

## Minutes

### GOUDHURST PARISH NEIGHBOURHOOD DEVELOPMENT PLAN GROUP

#### Steering Committee (SC) Meeting # 17

#### Monday January 22nd 2018, 7.30 pm, Jessel Room

**Present:** Colin Willis (CW), Craig Broom (CB), Paul Griffin (PG), Peter Woods (PW), Antony Harris (AH), Jim Boot (JB), Shiona Gardiner (SG), Guy Sutton (GS), Peter Woods (PW), Stephen Wickham (SW), Caroline Richards (CR), Michael Thornton (MT), Linda Griffin (LG)

#### 1. Apologies

Victoria Aldwinkle (VA), Barbara Stafford (BS), Linda Hall (LH), Ed Bates (EB) John Leavens (JL), Richard Hillier (RH), Adrian Smith (AS)

#### 2. Minutes of Meeting # 15 (13/12/17) – Matters Arising

The minutes were accepted. Outstanding actions were discussed as in the updated table below.

#### 3. Progress Updates:

##### 3.1. Landscape Character Group

PW provided an update on progress in developing our Landscape Character Assessment which is going well. The next meeting will be held on the 25<sup>th</sup> January.

##### 3.2. TWBC Planning Department

The meeting with TWBC has been confirmed for the 7<sup>th</sup> February. It previously been agreed that CW, MT, JB, BS, RH and CB would attend from Steering. JB proposed an agenda covering:

- Nuts and bolts of Sustainability Analysis process – ensuring that the SA is delivered to the right organisations
- Understand the hand-over arrangements for Kelvin Hinton and the relationship in the interim
- MT/RH to update on the development of the site assessment criteria and site visit plans
- Discussion on site details. TWBC have provided a list of sites but have not provided details of ownership or details of submission - we have received a spreadsheet covering sites.
- Understand Hawkhurst status and progress

JB/MT to produce a formal agenda for next steering.

#### 4. Policies Discussion:

##### 4.1. Housing

The prototype housing policies were reviewed by the team. The review consisted of three activities:

1. Reviewing the overall strategy and objectives for our future housing policies
2. Reviewing evidence collected so far in developing the plan
3. Reviewing areas of policy and prototype policies

The following policies were discussed:

- Policy H1. Number of New Homes
- Policy H2. Housing Mix
- Policy H3. Tenancy Mix
- Policy H4. Development mix
- Policy H5. Density
- Policy H6. Meeting the Housing Needs Survey targets
- Policy H7. Allocating affordable housing
- Policy H8. Retention of Affordable housing
- Policy H9. Rural Exception sites
- Policy H10. Housing for rural workers
- Policy H11. Replacement Dwellings
- Policy H14. Combining cottages into one house
- Policy H15. Self-build
- Policy H16. Infill
- Policy H17. Conversion of Gardens
- Policy H18. Size of extensions (moves to design)
- Policy H19. Affordable housing in developments outside of the LBD

Our overall strategy to deliver smaller housing allowing people to remain in the village when downsizing and when entering the housing market. Mechanisms to manage the balance of affordable and market housing were also discussed.

CS asked if we considered ourselves representative of the population when developing policies. The feeling of the meeting was that plan development would be based around evidence gathered by Steering and the working groups and that the questionnaire response rate of nearly 50% gave us a representative understanding of feelings in the community.

GS suggested that we discuss the mechanisms covering affordable housing with Town and Country. DW noted that GPC can do little to help residents as affordable housing is presently led by the borough. Local needs housing does not seem to work as a local resource. T&C pool their housing stock for all villages in TWBC and houses are not reserved (or preference given) for people in the local community.

AH raised the question of changes to our LBD (Limits to Built Development) which are defined but not fixed. It was agreed that we do not want a sprawl and that we should in principle maintain the LBD but consider how it might change over time. It was considered important that we look at the LBD and 'walkability' together.

CS/SW suggested that we consider developments on farms to ensure that we spread the housing around although this would increase traffic and would in many cases not meet sustainability criteria. CB suggested that we should consider sustainability criteria in rural areas as the criteria are essentially an urban definition.

CS noted that our plan should consider places for people to work. These will be covered in our Business and employment policies.

AH noted that extension and enlargement of smaller homes potentially reduces the stock of smaller houses. The scale and type of extensions should be considered in our policies with a view to maintaining a stock of affordable homes.

In describing buildings should we should consider the type of buildings – bungalows, flats etc. It was agreed that dwellings covered all eventualities

JB suggested we look at Rolvenden’s NDP as a good example of housing policy. CB to distribute.

AH noted that smaller cottages are often combined to create larger dwellings as when this happens we lose one small cottage to gain another larger house defeating some of our objectives. PW noted that re-instatement of sub-divided properties may be a benefit to the community.

## 5. Date of Future Policy Meetings:

- Feb 5 2018
- Feb 19 2018
- March 5 2018

## 6. Date of Next Steering Meeting

5<sup>th</sup> February 2018, Jessel Room, 7:30.

## 7. AOB

None

### Outstanding Actions from meeting #16

#	Date Raised	Description	Owner(s)	Target Date
108	2/10/17	CW to look at engagement with the Forestry Commission and the National Trust	CW	Revised 08/01/18
109	2/10/17	CB to ask TWBC for contact details of those submitting sites to the TWBC call for sites.	CB	Completed
123	13/12/17	CB to arrange housing workshop for January	CB	10/2/18
125	13/12/17	CB to arrange policy training for the writers	CB	5/2/18
126	8/1/18	RH to work with MT to update site criteria	RH	6/3/18
127	22/1/18	JB to produce an agenda for up-coming meeting with TWBC	JB	5/2/18
128	22/1/18	CB to distribute a copy of Rolvenden’s NDP for review	CB	5/2/18