none"> Further thought was required to identify the several ways that a new dwelling might contribute to the local economy and that this should be included in the plan (action; NK); It was agreed that infill development should generally be encouraged provided that it was in keeping with its neighbours and did nothing to disturb the current character of the Parish; It was agreed that isolated building, isolated development and isolated change of land use would be discouraged by the NP; It was agreed (with one dissention requesting additional information) that replacement and extension of existing housing stock should be in keep in with the mass and design of the existing unit and should then be supported subject to caveats of preserving Parish character; Otherwise the contents of this slide were unanimously agreed.
 <p>8. Policies – SHLAA and specific Parish sites</p> <ul style="list-style-type: none"> Including SDNPA SHLAA (Strategic Housing Land Availability Assessment) sites in the NP does not give these sites, or any other sites, any formal status; The NP will object to certain SHLAA sites (additional work required) 	<ul style="list-style-type: none"> See above - the contents of this slide were unanimously agreed.
 <p>SHLAA</p> 	<ul style="list-style-type: none"> The majority of the meeting was taken up with considering the various SHLAA sites put forward by SDNPA. The following conclusions were reached: <p>Rogate</p> <ul style="list-style-type: none"> CHI07 Parsonage Field – considered inappropriate. Parsonage area generally deemed already over-developed, poorly served by parking/traffic measures and deemed inappropriate for significant new build; CHI06 Parsonage Field – see above; also considered inappropriate (swamp, sewage issues); CHI04 – no opinion/conclusions for this site; CHI08 – already under discussion but should be identified as strategic Parish site given its position; CHI08 Parsonage garages site; deemed suitable for redevelopment dependent upon immediate neighbours’ opinion for the site (live/work? Other Parish asset? Not just houses?); CHI05 Jones Parry filed; current owner does not want to sell and therefore development is unlikely. Site should nevertheless be listed in NP for possible development, 2014-2035 subject to prior traffic improvement being put in place; CHI09 Rogate Garage site; although not in the current Rogate Settlement Area, the garage and adjoining field was deemed suitable for possible development (subject to character and views issues); <p>Rake</p> <ul style="list-style-type: none"> CHI11 Rake North field – generally supported as a

	<p>possible site subject to consideration of frontages and master-planned placing of any units:</p> <ul style="list-style-type: none"> • CHI12 Rake woodland – generally supported; • It was agreed that the preferred site for Rake would be infill between Primrose Lane and the Jolly Drover Public House on the north side of the road. <p>Fyning</p> <ul style="list-style-type: none"> • It was agreed that Fyning lane was already over-developed. Narrow road and poor infrastructure precluded further material development; • Modest infill might be appropriate subject to usual character and view caveats; • It was agreed that road-widening and pedestrian improvements should be a pre-condition to further Fyning development. <p>Rogate Recreational Ground</p> <ul style="list-style-type: none"> • Given the arguments occasioned by Studio LK’s work on additional units around the Rec, it was agreed that the NP simply reflect that “Housing around the North and East Rec perimeter was considered”.
 <p style="text-align: right;">rogate neighbourhood PLAN How Rogate Parish will look in 2030</p> <p>9. Policies - design</p> <ul style="list-style-type: none"> • Guidance on design matters will be included in the NP in order to preserve the Parish’s current character. 	<ul style="list-style-type: none"> • It was agreed that the Parish Council would require assistance on implementing the NP’s design code (action; NJ, KF, MM and team). This might best be achieved by a local Advisory Panel of experts co-opted to either/both the relevant PC and SDNPA committees.
 <p style="text-align: right;">rogate neighbourhood PLAN How Rogate Parish will look in 2030</p> <p>10. Policy – traffic and parking</p> <ul style="list-style-type: none"> • An acknowledgement that traffic matters should be given an enhanced sensitivity and importance in any application for change or development; • The NP will support all measures for traffic-calming in the Parish; • Any development shall give particular weighting to parking and access (further work required on specific parking initiatives). 	<ul style="list-style-type: none"> • The contents of this slide were unanimously agreed; • It was also noted that specific sites required improved transport and traffic measures to be put in place as a condition precedent to any development/land change in, for instance, Parsonage and Fyning lane.
 <p style="text-align: right;">rogate neighbourhood PLAN How Rogate Parish will look in 2030</p> <p>Policies - other</p> <ul style="list-style-type: none"> • The NP will include policies to encourage reduction in energy usage; • The NP will include policies to encourage sports and well-being (cycling, riding, walking policies); • The NP will encourage better use of woodland within the Parish including rotation coppicing and management; • The NP will recognise the ecological, amenity and rural character value of the Parish’s woodlands; • New Parish assets; sports pavilion initiative, Parsonage/Rec footpath 	<ul style="list-style-type: none"> • The contents of this slide were unanimously agreed; • It was agreed to add the following new Community amenities to the NP’s Action List and timeline (action; PW and NK): Sports pavilion, sports car parking to north of Rec area, observatory, Fyning Lane-to-Rec footpath, School/Garbitt Wood footpath, Parsonage/Rec footpath/pedestrian improvement; • It was agreed that additional wording was required in the NP to ensure preservation of the Parish’s woodland in order to prevent change of use and development.