

MINUTES OF A MEETING OF THE CRANBROOK & SISSINGHURST
NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP HELD ON
29TH JULY 2019

PRESENT: Cllr. Warne (in the Chair) and Cllrs. Hatcher, Kings, Pethurst, and Veitch. Annie Hopper, June Bell, Jeremy Boxall, Matt Warne, Marion Cranmer, Rebecca Cassidy and Laura Rowland

APOLOGIES: Cllrs. Fletcher and Smith. Marcus Boret, Tally Wade, Liz Daley and Nem Goodman

Cllr. Warne 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.

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

1. TWBC/KCC Liaison:

Nothing to report

2. Site Assessments & Allocations:

Cllr. Warne reported that there had been a dramatic change since the last meeting following a conversation with Cheryl Beattie, Anthony Whittaker (AECOM) and Richard Eastham. Anthony Whittaker advised that there needed to be a policy review and he was also concerned about the housing need figure. The SEA would not be finished until better alignment is agreed with TWBC allocations. Cllr. Pethurst reported that almost in passing it was picked up that there needed to be general conformity with housing numbers between TWBC Local Plan and the NDP. This topic then became the focus of the whole conversation. Therefore, the advice given by Cheryl Beattie that Cranbrook and Sissinghurst Neighbourhood Plan have their parish specific evidence for demand for housing between 2017-2033 as being 610, which was established in the AECOM Housing Needs Assessment document (July 2018) was now in doubt.

Cllr. Warne had arranged a meeting with Stephen Baughen, Head of Planning Services for Tunbridge Wells Borough Council on Tuesday 30th July to clarify the position and to seek advice. Cllr. Pethurst, Cheryl Beattie, David Carlilse (AECOM) and Richard Eastham (Feria Urbanism) would also be attending. A considerable amount of time was spent discussing questions to be asked at this meeting which included:

- (a) Clarification whether other NDPs had been able to include planning permission for those dwellings already approved
- (b) What calculation was used to calculate the Housing Need for Cranbrook and Sissinghurst
- (c) What exactly is the NDP allowed to use against the housing figures ie planning permissions already passed/built

Cllr. Warne stated that the Draft Local Plan would be available in the near future and this included site allocations which the NDP were not in support of. Rebecca Cassidy commented that the Draft Local Plan was already on TWBC Website and was on the agenda to be discussed at TWBC Planning and Transportation Cabinet Advisory Board on 3rd August. The Plan was then projected on to the screen for the NDP Steering Group to view. It was noted that approximately 718-803 new dwellings will be delivered on nine sites allocated in Cranbrook and approximately 100-115 new dwellings on five sites in Sissinghurst.

Cllr. Warne said that the NDP would be able to make comments on this Draft Plan which could be taken on board. Mr. Gill a member of the public in attendance, felt that the site allocations were already allocated and would not change, however Cllr. Warne believed that they could be.

Matthew Warne stated that TWBC had not taken on the legal duty to provide support to Local NDP. Cllr. Pethurst went on to say that there had been a lack of co-operation between TWBC and the NDP, he was of the view that they had a lack of understanding on how to communicate with the NDP Groups.

Cllr. Veitch stated that Stephen Baughen had done exactly as he had informed the Parish Council when he came to a meeting and in her view, he had taken on board quite a few of the comments put forward at this time. He had produced the Draft Local Plan as directed by Central Government.

General discussion took place on various options available for the NDP Steering Group, however no firm decisions could be made until after the meeting taking place the next day.

Marion Cranmer was of the opinion that the group had been given independent and trusted advice by AECOM but believes that this was fundamentally flawed. Should the group be asking for refund? Cllr. Warne reported that Cheryl Beattie was still firmly of the opinion that the figures she provided from the Housing Needs Survey could be used.

Rebecca Cassidy pointed out that as TWBC had already produced housing allocation sites, would the NDP if they go ahead with their own list, risk more housing.

Cllr. Warne would contact Chris Pagdin, Planning Aid and Dave Chapman, Locality to seek further advice and clarification and report back at next meeting.

Cllr Warne also commented that the meeting with Stephen Baughen, AECOM and Richard Eastham on 31st July would hopefully lead to greater clarification on these matters, the outcome of which she would report back to the group.

3. Policy Development:

Cllr. Pethurst reported that a number of policies could be amalgamated and AECOM would forward a template using the same scoring method of red, amber and green to see which policies should be reviewed. June Bell stated that the policies should be revisited and it was hoped to go through these next week. Cllr. Veitch was concerned that the business policies she had spent considerable time altering had not been forwarded to Richard Eastham and asked if she could help with revisiting policies.

Jeremy Boxall asked that the NDP working draft policies be put on the website. It was agreed to ask Tally Wade to put these on as soon as possible.

4. Project Timetable:

No update given.

5. Communication:

Marion Cranmer gave a very concise report of recent communication meetings. A publicity campaign has been planned for exhibitions. Publicity will include Correx posters, A3 and A4 posters and A5 flyers for businesses, shops and other outlets.

Adverts in Kent Messenger, Courier, Wealden Advertiser and Parish Cake. Information will also go out via Twitter, Instagram, Facebook, Cranbrook & Sissinghurst Chat, In the Know and NDP website.

Places have been booked for engagement events in Cranbrook, Sissinghurst, and for Colliers Green the Peacock has been booked (where Colliers Green residents' meetings are held) as the school is not available during the summer holiday.

Hard copies of the draft plan will be available strategically in Cranbrook and Sissinghurst.

Lee Hatcher and Tally Wade are working on updates to the NDP website and looking at how it can be made more user friendly.

Jo O'Driscoll, a Colliers Green resident, made contact to offer help and advice and Liz Daley had sent her details of the campaign, saying that her input and comment would be much appreciated.

Cllr. Veitch asked if a schedule of all meetings of the NDP could be compiled so that other members of the Committee could attend if they so wished. June Bell agreed to circulate details when such meetings had been scheduled.

6. Public Engagement:

Nothing to report.

7. Stakeholder Engagement:

Berkeley Homes, Turnden Development Phase 1 – Berkeley Homes are keen to liaise with a local resident's group. The following members volunteered: Laura Rowland, Lee Hatcher, Annie Hopper, Liz Daley, June Bell and Pip Gill.

Brick Kiln Farm – Pip Gill read out a report of a meeting held on 26th July 2019. Several points had been brought to the developer's attention such as planting of trees unsympathetic to the local environment, all the doors are the same, picket fencing would be more pleasing than the vertical bar railings planned, lack of side windows. Concern was also expressed regarding safety issues on the A229. Discussion then followed regarding the poor quality of the housing proposed although the NPPF recommended high quality be built this was not happening. June Bell asked if Berkeley Homes might produce a 3D module to get a good overview of the site.

8. Items for Information:

Consultation on 'Building for the High Weald' - It was agreed that Cllr. Hatcher would respond direct and members were asked to forward any comments to be included by Monday 5th August.

Glossary – Cllr. Warne thanked Cllr. Hatcher and Annie Hatcher for all the hard work they had undertaken which was endorsed by all present.

TWBC Local Plan – Cllr. Hatcher requested that all members should read through this before the next meeting.

Next Meeting – **Monday 12th August 7pm**

Signed:

Date: 8th August 2019