



Village People Meeting – Tuesday 18th June 2024, 'Kynaston', Lower Waites Lane

Attendees Anna, Chetz, Jeff, Jen, Jenny, Jo, Linda, Liz, Malcolm, Margy and Wendy

Rep Lyn – LWL-FC-MA, Pathfinder

Apologies Tony and Jo

1. Action Plan from Parking Matters Meeting

We can't progress with a media campaign until the site is measured, and Rother Officers are reluctant to measure at present. Therefore Village People are focusing on parked vehicle issues, including those anticipated once the site is occupied and have an Action Plan.

Query about how many Parking spaces will be on site. There are 34 on the plan, but this is something to be measured/confirmed. 28 open spaces and 6 garages.

2. Action following visit of CEO & Manager, Rother District Council

Cllrs Grohne and Mier arranged the visit from Rother officers to look round the outside of the site, meet residents and hear their concerns. Cllrs wrote a follow up private letter insisting that the site should be measured, but despite a further meeting we've heard nothing.

Rother Officers witnessed cannabis smoking during their visit. This could be affecting the quality of the building work.

After the visit members of Village People sent a report with photos including proximity of the stream, lorries etc. also asking for series of actions. The tiny sloped gardens are a major weak point, meaning the houses are too close to several existing properties. They look cramped and peculiar. We should focus on that, particularly Plot 2 the house opposite Ann Craske. This house now has its 'garden' on a dramatic slope on the stream bank.

3. Round up of News and Issues

Solar panels are partially obscured by development, plus loss of privacy, e.g. back garden.

Parking issues on Broadway – drive blocked, sets and verge ruined.

A resident used to clear the stream pipes but this hasn't been done for a while and reports that it is blocked with rubble.

Concerns about a stream-side house being inundated and hedge on LWL not being maintained.

Concern that main rooms face the site, patio at window level, concern about oak tree leaning after developers cut it last year. Developer was recently prevented from cutting another branch.

Resident has sent numerous reports to Rother Officers re fences and bund. Developers have covered the bund, redefined the boundary, not stuck to plans. Has letter from Rother that refers to “ongoing investigation” and employing an independent surveyor.

Resident subjected to constant noise, with concern that garages are under threat.

Opinion that CIL money should be spent around site.

Water coming off Fairlight Gardens onto site and now the bund is covered – there were already flooding issues there. There was a spring on NW corner a few weeks ago but now covered up.

Residents reported previous poor experience of GemSelect building next door, and had to get work stopped four times.

Water even comes out of a brick side wall of one new house, possibly from a diverted stream.

Queries about ownership of stream – residents own some sections to the centre of the stream, and are responsible for maintenance, but GemSelect owns other sections.

Japanese knotweed confirmed opposite Fiddlers Green. East Sussex County Council has ordered no work to happen within 7 meters of it.

Rother Environmental Health – Chetz and Jeff reported ongoing issue with radio noise. Rother provided a temporary recording device, but there were no issues that week. They will continue to report radio issues.

Action *Jen to send link on flooding map to Lyn.*

Photographs of flooding/stream/bund should be sent to Lyn Cooke or Chris Bunch.

4. Market Garden ‘Loss of Amenity’ Survey

Try and get as many people as possible to complete it. Anyone can fill it in who is affected – not just those living near the site.

Action *Jeff to post on Facebook group ‘What’s Really Going On In Fairlight’. (Done)*

5. Getting our story in the press and ‘Silent Protest’

Jeff wants to do silent video of 10 second clips of residents affected.

Upcoming General Election is a good opportunity to lobby politicians and get media attention.



6. Draft Local Plan Consultation, Fairlight Village Hall, Thursday 11 July: 3 – 7pm

As many people as possible should attend the upcoming Rother Local Plan meeting to report back on issues with Market Garden to avoid them happening in the future.

7. Community Infrastructure Levy (CIL) funding

The Parish Council is consulting residents on how this should be spent even though the money is meant to offset the impact of a new development.

We can submit our ideas in response: strategic traffic management, trees, hedges, high wall, focus on site rather than wider village.

8. Any Other Business

Could we employ a surveyor? Yes, but cannot gain access to the site.

Keep collecting evidence – photos, videos, letters etc.

There are similar groups in other areas – could we connect?

Suggestion of having a fund between us to pay for a solicitor to review our case. It could be refunded if compensation was received. Would need a bank account.

Action *Chetz and Jeff to investigate.*

Need to collaborate with Pathfinder – someone could go to next meeting to report on bund issues on East of site, to ask what is ESCC doing about this. *(Done)*

Could ask Cllr Mier whether GemSelect are recommending surveyors/conveyancers to potential buyers.

Police Community Support Officer has been invited to walk round the site, in relation to substance misuse, careless driving and noise nuisance, but cannot do so unless instructed by her Manager.

Should write to newly re-elected Police and Crime Commissioner – Paul does this regularly.

Chris Bunch has written to Southern Water to ensure they do full investigation before signing off the site.

Concerns raised about

- Health and Safety particularly lack of PPE.
- The legitimacy of the company.
- Lack of social housing.
- Loss of “green lung” and migrating birds.
- Loss of trees that prevented flooding.
- Ownership of land beneath garages – likely to be sold.
- No schedule of works for the site or completion of the work.