

(Continued below).

Quote - All my neighbours on the "Highfields Estate" were well aware of his "revelations" a long time before they came to him. In a conversation I had with one of my neighbours about 10 months ago, they gave me the following plan that they had picked up at a CIC open day about a year before! Another neighbour told me all about the council's approach to the construction company - and more besides!

2nd Document.

The following document was circulated internally among people who became CIC Directors once it became incorporated and is dated November 2020, just 6 months after the site was purchased and not long after the UK came out of the first lockdown period.

Summary of ad-hoc SF development meeting

Reason for meeting

Julian Lockett (Judith's husband) is a retired architect and was involved with the SFF project at the start, advising Pete on possible use of the land and helping to fight off the original proposed large development on the Blue Cross site. In that context, he recently received a letter from Rother District Council, letting him know that RDC are conducting a Housing & Economic Land Availability Assessment (HELAA). This invites landowners to flag up parcels of land that might be suitable for development

Attendees

As a consequence of receiving this letter, Julian called a meeting with: Pete Sargent; the three CIC members who have volunteered to be responsible for Initiatives and Strategy (Sarah, Carol, Jonathan), and a local working architect who was also consulted on the initial plans for SFF, Rob Pollard of RX Architects.

Summary of discussions

1. There are three potential sites that could, in theory, have been included in the HELAA survey:
 - 'Doctors Field' (adjacent to Main Street, where the lay-by currently is) – potential affordable housing site (this is in existing development boundary but considered not suitable for housing previously due to access issues)
 - Site behind Clench Green in Beales Lane – potential affordable housing site but would need to be an 'exception site' as not within existing development boundary
 - Central social and commercial hub based on existing buildings (ie the oast and kennels)

However, it was unanimously decided that it would be best at this stage NOT to have the sites included in the survey as we would lose a degree over of control over them.

2. Instead, it was proposed that, once an outline development strategy is in place for the whole site, a 'pre-application submission' is made to RDC. Part of this would establish an approach to change of use for future developments detailed in the outline strategy. This, in turn, should make the subsequent process of applying for planning permission smoother.

3. Other action points were also raised:
 - Pete will research the amount of traffic that was generated by the Blue Cross during its last full-time three years on the site as that information may prove useful when applying for planning permission for any further housing outlines in the CIC's development strategy.

 - Should it be decided that the Doctors Field site should be pursued, access would be dependant on the willingness of Jennifer Owen Construction to allow access in one form or other via Highfields, so Pete will make an opening approach to establish that as a possibility (or not).

 - Almshouses could be a possible way to provide affordable housing. There is a development in Benenden that has been established along these lines, and Jonathan is looking into this.

 - Suggested timescales to be considered for business plan:
 - Short: 1-2 years
 - Medium: 2-10 years
 - Long: 11 years plus

END OF DOCUMENT.

Among her posts on social media, CIC Director Judith O'Connor has stated publicly that the purchase of the site was to save it from development, yet her partner Julian Luckett, who is a retired architect called the meeting outlined above. Another architect Rob Pollard also attended this meeting. Others present included CIC Director Sarah Giles who also runs the Conservation Society and Carol Biggs, who is the wife of the current Vice Chair of Northiam Parish Council Tony Biggs. It therefore seems safe to assume that Mr Biggs, allegedly, has been aware of these development ideas since the date of this meeting in 2020. We on the Parish Council only found out about this meeting and these proposals in the past week, more than two years later! The only NPC person present at the meeting was Pete Sargent. Mr Biggs has been backing the selling parcels of SFF land during NPC business.