

**STAPLEHURST NEIGHBOURHOOD PLAN REVIEW GROUP**  
**Minutes of meeting held on 8<sup>th</sup> March, 2023 at 7.45pm**

1. **Present**, Tom Burnham, Acting Chairman (TB), Robin Oakley, Secretary (RO), Cllr. Joan Buller (JB), Cllr. Natasha Davidson-Houston (NDH), Cllr. John Perry (JP) Colin Love (CL)
2. **Apologies:** Richard Smith (Away), Cllr. Paddy Riordan (Away), Margaret Arger (Away), Joris Eerdeken (Working)
3. **Minutes of Meeting held on 8 February, 2023:** Agreed
4. **Matters Arising.** None
5. **Discussion on final draft of document PW1 Section 7.10 prepared and circulated by Chairman Arger.** The situation with the Community Centre was discussed and it was agreed that the amended paragraph 7.10 should be left as it is for the time being until the outcome of the Planning Application 22/504280 is known. CL raised the matter of Objective O1 and whether it should be left in the draft for the new NP as he considered that the matter of provision of a new bridge over the railway should remain. RO suggested that this be discussed with Feria and that their advice be sought as to whether this should be a policy rather than an objective. NDH said that she would like to see a sentence added in bold type at the start of Policy PW1, reading as follows:-

**Further developments must demonstrate that measures are included to mitigate impact on the junction of the A229/Headcorn Road/Marden Road which is already at capacity.**
6. **Housing Needs Survey.** RO reported that the Parish Clerk was having some difficulty in finalising arrangements for Tess O'Sullivan to process the HNS and that it seemed likely that another service provider may have to be sought. In view of this it is likely that the HNS will not be sent out until the Summer Village Update. The Clerk has prepared a set of costings for the postal returns.
7. **Provisional Schedule of Work for the Group for the remainder of 2023.** RO reported that MA and he had a meeting with the Parish Clerk and the following points were noted:-

Policy C5 Supporting Text needs updating. Paras. 8.13, 8.14 & 8.15 to be supported by RG and sent to JFMC to approve.

Policy C6 Wording needs revision: Needs to be sent by RG to Community Centre Trust.

Both the above to be returned by end March.

Copy of our draft documents to be sent to Feria after 12 April meeting.

Consultation on revised NP to take place over 2 days, tied in with Village Update, dates to be agreed.

June Village Update to have article on new parish councillors, and have publicity from NPRG regarding consultation dates.

Survey on 3G pitch to be sent out with Summer Village update with FREEPOST envelope.

NP pages 1 -23 to be revised by Feria

NP page 33 to be revised by Feria
8. **Water supply infrastructure, reliability and adequacy for any future developments.**

JP reported on a meeting with South East Water which was organised by Mrs. Helen Grant MP which he attended together with Cllrs. Lottie Parfitt-Reid, Louise Brice, and Paddy Riordan. SEW are developing their Water Resource Management Plan, which includes improvements to their leakage detection point technology. They are also looking at improving their interconnectivity resilience as part of their enhancement schemes for 2025-30 which will enable them to transfer water in from other areas in times of emergency. SEW acknowledged their shortfalls and will be looking into the lessons which can be learned from their service failures in December 2022. A further meeting is to be organised by Helen Grant's office in 6 months.
9. **Allotments at Dickens Gate Development.** JB reported on her meeting on site with the Clerk, Cllr. Bill McLaughlin and a representative of David Wilson Homes. Completion of the allotments was provisionally stated as being in 4 to 6 weeks. It was noted that ranch style fencing would not be adequate to keep rabbits out of the allotments. Legal documents and land transfer will need to be arranged, either direct to the parish council or to MBC with a lease from MBC to the parish council.
10. **Answer to FOI request to Southern Water.** RO reported that Southern Water has responded with details of its 2021 and 2022 spills data for Staplehurst Waste-water Treatment works in the form of a spreadsheet, indicating Settled Storm Overflows and Emergency Overflows and the duration but not the quantities of the discharges. SW stated that the data for 2022 will not be available until the end of March 2023 and it was agreed that the Clerk should be asked to request SW to send this to the Council when it is available. NDH reported that she is preparing an extensive survey and report on surface water drainage in Staplehurst and that SW's results reflect her mapping

of water flows. NDH said that we should not send a copy of the SW data to MBC until she has completed her water flow survey and report and then the two documents could be sent together. JP said that he believed the treatment works have insufficient capacity and that he will pass SW's data to the UMIDB of which he is a member. It is recommended that the Parish Council ask the Environment Agency whether they are aware of SW's discharges and whether they have any concerns about their effect on the River Beult which is a SSSI.

- 11. Any other business.** RO reported that MA had prepared a short piece about the work of the NPRG for inclusion in the next village update.

JB said that the Council will need to prepare comments and nominate a member of the council to attend the Local Plan Review sessions. This will be complicated by the fact that there will be a new parish council in place if the Review sessions take place after the election at the beginning of May.

- 12. Provisional dates of future meetings, all to be held in the Youth Club:-  
12<sup>th</sup> April, 24<sup>th</sup> May.**

The meeting closed at 9.25pm.

Robin Oakley 9 March 2023