



PADDOCK WOOD NEIGHBOURHOOD PLAN STEERING GROUP
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VIRTUAL MEETING OF THE NEIGHBOURHOOD PLAN STEERING GROUP HELD
ON
WEDNESDAY 20th January 2021 at 7.00PM.

Meryl Flashman, (Chairman of Steering Group, Town Councillor, Heritage Group)
Rebecca Roberts, (Steering Group and lead for Green Infrastructure group)
Jeremy Thompson (Steering Group Member, Resident)
Sue Lovell (Steering Group Member, Green Infrastructure Group)
Mike Ridger (Steering Group Member, Sports & Recreation Group & Town Councillor)
Don Kent (Town Councillor, Steering Group member)
Richard Barsley (Steering Group member, lead for Town Centre)
Carol Williams, (Steering Group Secretary, Town Councillor, and lead for Sports & Recreation Group)
Andrew Mackie, (Steering Group member & Community Centre Working Party representative)
Christine Spicer, (Steering Group Member)
John Hall (Steering Group member and PWFC)
Nichola Reay (Town Clerk)
Jon Herbert & Max Coral (Troy Consulting)
Rodney Atkins (Councillor and resident)
Fred Lemont, Joan Bryant, Ann Newman, Wendy Morris, Heather Atkins, Michelle Sinclair (Paddock Wood Residents)

APOLOGIES:

Sarah Hamilton, (Steering Group member, Town Councillor & Lead for Heritage Group)

1. MINUTES OF THE PREVIOUS MEETING

Minutes of the meetings held on Wednesday 18th November 2020 were approved.

2. INFORMATION ITEMS ARISING

Churchill Homes had received planning permission to build retirement flats in Commercial Road which was disappointing.

It was felt that the inspector had not considered all the evidence which had been put forward. The TC planning committee will be considering the decision at its next meeting.

3. **QUESTIONNAIRE RESULTS**

The results of the survey had been circulated to members. Joh Herbert advised the following:

- The feedback had ratified the vision for the NP.
- Some comments expressed concern about the scale of growth – this is a Local Plan matter not at NP matter. This needs to be communicated to residents.
- Response rate was good.

DK raised concerns about the lack of affordable housing – that which is being provided is not affordable to many residents. 20% off list price does not allow many to purchase. Should reflect affordability of residents.

JH advised that this would be outlined in the Local Plan and would need more research. They would look to see if anything further could be added to the existing policy in the Draft NP. Self and custom build could be looked at. A certain percentage can be stipulated to be self-build. However, it had not been raised as an issue in the recent survey.

CW pointed out that some of the existing affordable housing was offered by a London based housing association.

JH said that the survey had confirmed that the high-level policies were on the right track but now needed to look at more detail.

MC went through the details in the report and the 7 questions and focus areas. In general, the responses were in support of the policies.

JT was concerned that the response rate from the younger generation was limited. Need to listen to comments.

There were some comments regarding the location of the community centre, although this was not specifically asked for during the survey and is not part of the NP.

A discussion was had as to how to engage with the wider population.

There was also a discussion about the importance of green spaces, particularly following the pandemic.

Both RR & SL asked for enhanced eco areas, particularly in the Memorial field.

NEXT STEPS

Troy Consulting will now go through the draft policies and update them in line with the results of the survey. 12% of house holds had responded. Further consultation will take place.

Can liaise with schools – home schooling may give an opportunity to discuss local area with school children. Some drop-in sessions could be arranged with secondary school children and key organisations.

4. **LOCAL GREEN SPACE REPORT FROM TWBC**

A discussion was had regarding the designation of Whetsted Woods.

The chairman advised that Whetsted Woods was in Capel not Paddock Wood. Therefore, the Paddock Wood NP could not comment.

It was asked if Green Belt status could be retained for the area and if anyone knew who owned them. Some of it is protected by TPO and ancient woodland designation.

Capel NP group should be approached to see if they could incorporate the woods in their plan. TWBC could be approached to protect it in the LP.

JH advised that the green space group could help with support for designation. The Green Space group were asked to report back with their views. RR would take this on.

DK asked if the right of way through the field could be protected.

RR asked if areas did not meet TWBC criteria for green spaces does that mean they can be developed. JH advised that local green space has the same designation as green belt. Some areas already have protection and do not therefore need to be included.

5. **Meeting between Troy Planning and TWBC to discuss work undertaken by Lock Associates.**

The meeting took place on the 20th January. Work on the Town centre had been held up due to the Churchill homes decision.

The concept master plan was available and should be submitted to TWBC full council the following week. Consultation will take place in March/April. The full report will then be available. The plan shows 3500 new homes for Paddock Wood. The proposed sports hub was in Capel Parish to the south of the railway. It was questionable as to how accessible it is to the residents of PW and public transport.

The chairman advised that she had been told there would be no building on the sports hub so it could be retained as green space.

The NP group had previously designated a site on Eastland's Road, to the north of the railway line. Changing facilities and meetings rooms would be required. A green field would not be adequate.

The plan showed infrastructure which would be reviewed by ACCOM on behalf of the town council.

6. **Role of Communications Officer**
A draft job description was circulated to members and agreed.
It was also agreed that an Instagram account should be used.
7. **Communication reports**
A report was noted from Facebook administrator.
SL advised that she had taken the following actions:
- Research and organisation of survey
 - Finding appropriate locations
 - September
 - New twitter and other social media
 - Oct
 - Banner designs printing and distribution
 - Nov
 - Sorting issues with Royal Mail
 - Dec
 - Social media reminders
8. **Any Other Information**
The rumour that Homecraft was closing was untrue.
The road works in Church road had been extended until February.
The Town Council had allocated a further £10k for the project.
SL advised that she was speaking at the TWBC cabinet meeting the next day asking them to reconsider the Local Plan.
The survey will be published on the council website now that members had had a chance to discuss it.
The chairman will write some social media posts.
Ice Fox developments had asked what community facilities the group would like to see in the town centre.

The meeting closed at 9 pm.