

MINUTES OF A MEETING OF THE CRANBROOK & SISSINGHURST  
NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP HELD ON 25th  
FEBRUARY 2019

PRESENT: Cllr. Warne (in the Chair), Cllrs. Fletcher, Smith and Veitch. Jeremy Boxall, Matthew Warne, Lee Hatcher, Annie Hopper, June Bell, Marcus Boret, Liz Daley

APOLOGIES: Cllr. Cook, Nem Goodman

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.

Cllr. Warne declared an interest under the site assessments regarding site 122 which had been put forward by a relative.

Cllr. Warne, Annie Hopper, Lee Hatcher and June Bell all declared a personal interest as members of the CVLT (Crane Valley Land Trust), Matthew Warne also declared an interest as a board member of the CVLT. Annie Hopper and Liz Daley declared an interest as Members of the Brick Kiln Advisory Group.

**1. TWBC/KCC Liaison:**

Cllr. Warne reported on a very positive meeting she had with Tom Dawlings the Local Borough Councillor together with Cllr. Veitch to discuss the lack of support by the Tunbridge Wells Planning Department. She had raised three issues:

- Lack of clarity regarding housing target figure
- How the Neighbourhood Plan and the Local Plan can in parallel nominate sites
- General sharing of information

Further to this meeting Ellen Gilbert Planning Officer TWBC had responded to the Chairman's request for information regarding site assessments and has offered to create a spreadsheet giving this information – however to date this has not been received. Cllr. Warne also reported that a meeting with Deborah Dixon from TWBC Planning Department would take place shortly to provide assistance and guidance. Cllr. Warne had also been informed that Benenden NDP Group had received training in site assessment work.

It was noted that Benenden had agreement from TWBC that 20% of their housing target figure could be met by 'windfall sites', i.e. development that comes forward outside the allocation process.

Cllr. Veitch commented that Borough Councillor Tom Dawlings made it very clear that the NDP would take precedence over the Local Plan as soon as the NDP was in force.

Cllr. Warne reported that Vicky Hubert from KCC would be leaving the highways issues to Steven Baughen to organise, which is still outstanding.

Concern was expressed regarding the surface water from sites which could impact on the Crane Valley with a potential for flooding in the Tanyard. This would be raised with the Environmental Agency as necessary.

## **2. Locality/AECOM Technical Support:**

Cllr. Warne had received confirmation that the application submitted to Locality for technical support with facilitation with the LPA had been approved. Cllrs. Warne, Veitch and Smith would attend an initial inception phone call on Friday of this week.

## **3. Site Assessments & Allocations:**

Annie Hopper and June Bell gave a power point presentation which is attached to these minutes.

To date 52 sites have been or about to be assessed and a number of meetings have been held on how to moderate these. It is hopeful that by the 8<sup>th</sup> and 9<sup>th</sup> of March when the NDP Workshops are scheduled more idea on how to moderate sites assessments would be known.

Discussion took place on how to best moderate and weight each site. As previously noted Deborah Dixon from TWBC Planning Department would hopefully be giving advice on site moderation and assessment information to date. June Bell and Annie Hopper pointed out that a meeting would take place with a representative from Benenden NDP to discuss how they moderated their sites which will hopefully be very useful.

An overview map of all the sites was presented and Annie Hopper pointed out that they had used the AECOM proforma as a template for the sites.

Jeremy Boxhall had taken a few sites and applied the AECOM Traffic Light Method: Red (not suitable), Amber (partially suitable), Green (suitable). From his chart this would then highlight at the top all the Green sites and the Red sites would be at bottom of list.

Cllr. Fletcher was concerned that the right type of housing should be applied to the sites. Cllr. Warne replied that when sites are assessed at that point density/type/access could be considered. Garry Pethurst also expressed the view that the NDP should have some idea of the number of houses for each site. The guide figure from AECOM was 30 to 40 dwellings per hectare this could be higher or lower depending on the site. The Housing Needs Analysis would also need to be taken into consideration.

Annie Hopper explained that before each of the workshops take place, it is hoped to have a power point presentation explaining exactly what is required. The aim is to complete 26 sites per day and they should be reviewed by different members this time round.

Cllr. Warne thanked all those who had helped to produce the very informative power point presentation, this was endorsed by all.

Cllr. Warne felt more work is still required before we are ready to submit our site proposals to be considered in the SEA (Strategic Environment Assessments), which is expected to be required. The draft policies are currently going through a screening period with the statutory consultees (Heritage England, Natural England and the Environment Agency) which should be completed imminently.

## **4. Policy Development:**

The Chairman explained that further policies will need to be written to go alongside the proposed site allocations in the draft NDP document (Reg.14).

## **5. Revised Project Timetable:**

It was agreed to cancel the dates set in May for a public consultation event in Cranbrook as there was still some work to do. However Cllr. Smith requested the date set for Sissinghurst is kept so that an update could be given to residents.

## **6. Public Engagement:**

The Chairman reported that the Public Engagement Working Group were meeting on 26<sup>th</sup> March to discuss alternative dates for the 6 week public consultation on the Reg. 14 draft NDP.

Cllr. Warne informed members that an article would be appearing in the Parish Cake giving an update from the NDP Steering Group. It was noted that the next copy date deadline was end of April.

## **7. Stakeholder Engagement:**

The Chairman and Liz Daley had attended a meeting with Gordon Young and Richard Hillier, Trustees from Cranbrook School and Karen Radford the Bursar, which had proved very useful and they were happy to work with the NDP.

Persimmon – Cllr. Warne informed members that Cllr. Bunyan the Chairman of Cranbrook and Sissinghurst Planning Committee would be meeting to discuss new plans.

## **8. Items for Information:**

A planning application had been received for the erection of 44 new dwellings on Sissinghurst Road OS Plots 7755 and 7946 reference 19/00308/FULL. Cllr. Smith raised the point that this site assessment should now be made a priority. Discussion took place on Section 106 payments and Cllr. Veitch informed members that they were only allocated to fully costed projects such as a new play area or cycle way.

Jeremy Boxall updated members that 12 dwellings were now occupied at Bloomsbury Gardens Sissinghurst.

It was agreed that Liz Daley, Jeremy Boxall, Annie Hopper, June Bell and Garry Pethurst would attend the meeting on Monday 4<sup>th</sup> March at 3pm with Benenden NDP members to discuss the weighting and scoring system they used for the site assessments.

The next meeting the NDP Steering Group would take place on Monday 25<sup>th</sup> March 2019 at 7.00pm in the Council Chamber Vestry Hall.