

Notes on Meeting with Berkeley Homes 18/10/2019

Present: Alex Davies, Rob Franks

Liz, Nancy, Colin, Garry

Alex reported on the arson attack at Turnden.

Since then Berkeley have been working with Debbie Maltby (Conservation Officer) and will be working with Historic England about delisting. Photos and feedback show that the farmhouse is a wreck with nothing (except bricks???) worth saving. One of the chimneys which was dangerously leaning has been partly dismantled by hand.

Request for Berkeley to speak to Cranbrook Conservation group to inform them too.

Request for the fencing at the site entrance to look much smarter....at the moment it looks really awful and is not a good impression from the road.

A deluxe bat house has been erected on the site

Phase 1 is now not proceeding in isolation apart from the demolition of agricultural buildings.

All conditions on Phase 1 are discharged.

A public consultation on Phase 2 will take place in mid December.

Suggestion that in advertising it was made very very clear that comments and questions raised at these events will be considered. There is a good amount of cynicism in the community that people are not listened to in this respect.

The public consultation questions and responses received will be included with a Statement of Community Involvement which will be submitted by Berkeley as part of a planning application, in the same way it was for Phase 1.

The application will be Detailed not Outline.

Berkeley anticipate submission of a planning application by the end of January to TWBC and c.2 weeks later, a public exhibition would be held to show the submitted application to locals.

Difficulty of availability of Vestry Hall.

Suggestion that the Weald Sports Centre may be availableplenty of parking, easily accessible.

Turnden is allocated within the Draft Local Plan for 160-170 homes with 124-134 being within Phase 2. Berkeley are currently proposing c.160 homes within Phase 2 which is a site coverage of c.30 per hectare. It is understood TWBC calculated the draft allocation quantum based on a rough calculation of developable area.

The scheme would deliver 35% of all homes as affordable housing of which 70% would be affordable rent and 30% Shared Ownership

The scheme currently proposes a mix of 1 and 2 bedroom affordable apartments and 2, 3 and possibly 4 bedroom affordable houses. The private housing will likely comprise a mix of apartment and 2, 3, 4 and 5 bedroom houses of varying sizes.

Discussion about connectivity.

Discussions have taken place with TWBC, and a conversation with David Huggett (Persimmon) but nothing meaningful with Persimmon who still do not have outline. (The BKF group will pursue this).

Liz stated that she objected strongly to Phase 2 and also that there could be strong local objection too. However, it is important to keep talking so that if Phase 2 proceeds, it is with local input. This engagement should not be taken as acquiescence.

Berkeley are keen to continue the engagement with the NDP, local residents, Members etc

At this point the intention is to retain the undeveloped green space as privately managed land/potentially pony paddocks which would be inaccessible to the public with the exception of the PROW running through the site which it is intended will provide wider connectivity for local residents with Cranbrook centre. There is an opportunity to create a nature reserve for the benefit of all the community, who could have access to what is left of the beautiful AONB landscape after development.

A1 x 4 site plans will be sent to Liz for distribution to the TAG prior to a meeting at 9.30am on Thursday 31st October.