



PADDOCK WOOD NEIGHBOURHOOD PLAN STEERING GROUP  
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**NOTES OF MEETING HELD ON WEDNESDAY 16<sup>th</sup> October 2019 at 8.00PM at  
THE WESLEY CENTRE, PADDOCK WOOD.**

**Present:**

Meryl Flashman, (Chairman of Steering Group, Town Councillor, Heritage Group)  
Carol Williams, (Steering Group Secretary, Town Councillor and lead for Sports & Recreation Group)  
Andrew Mackie, (Steering Group member & Community Centre Working Party representative)  
Sue Lovell, (Resident)  
Rebecca Roberts, (Steering Group and Green Infrastructure group)  
Paul Smith (Member of PWBA and Member of Town Centre Group)  
David Henshaw (Steering Group & Resident)  
Mike Ridger (Steering Group Member, Sports & Recreation Group & Town Councillor)  
Steve Barrett (Steering Group Member & Town Councillor)  
Jeremy Thompson (Steering Group member & resident)  
Anne Newman, (Steering Group Member, Resident)

**Apologies:**

Richard Barsley (Steering Group member, member of PWBA and lead for Town Centre Group)  
John Flashman, (Steering Group member, Heritage Group)  
Sarah Hamilton, (Steering Group member, Town Councillor & Lead for Heritage Group)  
John Hall (Steering Group Member, Sports & Recreation Group)

**Visitors:**

Rodney Atkins (Town Councillor)  
Don Kent (Town Councillor)  
Simon McKay (Resident)  
Wendy Morris (Resident, representing Paddock Wood Cricket)  
Dave Ousby (Resident)

**1. Minutes of previous meeting:**

The following corrections were requested to the September 2019 minutes:

- John Hall was present
- John Flashman is no longer a Councillor.

No further changes were requested and minutes were approved.

**2. Information issues arising:**

No issues addressed.

**3. Strategic sites working group:**

The third Strategic Sites Meeting was cancelled by Stephen Baughan, Head of Planning, TWBC. Minutes of second meeting are not yet available. AM raised a concern that the master planning process should have been discussed and Master Planners approved by now.

#### **4. TW Draft Local Plan:**

The Steering Group were reminded about the Town Council engagement event between 11.00 and 14.00 on 19<sup>th</sup> October, in the Day Centre.

MF reported that the consultation deadline had been extended to 15<sup>th</sup> November. The Planning & Environment Committee were leading a Town Council meeting on 11<sup>th</sup> November to agree final submission for PWTC on the Draft Local Plan. The draft submission will be discussed at the Full Council Meeting on 21<sup>st</sup> October.

#### **5. Steering Group response to the draft local plan**

MF reported back from the Town Centre Working Group attended by MF & JT. They had discussed the early comments in Nick Ide's annex related to Town Centre. The group supported these statements. MF read these statements to the group.

The Town Centre Group also referred to the map on page 191, which shows the area proposed for the Town Centre. The Group supported the extension of the town centre to include areas at the top of Commercial Road & for a double storey car park at the Station & to make the railway station area a transport hub. The Group supports master planning. JT referred to concerns raised that a double storey car park would encourage people to drive south to get a space on the train. The Group thought there should be a large car park on the other side of the railway bridge to prevent people coming to the town centre just to park.

The Group thought there should be another medium sized supermarket, although it was not clear what the definition of 'medium' is. We need to consider what we want in the town centre, considering the changing nature of the high street nationally. It was discussed that there is evidence that small independent shops do better than the chains.

RR reported that the Green Infrastructure Group had looked at green spaces allocated by the Borough & made recommendations for others to be allocated. They have discussed other green issues and Sue Lovell is looking at key background documents. SL reported that the TW Green Infrastructure study published in August 2019 refers to Kent-wide issues and refers to Paddock Wood gaining greenspace as part of the developments. However, this misses the point that the developments are proposed in areas that are already green, so less green space will be available as it will be covered in housing, giving a net loss of green space for Paddock Wood. There is almost nothing on the loss of habitat and wildlife in these areas. The example of the destruction of trees and hedgerows on Badsell Road was explored, with discussion about the need for mature trees to absorb surface water.

There was no report from the Heritage Group.

CW reported that the Sports & Recreation Group had not yet met, but the extension will allow for the group to meet. CW reported that most of the Sports and Recreation policies are included in the draft plan but we have not emphasised youth facilities in the recreation policies. WM stated that Paddock Wood Cricket have asked to be included and would prefer to remain on Memorial Field. PW Cricket was concerned that cricket had not been included. JT asked about tennis, which has been included on Memorial Field & at the outdoor sports hub. CW explained that it is hoped tennis will be located at the outdoor sports hub to ensure it is used all year round, with a MUGA/tennis courts on memorial Field.

The Infrastructure Policies were discussed:

- DK presented two papers on housing (see attached) & proposed prefabricated houses to make housing affordable for our young adults, or part/self-build options. Suggested having an enabler to capture views of residents. AM stated that 40% of housing is supposed to be affordable, but the definition of this does not make them affordable for young people. DK raised the issue of the number of housing associations being associated with the Borough, some of which have links to London. There was a discussion regarding affordable homes and how developers will sell these, as they will not be affordable for first time buyers. It was agreed that we need to add self-build properties and securing properties specifically for local people.
- MF will review education: the draft plan allocates two new primary schools and one new secondary school near Tonbridge as well as expansion of Mascall's School. The allocation of schools is a KCC role based on population projections, so PWNP will focus on nurseries & access issues.
- CW will review health with HA & SH.
- Transport & movement issues were discussed: the roads are already congested. There is a need to look at the infrastructure delivery plan (IDP). DH raised previous plans for a ring road, which Nichola Reay & Sarah Hamilton may have information about. Concerns were raised about the railways but delay to a decision about the franchise have delayed detailed information about future plans. However, plans to increase services through Paddock Wood are outlined in the IDP. The IDP also refers to a responsive bus service to be provided in Paddock Wood & to Tonbridge via Tudeley Village.

**Commented [CW1]:** I did not understand this but these were the words used

Other issues were discussed: footpaths & cycles routes are essential as connections need to be made to surrounding areas e.g. Hop Farm, East Peckham, Five Oak Green.

Information should be sent to Meryl by 1<sup>st</sup> November please.

#### **6. Draft Policies:**

The draft policies will be on agenda for October Town Council Meeting

#### **7. Any other information**

- Facebook: Teresa Maxwell received handover from Sarah Mewett last week. MF will thank Sarah for her work over the years.
- MF reported that she had completed the Town Crier article for November 2019: it is short article this time.
- Churchill Homes: CW reported that the appeal had been submitted and the only significant changes are proposals for flood risk, which increases the proposed roof height. The Town Centre study is interesting & is worth a look by Town Centre Group, as it clearly shows how it would divide the town centre in two.
- RA asked if everyone receives the TWBC Local magazine.

#### **8. Confidential item discussed.**

#### **DATE OF NEXT STEERING GROUP MEETING:**

The next scheduled meeting is on Wednesday 20<sup>th</sup> November 2019

Date of future meetings: 18<sup>th</sup> December 2019