

Cranbrook & Sissinghurst NDP

Extraordinary Steering Group Meeting 9th September 2019

Minutes

Present: Nancy Warne (Chair), Matt Warne, Jeremy Boxall, Annie Hopper, Gary Pethurst, Bridget Veitch, Tally Wade, Lee Hatcher, Marion Cranmer, Laura Rowland, Liz Daley (in part), June Bell (in part).

Apologies: John Smith, Marcus Boret

Declaration of Interests: No changes to the existing register.

1. Review of direction of NDP in light of draft Local Plan and AECOM recommendations

Agreed that we need a conference call with David Carlisle following the AECOM high-level review of the draft NDP received on 14.08.19, to better understand their position as many of the criticisms contradict previous advice given.

- NW to email DC and find a suitable date after the 23rd September meeting.
- NW to invite Richard Eastham to meeting on 23.9.19 for a round table discussion on our response before meeting AECOM to discuss next steps, where the Local Plan does not agree to our needs.

Questions for RE to be prepared in advance of the meeting. NW to prepare and circulate for comment.

Other points raised:

- Ask Steve Baughen for the outstanding evidence used to determine which sites were allocated in the Local Plan, as promised during workshop on 12.8.19.
- Seek written guarantee/MoU from SB that if the NDP was to cede allocations to TWBC that our site-specific policies are included in the Local Plan.
 - a. Precedence is that we have never received anything from Steve Baughen, or TWBC of the minutes, memorandums, notes and plans previously promised by him. Group need to be proactive, not rely on SB to produce these.
 - b. Whilst we have audio recordings of Steve Baughen's undertakings in the meetings at TWBC, transcribing a day of talking would require hours of work that we do have the time to do. This is something that could be given to a service provider should the CSPC be willing to fund it.
 - c. Currently we have no guarantee that if we were to align the NDP with the with the Local Plan that our specific policies would be adopted.
 - d. The issue at hand being that the Local Plan, is that it includes sites that our evidence shows the community doesn't agree with.

If no such guarantee is forthcoming then it is possible the NDP may have to cede the allocations to the LPA, but press ahead with our other policies to ensure that the value of that work is not lost and would continue to provide some control over the qualities of the developments in terms of numbers per site, sustainability, green credentials and design.

Site Allocation Group

Agreed to suspend meetings, pending the talks with Feria, AECOM and TWBC.

2. Communications & Public Engagement: Local Plan Information Sessions

Agreed that the game has changed. A total to date of 54 sites have been put forward to TWBC in the call for sites, and this means that we have an over-supply of land regardless of the evidence gathered from the community.

Under the Localism Act we have the right to allocate sites, but TWBC are not allowing us to do so, and we run the risk of any additional sites being added to those already allocated.

AECOM were supposed to answer the technical point of the right to allocate. The advice received to date hasn't reassured the Steering group that this is the case.

Response to the Local Plan

It was agreed that a joint response from the NDP would have the most impact.

Liz Daley to break down the Local Plan and to assign response task to individual work groups.

Public Meetings

- Nancy and Matt Warne to prepare a short introductory speech and slides based on the CPRE article and Nancy's Parish cake article.
- Gary Pethurst to prepare posters that compare site-specific policies of the NDP and the Local Plan side by side for people to view
- Public commentary is to be encouraged, and we gather feedback using June Bell's questionnaire.
- Guidance on how to respond to the Local Plan will be given at the meetings.
- Nancy to ask Helen Grant to attend.

3. Consultations

KCC Drainage Consultation

Nancy to send a link to Lee Hatcher and Matt Warne to review

Benenden NDP Reg 14 Consultation

Lee Hatcher to ensure that this is on the agenda for the CSPC Planning committee who will coordinate a response on behalf of the PC

4. Stakeholder engagement

The Residents Association met with Berkeley Homes and Persimmon

Liz Daley will be sending out notes of the Berkeley Homes meeting held on 28.8.19.
Invitation to site visits of Berkeley Homes developments to be co-ordinated by Liz.

In meetings with Persimmon a number of design issues have been agreed with the developer including but not limited to

- Colour palette
- Planting
- Front doors
- Inclusion of ponds

These negotiations are ongoing.

Construction now not expected to commence until November 2020 or January 2021.

David Hicken Associates Planning

Alex Hicken contacted Nancy Warne and wishes to meet, to discuss the group of sites on the corner of the Glassenbury Road in Hartley.

Nancy to ask the CSPP if they are happy for a Residents Association to liaise with them under the same Terms of Reference as the Persimmon and Berkeley Homes negotiations.

- Gary Pethurst to Chair
- Liz Daley – member
- Laura Rowland – member
- Lee Hatcher – member

Date of next meeting: Monday 23rd September 2019.

Signed:

12 September 2019