

MINUTES OF A MEETING OF THE CRANBROOK & SISSINGHURST
NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP HELD ON 21st MAY
2018.

PRESENT: Cllr. Warne (N.W - in the Chair), Cllrs. Fletcher (K.F), Smith (J.S), Veitch (B.V) & Kemp (T.K) in part, Lee Hatcher (L.H), Matt Warne (M.W), Jeremy Boxall (J.B), Nem Goodman (N.G), Liz Daley (L.D) & Annie Hopper (A.H) in part.

APOLOGIES: Cllr. Cook, Annie Hatcher (A.HA) & Tally Wade (T.W)

The Chairman read out the following statement:

Members are required to declare any interests, dispensations, predetermination or lobbying on items on this agenda. Members are reminded that changes to the Register of Interests should be notified to the Clerk.

Matt Warne declared an interest on behalf of the CVLT under the site assessments agenda item with regards to sites 92, 325 & 122.

01/18 Election of Vice Chair:

N.W proposed T.K as Vice Chair for Cranbrook this was seconded by M.W and agreed.

N.W proposed J.S as Vice Chair for Sissinghurst this was seconded by K.F and agreed.

02/18. TWBC Liaison:

a) Site Allocations Workshop with TWBC Planning Officers 24th – 25th May – N.W reported a recent meeting had taken place with members of the Steering Group to review and comment on the sites that had been put forward for allocation & the potential household yield for each site. A discussion was had over the sites listed and amendments made to the possible housing yield on certain sites. Items covered in the discussion were the need for farmstead assessments, negotiation of figures, concerns over sites being put through as windfall sites & not being part of the target number & suggestions of sites being used for employment & business space instead of housing. The amended figures were agreed by the committee as a basis for discussions with TWBC Planning Policy officers at the arranged forthcoming workshops.

N.W listed four new sites that had come forward as a result of the farmers' engagement & are potentially going to be considered in the allocation process. These were discussed at length looking at accessibility, coalescence & the potential yield on these sites.

A discussion was had over the Turnden site and considering the 160 homes that Berkeley Homes are proposing in a second phase of development on the site. K.F expressed a concern that agreeing 40 houses on this site it will go to appeal for more. T.K highlighted the NDP have a proper offer of sites that can be built out at 50 homes per year, the appeal will not be a risk, if TWBC can agree on the site and the numbers put forward.

b) Housing Needs Analysis – N.W reported a conversation had taken place with Lachlan Anderson-Frank, from AECOM with regards to the draft TWBC Housing Needs Survey that had been distributed to the Steering Group. The projected increase in household numbers over the planned period is 15.5%. This meant for Cranbrook & Sissinghurst a figure of 2,814 households giving a household increase figure of 436.

There is a standard methodology from Central Government used to assess housing targets. This calculation is an adjustment factor for affordability. In areas of low affordability this particular

calculation is used to adjust the figure resulting in it being higher, in order to bring the housing price down.

Using information in the draft TWBC HNS N.W had completed her own calculations with regards to the relationship between average house price and average income – lower quartile 12.11 – giving a target figure of 657. Median price – Tunbridge Wells borough ratio house price to average salary is 11.11 giving a target figure of 630 for the Parish over the planned period. The countrywide implementation of the standard methodology has been announced but not yet put into practice.

In September it is planned that new population projections will be produced by the Office of National Statistics will further muddy the waters as the rate of growth is expected to fall. A discussion was had around how best to approach the social & affordable housing element and the figures associated with this. It was suggested the NDP come up with a clear definition on this matter.

c) David Scully Evening Feedback – N.W reported that David Scully visited recently to give a landscape talk and to advise on the current draft policies created under landscape. It was felt there were too many and needed to be more specific. Richard Eastham (R.E) currently is in receipt of the policy to review before any changes are made.

03/18 Public Engagement:

a) CGNIM – N.W reported that leaflets had been printed and ready for distribution at the upcoming event. N.W invited volunteers to attend the event and assist in handing out leaflets.

b) Schools – L.D reported she had received positive feedback from local schools with students providing artwork on their vision of what future housing may look like. Cranbrook Primary School are currently working on their projects. All other schools have been approached, as yet it is unconfirmed if they will take part.

c) June Exhibition – N.G reported she had received a few photos to display at the June exhibition it is hoped more will follow. N.W reported that R.E has given an overview on the expectation of the June exhibition. R.E listed suggestions on what would be best to display at the event. T.K was tasked with creating & detailing the key aspects for the maps.

