Neighbourhood Plan Review Group

Monday 19th October 2026,

Minutes

1. **Present / Introductions**

Wendy Sheronden, Jean and Bill Osler, Elaine and Mike Cummins, Sonia Franklin-Smith, Caroline Henson, Bill Wallis, Joan and Malcolm Buller, Ericka Lock, Laureen Rodwell, Ralph and Margaret Filby, plus Cllrs Margaret Arger, Richard Ash, Adele Sharp and the Clerk.

Observer Mr Webb – Chart Sutton

2. **Minutes of previous meeting –** circulated – agreed by those present.

3. **Call for sites**

Note link to MBC call for sites

Maidstone Borough Council - Map

Cllr Arger noted that two applications have gone through since last meeting.

Lodge Rd (in the existing MBC Local plan) 81 homes won on appeal due to the viability argument and the lack of 5-year housing supply land holding more weight than the lack of affordable housing.

Land South of Marden Rd – new application for 62 houses approved by MBC Planning Committee – despite the removal of a protected hedge and flooding concerns in the area where foul water mix's with surface water.

In addition, the "developer" for the proposed Henhurst Farm site is doing a Presentation then Q and A at the start of the Parish Council meeting on 16th November 2026, 7:30pm at South Hall. All welcome.

4. **Site Assessment template**

Group discussed the Site Assessment template, previously circulated generally approved and add in two points

Preliminary Site Assessment – planning history

Health Communities, Housing and Accessibility – measure distance from centre of the proposed development site to the centre of the parade – (Spar)

Clerk to circulate amended Staplehurst Site Assessment Template

5. **Evidence collection**

Agreed the following to start work on completing the Staplehurst Site Assessment template for:

ID 1699 – Henhurst Farm – William, Jean Oslow

ID 1605 – Iden Park (Behind Garage) – Laureen Rodwell and Ericka Lock

ID 1656 – Land South of Headcorn Rd – already had an environmental scoping report – Bob Ham, Wendy Sheronden, Caroline Henson

(already started transfer work into template – so all assessments standard)

ID 1653 – Former Golf Course (plus several other sites associated with it) Bob Ham, Wendy Sheronden, Caroline Henson

ID 1620 – Land north of Sweetlands Lane - Sonia Franklin-Smith

ID 1661 – Land North of Staplehurst - already had an environmental scoping report – Cllr Ash

ID1725 - Merrymaids Farm – Ralph and Margeret Filby

Also, the Parish Office are bringing together

a) Spreadsheet of sites – using template from previous Call for Sites
b) Comparing current call for sites with previous Call for sites and rationale for being turned down last time.
c) Evidence of Rural Services Centre – what are the facts now.

Transport

- Main line railway
- Bus routes
- Roads
- Footpaths / cycleways

Retail

- Supermarket
- Parade

Health and education

- Medical Centre
- Dentists
- Primary School
- Secondary School
- Further Education College

Utilities

- Water
- Foul Water

- Electricity
- Gas
- Solar power
- Broadband Telephone

Housing Needs Survey – review key findings and bring to next meeting - Clerk

6. Road Traffic Survey – verbal update

Traffic survey conducted September 2026 – despite equipment being tampered with full data report to next meeting - MB

Option of commission a Junction Assessment of the Crossroads – Clerk to explore

7. Water Treatment Plant FOI request– verbal update

i. FOI Discharge request

- The number of discharges
- Dates of the discharge
- Quantity of discharge in volume per discharge

a) 1st April 2025 – 31st March 2026
b) 1st April 2026 – 30th September 2026

ii. FOI capital investment into improvements into the capacity of Staplehurst Waste Water treatment plant for the following periods

1st April 2024 – 31st March 2025

1st April 2025 – 31st March 2026

Also, planned capital investment into improvements into the capacity of Staplehurst Waste Water treatment plant for the periods

1st April 2026 – 31st March 2027

1st April 2027 – 31st March 2028

1st April 2028 – 31st March 2029

1st April 2029 – 31st March 2030

Next meeting – 30th November 2026. 7:30pm South Hall.