



PADDOCK WOOD NEIGHBOURHOOD PLAN STEERING GROUP
C/O The Podmore Building, St Andrews Road, Paddock Wood
Tonbridge, Kent, TN12 6HT
Telephone: 01892 837373
www.paddockwoodtc.kentparishes.gov.uk

**MINUTES OF THE NEIGHBOURHOOD PLAN MEETING HELD ON
WEDNESDAY 16th August 2017 at 8.30PM AT THE WESLEY CENTRE, PADDOCK
WOOD.**

APOLOGIES: Andy Mackie, Mike Ridger, Rebecca Roberts, Mark Noterman

In attendance

Meryl Flashman (Chair)
John Flashman (Steering Group Member & Town Councillor)
Jim Large (Steering Group Member /Heritage Group/WRAG)
Jeremy Thompson (Steering Group Member & Resident)
Peter Fielding (Resident of Town centre)
Juliette Fielding (Resident of Town Centre)
John Hall (resident and Member of Sports & Recreation Group)
Ann Newman (Steering Group Member & Resident)
Paul Smith (Business Owner and Resident, member of PWBA)
Richard Barsley (Steering Group Member, member of PWBA and lead for Town Centre Group)
Val Posener, (Secretary of PWBA & Resident)
David Henshaw (Steering Group Treasurer & Town Councillor)
Carol Williams (Steering Group Secretary, Town councillor and lead for Sports & Recreation Group))
Sarah Hamilton (Steering Group Member, Town/Borough/County Councillor & Lead for Heritage Group)

Meryl welcomed Val Posenor to the meeting

- **MINUTES OF THE PREVIOUS MEETING (5 mins)**

Sarah Hamilton asked for the reason for her standing down as Chair to be amended – she had been planning to do this for a while due to a range of commitments rather than as a conflict of interest.

Subject to the above amendment the minutes were agreed as an accurate record of the meeting

- **Matters Arising**

Richard Barsley introduced Val Posener who has started to collate Town Centre information.

- **A vision for the future of Paddock Wood**

Focus on document pack: Maps from Future Framework document, March 2017

MF provided a brief history: in February 2017 the consultation focused on the Future Growth documents with questions. The results were collated into the Future Growth Scenarios Document. MF has taken all maps from the framework with written comments from the Neighbourhood Plan Issues & Options document added to the relevant maps. Richard has asked us to look at these as they will form the vision for the draft NP document – need to determine whether we agree with this & to consult with working groups. Need to ensure this is reflected in draft policies.

Diagram 1: Uses & Activities

SH suggested that there might be value in using the land north of railway, as future sites for development have been identified north of the railway.

AN - housing north & move businesses to Transfesa area

JT – could there be improved railway parking north of railway at station. RB felt that this would be good unless there are plans in place for double decking the station parking on the south side.

JL - would small housing be over shops? Horsmonden will possibly get 1300 houses & no railway making it likely that these people will travel to London from Paddock Wood.

JF – previous plans have diverted planning from north due to flooding (previous Local Plan from TWBC), but this is no longer considered to be a problem

CW – need to make town more attractive for potential buyers of new homes

Diagram 2: Accessibility

Amend last sentence to include sports and residential use as well as business use.

Diagram 3: Short/medium term growth

JH – need to consider growth over next 15 to 20 years and improve facilities for residents rather than people going out of town for work and social life, as happens currently, with the consequent loss of revenue to Paddock Wood. SH paid tribute to JH & work for young people.

Diagram 4: Longer term growth

SH – site 142, TWBC have recognised boundary issues. PW boundaries set in statute although RB pointed out that boundaries have changed in the past. Site 142 is nearer Paddock Wood than Capel – is there an opportunity move the boundary to include this site within PW?

Ann Newman – have sites been identified north of railway. Yes, on the latest call for sites on TWBC website.

Diagram 5: Non-residential uses included

Town Centre Working Group did not think pubs/shops in new developments were a good idea. RB said this was because they often struggle and then become residential. Will serve small catchments, but may be able to develop a niche pub/building, as this is a draw from elsewhere e.g. real ale pub.

