

## Minutes

### GOUDHURST PARISH NEIGHBOURHOOD DEVELOPMENT PLAN GROUP

#### Steering Committee (SC) Meeting # 24

#### Monday June 4th 2018, 7.30 pm, Jessel Room

**Present:** Colin Willis (CW), Craig Broom (CB), Paul Griffin (PG), Linda Griffin (LG), Richard Hillier (RH), Adrian Smith (AS), Barbara Stafford (BS), Jim Boot (JB), Peter Woods (PW), Anthony Harris (AH)

**Apologies:** Ed Bates (EB), Michael Thornton (MT), **Absent:** Linda Hall (LH), John Leavens (JL), Shiona Gardiner (SG), Guy Sutton (GS).

#### 1. Minutes of Meeting # 22 (15/5/18) – Matters Arising

The minutes of the previous meeting were not sent with the agenda and will be reviewed at the next meeting.

CW updated the meeting following the presentation in the Church. Feedback is generally positive but AH had some comments that more detail could have been provided.

#### 2. Sites Assessment

RH had met with John Pilcher, (Ticehurst NDP Chair) and noted that Rother and Weald had required parishes to do their own call for sites. They had advertised to landowners and sites in Ticehurst came from the community rather than being managed centrally by the borough as in TWBC. CB noted the circumstances in Ticehurst were different as TWBC were writing their local plan in parallel with our plan and R&W already had a plan in place and a five-year housing supply.

RH noted TWBC were still accepting sites and he had been approached to include Five Fields in the site list for assessment. Management of the sites process is not the responsibility of this group or GPC and any site submission should be via TWBC. RH to inform the landowner.

##### 2.1. Developments re Old Parsonage & Triggs

Following the discussion with Alistair Hume a meeting had been set with John Le Fevre of Hastoe. The NDP group had tried to influence for higher density and the inclusion of affordable homes on the site. A pre-application meeting has already taken place with TWBC who were supportive of the site. The owners have decided to put forward their plan as is to TWBC. This will mean there will be no affordable homes on the site.

It was stated (by BS) that GPC never comments on a planning application until it has been submitted to TWBC. This was accepted by those present as guidance for NDP and it was decided no action was necessary at this stage.

Following the public meeting where we expressed a willingness to talk to Landowners a representative of the David Hickens Associates has requested a meeting to discuss the Triggs Farm appeal application. Although it was acknowledged by TWBC that the appeal has been received BS could not find it on the TWBC website. The objections that the NDP group had to the application at the time it was first proposed was that the mix of housing did not reflect the needs or aspirations of the community. However, since that meeting we have reviewed the site and so we now have more information to hand. The feeling of the meeting was that a dialogue could be useful but we should wait until we have had our meeting with TWBC on the 12th July and agreed a joint position on sites in order to better respond.

RH/CW updated the meeting on his meeting with John Le Fevre (JIF) of Hastoe who are a Housing Association (HA) to understand how an HA can support the delivery of affordable housing in the Parish and how we can ensure it is delivered for people with a local connection. JIF commented that the only real way to get affordable housing in the Parish was to identify a Rural Exception site. To develop a Rural Exception required GPC to appoint a HA to manage the development and future tenancy. The NDP will provide, within the plan, a

set of criteria for selecting and HA and the conditions that will need to be applied in order to retain the affordable housing for local people's needs.

RH asked how do we get the diversity in housing. JB outlined a new protocol from ACRK. The Rural Housing Protocol – (<http://www.kenthousinggroup.org.uk/assets/uploads/2017/02/Final-KHG-Rural-Housing-Protocol.pdf>) which sets out the pathway to enable affordable rural housing development. However affordable housing can only be delivered with the landowner's support. We will explore on the 12th with TWBC. GPC recognise the need for housing Affordable housing. RH noted a site in Kildown is a likely candidate but Kildown has no services and so may not be considered sustainable. BS commented that TWBC have historically advised that planning should consider delivery of around 50% of the number of affordable homes indicated in a Housing Needs Survey and we should talk to ARCK about numbers.

JB outlined the workings of a CLT, which would be independent of the NDP and GPC and how that might work to deliver affordable housing. The operate in a similar way to Almshouses. This is not a simple process and ARCK have organized a presentation on the 11<sup>th</sup> July in East Malling. CB/CW to attend. However, this is a complex process and given the scale of need in Goudhurst the meeting felt a CLT might be to complex an option.

