

Polegate Town Council
Masterplan & Planning Policy Working Group
Masterplan meeting Monday 13th February 2012

Cllrs : T Voyce; Mrs J Voyce; G Carter; M Clewett; R Martin;
J O'Riordan; Mrs M piper; J Harmer
Public: Mrs V Clewett; Mr T Wright; Mr F Northcott; Mr J Rogers

Apologies: Cllrs Mrs C Berry, M Pybus, G Gibbs

Cllr T Voyce was elected to chair the meeting

Public comments:

Wealden exhibition boards were inadequate.
Masterplan is an important document. Should reflect what the community want and how it could change in 20 years. The document needed more vision.
Disappointing turn out of residents and councillors.
Preference for researched and sustainable approach *
Desire to see the wellbeing of the community taken into consideration**

The working group agreed they were disappointed with the turnout.

Main points:

SDA4

- Although few people wanted to see development on SDA4 (Hindslands) there were only two large sites available now PW1 which had just been fought at appeal due to its location which only left SDA4 plus the smaller SHLAA sites.
- With careful planning of the site it could be left with a large green belt across the front in order that it has less impact.
- Masterplan was now out of date and needed looking at promptly. It was a fine tuning exercise rather than fresh ideas at this stage.
- Land at Hindslands had been used last in 2000 for Polegate Grasshoppers and before that around 20 years for the university for their sports (old Chelsea College).
- Only two rights of way across the field and any other use (even though everyone was aware it took place) was informal trespass. The rest of the land was completely private property.
- Land (Hindslands) had originally been given to the college for a peppercorn sum and a review had been taken some while ago reviewing the area as there was a large shortage of open space in the Polegate and Willingdon area. The former MP Ian Gow had tried to protect the land until his demise.

Jo Ognjanovic
Town Clerk
16th February 2012

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The general consensus on that area of land was stated as

- Don't want a development coming up to the hedge and being totally visible from the A2270
- There should be a green belt to separate Polegate and Willingdon
- Prefer no commercial use at all as could not specify office use only
- No through link road to jubilee way across the railway, possibly with a level crossing or bridge
- Houses set back towards the back so that the frontage had less of an impact.
- Access to the school/community areas from each direction but blocked to avoid rat runs through the estate

6 for 2 against

- Primary nursery and secondary and sixth form should be on SDA4
- Possible land swap with broad road campus

7 for 1 against

SDA5

- Industrial – should be light industry only
- Keep the employment area in one place (SDA5)
- Brambley Farm site should not be used for employment (not on the SDAs) would set precedent and eventually form a link with Hailsham. Previous enquiries with major supermarket retailers have proved unsuccessful ***

All in favour

* PTC resources do not allow for full research and consultation in the manner that WDC are able to do at Town Council level.

**Referendums would have residents say no to houses and there is no option for that.

*** Hailsham Town High Street appears to have suffered at the arrival of the Tesco there, so need to have caution when bringing in the larger retailers.