Possibly develop multi-use centres e.g. café, play area and nursery, as this may make it more successful. Single shops in housing estates often do not work, as they do not make enough money to make a living.

There was discussion re the shop in Matfield which is now closed. SH stated that whilst Matfield shop recently closed, Horsmonden (Heath Stores) & Capel (Deli on the Green) have thriving shops.

RB said that Horsmonden & Deli on the Green are inspirational, but they have struggled initially. Depends whether it is volunteer led as they do not need overheads & whether they have a unique draw. JH mentioned that the butcher in Matfield is busy & visible from the road, selling a range of groceries. He also suggested that local shops/hubs should include familiar names, such as Costa, to draw people.

JT – suggested that developers could build this in with flats above. Why do they not do this? Is it because they are not viable?

Diagram 6: Integration v Separation

JL – raised issues that people will still drive. RB said that existing cycle routes are not good 558e.g. 4 metre cycling path. CW stated that S&R group have put forward an example for the Ringden/Cogate/Mount Pleasant roads area. SH said not to forget public transport as not everyone will want to cycle. RB suggested that we must work towards cycling as in Holland, although it may take years to get good involvement.

Diagram 7: Green Wedge Strategy

Has retention of these area been considered by S&R group? Yes, to be retained as greenspace for local families for recreation and activities. Agreed concept.

Diagram 8: Future framework

Pulling all together – need to change single use for north of station to add housing and sport

Diagram 9/9a: Sports & education

CW gave a summary of how the three sites came about. JH talked about the benefits of having the sports field at the top of the town including improved appearance at entrance to

town, slowing traffic, less light pollution. It could be self-funding and provide facilities for other uses e.g. meetings.

JH identified an area of land which has been discussed with him, in north of town (map provided).

Meryl circulated the remainder of the Issues & Options submissions & referred everyone to the FERIA website for the 'Future Growth Scenarios, March 2017'. Sarah to add link to website.

4. Neighbourhood Plan Governance Framework

This item was deferred until the next meeting. Meryl referred to discussion with Richard from FERIA, who suggested having a group leads meeting to inform steering group meetings. No objections.

5. Updates from the working groups

RB – lucky to have Val who has created first draft of Town Centre policy document – discussed about this last evening & again next two Tuesdays. Coming together.

Green Infrastructure – no one present, so no update

S&R – with Richard at FERIA and awaiting feedback. CW confirmed that this includes information from all previous consultation events led by FERIA

Heritage meeting this week in John Brunt

6. A.O.B

- Facebook

The Chairman has met with Sarah Mewett and it has been agreed that in future there should be 2-3 posts every week as long as she is provided with enough information. Permission is sought from the steering group to continue her contract which expires at the end of August.

Have spent less than budget to date, so have funds to extend Sarah Mewett's contract to October. No objections.

- Other methods of Communication

JT – raised issues re how we communicate. Juliette stated that a number of people did not know about the Neighbourhood Plan & could not attend meetings. JT said they could add comments to social media if they knew about it. Information has been circulated in Town Crier and through flyers. JH suggested that we need to knock on everyone's doors, as not everyone received their invitations in the past. Could we do this as a group & break town into streets. The group talked about content of flyers & how & where these could be distributed e.g. bouncy castle at café & invite people out. Must have accurate details re time and date.

- Financial report

Nothing new - £50/month spent on Facebook

- It has been confirmed that the hall is still booked out until 8.30pm on Wednesdays.

RB - Time & venue for meeting needs to be reviewed, as some people think this is late.

DH – update on community centre. Architects met with Town Council and now appointed. Plans to move this on quickly. SH stressed the importance of getting the community on board.

7. DATE OF NEXT STEERING GROUP MEETING: Wednesday 20th September 2017, 8.30pm

8. Dates and times of future Steering Group meetings – start time 8.30 pm:

18th October,

15th November,

20th December

MERYL FLASHMAN

Chairman