## 2.2. Review of findings (fix meeting date)

A meeting of the Site Assessment Team has been set for the 22<sup>nd</sup> June. There is an outstanding action from April to provide a summary of the site assessments and to write up the overall process and activities completed. This will be discussed at the meeting. CB to work with Graham Hills to build the overall summary table post his return 12/6.

## 2.3. Plan for July Public meeting

AH was very concerned about publishing data on sites as the level of scrutiny could make the process onerous and asked whether we should not defer site selection to TWBC and was concerned that the presentation/exhibition of the site assessments to the general public could lead to conflict with landowners and their agents. This plan was for the meeting to take place in July following the meeting with TWBC on the 12<sup>th</sup> July where CW confirmed we will have the results of the TWBC selection process. AH asked if we could not publish their findings. CB commented that TWBC would discuss their findings with our group but would not publish any allocation or formal data until end-of-year and so a list of sites will not be confirmed until that point. MT is working with TWBC to finalise the agenda. TWBC will field 6/7 people for the meeting. There was also some confusion over the content of the workshop which will last for the whole day. Site assessments will be discussed in the morning and policies in the afternoon. A sandwich lunch will be provided. A decision on publishing our site assessments will be taken post the TWBC meeting.

# 3. Feedback/Progress Reports

## 3.1. Status drafting of policies and evidence

CB noted the writers had not met for two weeks in order to prepare for the public meeting. Four meetings were planned in June.

## 3.2. Timetable for issuing a Draft Plan

The timetable will need to be reviewed in the July meeting. There is a series of protocol steps that need to be completed and with holidays this might prove more difficult in the summer. BS commented that the fete programme stated we would deliver a copy of the draft plan in June.

## 3.3. Confirmation of Additional Grant Funding

CW confirmed we have been given an addition £8,000 funding to complete our process. AH commented that Clerk was pleased.

## 3.4. Landscape Character

PW commented that the next meeting of the LCAG group would be on 7<sup>th</sup> June.

#### 4. Forthcoming meetings/events

##### 4.1. – Village Fete – Saturday June 9

CW outlined the plan for the fete. CB and CW will attend. CW to provide the gazebo and CB to provide the display boards. AS volunteered to provide support.

##### 4.2. – CLT Funding Workshop (ACRK) – Wednesday July 11, 2-4pm

CW and CB to attend.

##### 4.3. – TWBC Planners – Thursday July 12

There seemed to be confusion in steering that an all-day workshop would take all day.

#### 5. Date of Next Meeting:

July 2<sup>nd</sup> 2018 at 7:30 Jessel Room

#### 6. AOB

JB outlined his thoughts to develop the design guide. AECOM are an organization that support NDP groups and one of their services could be to deliver a design guide based on their assessment of our Parish. The group agreed this should proceed. GPC will need to make the formal request to AECOM. JB to liaise with the Parish Clerk. PW and PG to lead.

RH asked if a RES would form part of the housing TWBC numbers and Hastoe had suggested we ask for them to be included. There were no informed opinions and it was suggested we discuss with TWBC on the 12<sup>th</sup>.

PW noted that Cranbrook NDP group were considering a large development in Colliers Green and asked if other groups were considering sites on our borders. None of those present were aware of anything other than Cranbrook.

BS noted that in the GPC minutes the NDP timetable had been published.

JB noted that in the last meeting minutes the item on the Hop Pickers line had said that 'landowners need to agree' in practice they need to be consulted but do not have to agree to their land being designated a green space.

The meeting closed 10:00.

#### Outstanding Actions from meeting #23

#	Date Raised	Description	Owner(s)	Target Date
143	16/4/18	GH will complete the write-up of the overall process and a site comparison table for completeness	GH	16/5/18 Revised 16/4/18
144	5/4/18	CB to re-send minutes from last meeting	CB	10/6/18
145	5/4/18	RH to inform Five-Fields owner about the call for sites process	RH	4/7/18
146	5/4/18	CB to work with Graham Hills to create an assessment summary	CB/CW	22/6/18
147	5/6/18	CB/CW/AS to support the fete.	CB	9/6/18

148	5/6/18	JB to contact Anthony Farnfield to formally as AECOM to provide support for a design guide.	JB	4/7/18
149	5/6/18	CB to update the minutes to reflect JB comments	CB	5/6/18
150	5/6/18	CB to ensure JB and LG have access to the shared drive.	CB	5/6/18