

STAPLEHURST NEIGHBOURHOOD PLAN REVIEW GROUP

Minutes of virtual meeting held on 21st April, 2021 at 7.45pm

1. **Present:** Cllr. Paddy Riordan (PR) PC Chairman and Zoom Host, Robin Oakley, Secretary(RO), Margaret Arger, Chairman (MA), Cllr. Joan Buller (JB), Colin Love (CL), Robin Kenworthy (RK) Cllr. John Perry, Tom Burnham.
2. **Apologies:** None received
3. **Minutes of Meeting held on 24th March, 2021:** Agreed
4. **Matters Arising:** None
5. **Cllr Buller's Summary of her Appraisal of Maidstone Borough Council's Draft Local Plan.**

Cllr Perry said that MBC has had a meeting with parishes and he expected the final consultation at Regulation 19 stage would be held in July/August before it goes to the Inspectors. He said that transport and traffic congestion is currently being assessed by KCC. CL asked what they are modelling on transport; JP was unable to confirm, but he did say that the cost benefit analysis on the Leeds-Langley Relief road does meet Department of Transport requirements. He also said that the proposed Marden Garden Village is not favoured because of the problems the traffic is likely to generate would cause on the A229.

PR drew attention to a development at Peters Village near Eccles in the Medway Valley which he said was worth a visit when considering design although he said that it was built on a large brownfield site.
6. **Discussion on comments by RO and MA on Tunbridge Wells Borough Pre-submission Local Plan.** MA said that TWBC is not taking enough interest in the amount of traffic that would be generated on the A229 as a result of housing developments in the parishes within the borough which adjoin Maidstone Borough. CL said that we continue to require an integrated infrastructure and transport plans involving both MBC and TWBC.
7. **New Model Design Code.** MA thanked JB for her work in preparing the draft design code and RK, CL and TB for their submissions on the code. CL suggested that we can only give guidelines and not be too specific. PR commented that he liked the Hawkhurst Design Guidance Notes. MA said that we should aim to get the Design Code finalised by 10 May in order to get it onto the agenda for the Parish Council meeting on 17 May. JP said that much of the material offered for the design code should be in the Neighbourhood Plan rather than appear as a separate document. PR said that the design code would be a document attached to the neighbourhood plan. He also said that it is important to define the 'village envelope'. JB said that we need to update the neighbourhood plan and that the design code could be an appendix. PR said that design codes are becoming more important and we should follow the Government Guidance as it has some good points. MA mentioned then need to photograph good as well as less acceptable designs. PR said that he would ask his friends in Germany to send some photographs of good German design which he thought would be of interest. RK drew attention to the fact that many of the estates build 50 years ago were designed with low fences and hedges which have subsequently been replaced with 1800mm high fences and he quoted Offen's Drive as an example. MA proposed we should aim to get the Design Code drawn together and sent to Group members for comment, prior to finalising by 10 May for the Parish Council to put on the agenda for the Full Council Meeting on 17 May. MA said that the Parish Council will be discussing the proposed photographic competition at their meeting on 26th April.
8. **Any other business.** None

Meeting closed at 9.05pm. Next meetings on 26th May 2021 and 23rd June, 2021

Robin Oakley 22 April 2021