

Extraordinary meeting of the NDP Steering Group

5.2.18 – Council Chamber 7pm

Present:

Nancy Warne, Annie Hatcher, Bridget Veitch, Kim Fletcher, Matt Warne, Lee Hatcher, David Cook. Keith Roberts, Tally Wade, Marion Cranmer, Liz Daley, Annie Hopper, Jeremy Boxall. Tim Kemp, John Smith

Interests declared as previously recorded.

Keith Roberts declared an interest in site 92, Tilsden Lane.

1. TWBC Liaison.

NW and JS met with Kelvin Hinton, Deborah Dixon and Ellen Gilbert from TWBC. NW updated them on NDP progress. They were updating on their local plan – dates have changed. BV to be briefed in March (along with other parish chairmen) and report on site allocations to go before the cabinet in June. Public consultation late June.

KH had recognised that the AECOM report has gone into more detail than the TWBC assessment, at this stage. Jesse Honey has applied a strict use of current policy criteria, eg the LBD (whether in, out or adjacent to), whereas TWBC may or may not change these boundaries and are therefore not treated as a defining constraint. Some variations to LBD may occur as they draw on other work. LBDs will be adjusted to include new allocations.

In the Issues & Options document of the TWBC Local Plan Cranbrook is in Group A, the second tier in the settlement hierarchy, below T Wells, but the same as Paddock Wood, Hawkhurst and others. KH said that this means Cranbrook alone will be asked to take 5-6% cut of the total additional homes of the borough-wide target, plus a smaller percentage for Sissinghurst which is in Group C (4th tier). This is in addition to the current pipeline of completions, permissions and allocations (Common Road and Brick Kiln/Corn Hall Farms).

This gives an upper end figure of 780 across the parish across a 20-year period. TWBC still refining assessment work so this figure might come down. This is more than double the 292-386 figure estimated by the capacity study undertaken by AECOM.

TWBC have asked the NDP/CSPC to confirm:

- Our comments on AECOM's report
- That we wish to allocate sites in principle
- If so, which (type of) sites we will allocate (eg, all less than 50, low-cost housing).
- If targets not met by above, need to have a conversation with TWBC and agree additional larger sites they would include in LP allocation, resulting in two lists, to cover allocations for housing and business.

NW – as yet we don't know which of their 5 options for growth TWBC is going for – which might have a bearing on the figures. BV indicated that they might be going for a combination of the options.

We need to ask TWBC for robust evidence for their figures and how that fits in with the preferred borough-wide strategy. As yet we still have no figure on housing needs for the parish. Key stage has yet to happen: to reconcile the “need” figure with the site “capacity” results and then develop coherent plan policies in this respect.

NW – the NDP has developed a preferred spatial strategy for the parish, which it would like to promote in order to fulfil development targets.

TK - suggests we have contradicted their figures but have done it in a fair and impartial way using an outside agency, so we have valid evidence to go forward.

BV - 69% of TW borough is AONB, so the whole borough has the same problem as Cranbrook and Sissinghurst. Central Gov. guidelines have been strict and TWBC will need to stick to them. If TWBC fig vastly disagrees with central gov. then the whole thing will be taken into central gov. hands.

JS – lets take the whole thing into our hands and provide a master plan.

TK – lets go with small farmstead developments. We need to preserve our green spaces and avoid coalescence. We need to go out into the public realm with our master plan

KF – businesses need 300 affordable homes and we need to have a say in the tenure and dictate house sizes.

LD - Persimmon's development could fit in many more homes and pp should be detailed now. There could be another 250 on the Brick Kiln site (see AOB)

LD – Infrastructure needs to be dictated and we should be firm on this.

JS – Let's go in with a low figure and be open to negotiation.

KF – We need to ensure that the NDP is a workable document for the next 20 years. It should have robust figures for 20 years and set up a new committee in 10 years time.

LD – Whilst this is an unpleasant thought for the public to digest, we need to emphasise the fact that if we don't do the allocation it will be done by TWBC and their figures will be foisted upon us.

NW – undermines the NDP to have two sets of allocations (one NDP, one LP).

VOTE – That Cranbrook and Sissinghurst Parish Council via the NDP steering group undertakes the task of allocating all sites for development within the Parish to be included in the Neighbourhood Development Plan.

Nancy proposed

Annie seconded

All in favour bar one abs.

2. Site Assessments

Comments on the AECOM site assessments report.

430 - Turnden

KF – Clarify Turnden situation – we need high density housing close to town centre. Would this be a good place for affordable housing? If we specify outline planning that this area will need to have 100 (for example) in a certain space then developers would need to conform to this.

TK – Model is to build a hamlet – max 60 units, 1000m sq of business etc, also the approach land would be preserved for perpetuity with the settlement in the centre of the farmland.

NW – has been informed that Turnden owners have said they will approach her, but they have not done so yet.

Appendix B. Site 430 – Under community facilities and services the report says that it is poorly located, but there are actually bus services along the road.

110 - Field behind the Co-op

KF, BV – Land next to the Co-op could possibly be developed – good access into town. No right of access to the site, but there is a driveway from the car park to this site.

NW - Kent would never allow vehicular access from Co-op car park to an estate behind the shop. No direct access from a highway.

TK – Even though Brick Kiln and Corn Hall have been allocated, the area behind co-op will be a green area which should remain in accordance with TW regulations.

25 – West of Frythe Way. The street plan of the Frythe estate is so poor that to extend this would be inappropriate.

385 – Providence Chapel

Remove 'for housing uses'

157 – Woodyard Appendix B site 385 cross referencing 157 incorrectly

Remove para 'Availability'

The NDP Steering Group would like to make comment that to account for a preferred neighbourhood level spatial strategy, we would like the following sites to be included in any further consideration:

59, 70, 122, 188, 323, 345 – Sites at Hartley

92 – Tilsden - To look at the whole site – extended south to cover the full 100 acres.

398 – Collier's Green - Needs to happen with community support.

TK – Possible site allocation in the future of Jockey Lane car park, for underground car park and community space.

Also, future site allocation of Collins' Farm

AOB

LD – Should Brick Kiln Farm push for a greater density of housing when it comes up at the TWBC planning committee – consensus was that it should.

Meeting ended at 9pm