**MINUTES OF MEETING of the Neighbourhood Plan Steering Group**

**Held on Monday 30th September 2013 at Marden Scout HQ at 8 pm**

**120. Present:** Cllrs Richard Adam, Anne Boswell, Lesley Mannington, Dorothy Reed, Kate Tippen and Andy Turner (in the Chair), Alison Hooker, Kim Gibbs, Christine Gibbs, Sascha Newton, Alister Hume (Hillreed/Persimmon Homes), Steve McArragher, Catherine Alderson, Peter Court (Millwood Homes), Bridget Harvey, Pam Bowles, Kate Kershaw and Kevin Warrington.

**121. Apologies:** Apologies were received from Cllrs Maria Brown and Jean Robertson, Liz Stanley and Philip Taylor

**122. Interests:** Peter Court informed the meeting that he was now representing Millwood Homes.

**123. Minutes:**  Slight amendments have been suggested which Andy Turner read out. He would make the proposed amendments and resend to all members. The Minutes of the 19th August would then be deferred to the next Neighbourhood Plan meeting.

**124. Workshop Feedback and Update from 21st September 2013:** The day went very well and everyone who turned up contributed towards the event. Thanks expressed to those who had facilitated the workshops and for everyone who turned up from the Group. Christine Gibbs felt the general feeling on green technology was negative mainly due to the expense or people not being well informed. The majority would rather purchase energy efficient equipment rather than invest in green technology. Looking to the future the Group could look at education, energy efficient housing/commercial design (new and existing), sustainability and what would be best suitable for Marden (ie rain water harvesting). Need to also look at what Maidstone Borough Council are proposing for their sustainability document. Those in attendance were not in favour of wind turbines either industrial or domestic. “Blue Bell Wood” was mentioned by several in attendance at the workshop to be retained.

Open spaces including areas which are accessible by the public to be retained.

Look to try to produce an up to date map of the village from details obtained from the workshop.

Need to start collating all the information obtained by the Group – what the timescales are that the Group are working to and ensure that this is tied in with Maidstone and the adoption of their Local Plan.

Peter Court reported that due to issues over the 5 year land supply at the Borough Council the draft Local Plan may not be put out for consultation until early 2014. Call for Sites assessment by MBC has, it is understood, been undertaken and the timetable of events is being looked into. Michael Murphy to be contacted to ascertain the current situation and what sites within the Parish have been put forward.

**125. First Draft of Neighbourhood Plan Document:** Look to work with draft headings of MBC’s Local Plan document.

The next step was discussed and it was proposed that:

1. a report be put together for all the sites that have been put forward from the Call for Sites and Sascha agreed to draft a document. Concern was raised as to whether this would be the best way forward due to the lack of infrastructure. However comments from the floor felt that some issues were generic but some were site specific and therefore this report should go ahead.
2. gather all information from Open Days and workshop and put together as a document/draft summary and “pick out the bones” after.

Richard Adam had circulated previously a document with MBC’s headings – this would be resent and it was suggested that these headings be used for the Marden Neighbourhood Plan. It was proposed that a short introduction be made for all topics to lead into the draft policies. A small group would then meet to put together the draft document with a summary and key issues for consultation.

Time Frame: Topic summaries/policies to be provided by end October

Draft document by mid November (include S106 information)

Submit draft document to MBC by end of November

**126. Any Other Business:**

Alistair Hume was in attendance representing Hillreed/Persimmon Homes who are looking to develop land at South Road/Howland Road**.** Surveys and assessments are being undertaken and proposals are being put together including the access to the site. The Chairman asked that this proposal be bought back to the community as soon as possible.

Peter Court spoke about Millwood Homes exhibition at the beginning of September and felt that a public exhibition was a better way of consulting the community rather than a public meeting. Approximately 85 residents attended. A lot of comments were around the proposals for the cricket and hockey field rather than Millwood Homes’ development.

Concern over cumulative effects – a number of developers are currently submitting/have submitted applications and it is felt that MBC are not a position to refuse without a Local Plan unless policy covered by the NPPF. It is envisaged that six will be forthcoming for Marden (1 approved, 2 at MBC level and 3 proposed). Need to make MBC aware that development, irrespective of numbers, should be spaced over a long period of time rather than all at one time so that the community can recover and sensible growth be made. A draft policy and general agreement was proposed for phasing development over the planned period (ie 25% of total housing allocation in Marden every 5 year period). It was agreed in principle to send the proposals of the Neighbourhood Plan Steering Group to the Parish Council and MBC but note that the document has not been consulted with the public. Agreement was also given that the draft policy be circulated over the next few days for members of the Steering Group to consider. It was suggested that the comments regarding this proposal be reported at tomorrow’s meeting. *( Copy of draft statement attached to end of these minutes)*

Richard Adam raised the item of the report from the Kent Architecture Centre and asked the meeting if what was included in the draft report was an accurate record of whether the workshop supported the access to the north of the site. Those in attendance reported that mention was only raised regarding construction access into the site and footpath/cycle paths. There was no endorsement of the proposal at Stanley Farm but details were viewed as information only. The Steering Group was asked to read through the document and ascertain whether this is a true and accurate record of what was discussed at the workshops. It was understood that at the last NP meeting, at which representatives of KAC attended, comments were raised and it was assumed that a further report would be forthcoming especially regarding access points to the site.

**127. Date & Venue of Next Meeting:** 21st October at the Scout HQ commencing at 8pm

The meeting closed at 10 pm

Signed ……………………………………………………………………………… Date ……………………………………………………..