The following ideas are being considered – dispersed model of growth, compact settlement growth & hybrid model of growth. R.E will produce the maps once he is in receipt of the details that need to be exhibited. It was agreed that a meeting should be arranged with R.E prior the exhibition to delegate the responsibilities and action required. This particular exhibition is heavily dependent on the housing numbers from TWBC in order for the exhibition to go ahead.

N.W reported that St Dunstan's church have expressed an interest to engage with parishioners to gather evidence to further apply for a grant application to the diocese. The Church will be open when the NDP exhibition is running in the Vestry Hall on the Saturday.

L.D suggested the possibility of community groups being present. J.B agreed to approach John Bancroft inviting community speed watch. J.B suggested promoting the event via the email addresses that have been logged from previous events, as a good way of community engagement. N.W to liaise with T.W on this and on the GDPR compliance work.

04/18. Policy Development:

a) Chapters - N.W has reported that all chapters & policies are now with R.E to review and provide feedback.

b) Design Code – N.W stressed this is yet to happen and ideally needs to be compiled in a timely manner. N.W suggested T.K impart his understanding around this matter. T.K felt using Cllr. Bunyan's Eco Design Guide as a starting point to be valuable. It was agreed that T.K would arrange to meet with Cllr. Bunyan and other volunteers to get the design code created and provide a unified look on future developments as there can be similarities and differences in the variations of design codes. Cllr. Hartley had sent round correspondence around highlighting the need for master planning to promote creating communities.

N.W reported that volunteers of the Steering Group have been out monitoring the dark skies in the priority areas.

05/18. Parish Cake:

N.W reported that she had sent an article for the next edition of Parish Cake and other members of the Steering Group have also sent their articles. B.V will check with the editor on what articles had been received.

06/18. Stakeholder Engagement:

- a) BKF – L.D updated that notes from a recent meeting will be distributed presently. The items discussed were access, the possibility of quiet tarmac, the extension of the 30 mph speed limit, local sourcing of material, the importance of the Crane Valley Nature Reserve, the overall appearance of the site when development starts & the undertakings of local employment. The proposed timescale for this site is 3 years 9 months.
- b) Corn Hall – N.W reported she had managed to contact Mark Bewsey from Countryside to discuss the site further, however still awaiting a reply.
- c) Doctors – K.F reported that the Clinical Commission Group are proposing the development of a large scale medical centre/facility. The possible placement for this could be either Cranbrook or Hawkhurst. As the Cottage Hospital is based in Hawkhurst this could be the likely option, due to its location and access. However there is still an apparent need for a multi GP surgery in Cranbrook to encourage GP's with specialist skills to be based locally.
- d) St Dunstan's Church – N.W met with David Riddick, Church Warden who has expressed a desire for the community to inform the church as to what it felt appropriate to more widely use the church building, through the support to be part of the NDP process.
- e) The Museum – N.W reported she is yet to meet with the museum.
- f) Fridays – Cllr. Bunyan & N.W met recently with the owner's agent to discuss the potential expansion of the Swattenden site.
- g) The Hop Pickers Line Heritage Group – N.W is awaiting on details from the group.
- h) Schools – Nothing further to add.
- i) David Rivers/Guy Johnson – N.W highlighted she had received queries from parishioners about the commencement on the Cranbrook Engineering site. B.V agreed to provide updated information around the Community Centre for the June exhibition. B.V did raise that due the space allocated for the Community Centre it will not cater space for a market square too.

The meeting had reached the maximum 2 hour time frame. It was proposed by N.W to continue the meeting. This was seconded by J.S and agreed.

CVLT – T.K updated on the work of the CVLT and re-iterated that the CVLT are mandated to deliver 50% affordable housing and to deliver the highest standard of construction. The CVLT are trying to serve and deliver the NDP.

Next meeting: Monday 25th June at 7pm.