



PADDOCK WOOD NEIGHBOURHOOD PLAN STEERING GROUP  
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**MINUTES OF THE NEIGHBOURHOOD PLAN MEETING HELD ON  
WEDNESDAY 21<sup>st</sup> MARCH 2018 at 8PM  
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)  
John Flashman (Steering Group member, Heritage Group & Town Councillor)  
Mike Ridger (Steering Group member, chairman of PW Athletic Club, Sports and Recreation Group)  
Jeremy Thompson (Steering Group member & resident)  
Richard Barsley (Steering Group member, member of PWBA and lead for Town Centre Group)  
Andrew Mackie (Steering Group member, Community Centre representative)  
Mark Noterman (representing Green Infrastructure Group)  
Elizabeth Thomas (Chair Town Council & Borough councillor)  
Claire Stewart (Borough councillor)  
Sarah Hamilton (Steering Group member, Town/Borough/County Councillor & Lead for Heritage Group)

**APOLOGIES:**

Jim Large (Steering Group member, Heritage Group, WRAG)  
David Henshaw (Steering Group, Town Councillor, Heritage Group)  
Rebecca Roberts (Steering Group and Green Infrastructure group)  
Anne Newman (Steering Group member & resident)

**1. MINUTES OF THE PREVIOUS MEETING**

- The minutes of the meeting held on Wednesday 21<sup>st</sup> February 2018 were approved as an accurate record.

**2. Information items arising**

- A positive meeting was held with Richard Eastham of FERIA Urbanism on 22<sup>nd</sup> February 2018 (notes previously circulated). RE would like the Borough to share information going into the Local Plan prior to consultation to enable PWNP to be developed with this in mind. MF to contact TWBC, who have informed us that their consultation on the Local Plan is now likely to take place in the Autumn.
- Hilary Smith to be approached re marketing the town centre.
- Definition of a 'modern market town' is required. ET suggested looking at southeast in bloom for a definition. A strap line is also needed for the NP.
- MF produced a report to PWTC, which illustrates how much has been done since January. Next steps clearly laid out.

- Referendum will be based on a blunt question. Steering group needs to ensure people have the correct information available to them.

### 3. Discussion with Borough Councillors

The Borough Councillors were thanked for attending the meeting. This was an opportunity for them to ask any questions they might have about the emerging Neighbourhood Plan so that they understand the group's aspirations when Paddock Wood is discussed at TWBC.

The following points were discussed:

- Surface water policy to be added to Neighbourhood Plan. The wording of this has not yet been agreed.
- MF & CW reported difficulties accessing TWBC draft local plan documents. CS offered to represent the group in asking for this information. The importance of there being no conflict between the NP and the new local plan was stressed. ET stated that Steven Baughan is keen to work with NP groups & SH added that he wants to visit NP groups.
- MN suggested the Paddock Wood plan should be fluent and keep up to date with other developments.
- CS expressed her personal concerns that NPs will not be given the weight they deserve. But with many small communities developing NPs, TWBC will have to take account of them in the future.
- ET stressed the importance of working with TWBC. It is important to remember that TWBC is subject to government policy changes regarding housing. The Neighbourhood Plan Steering Group has worked hard not to be too prescriptive and the Sports and Recreation policy in particular clearly takes account of the needs of other communities which CS felt we should emphasise
- CW asked the Borough Councillors for their support for a single sports hub in Paddock Wood. For a variety of reasons the favoured location is currently the Baxall's field site. ET suggested getting a drawing & sending to Borough Council & Steve Baughan with a summary of need and facilities. CS suggested approaching the Town Council to see if they would consider selling their land at the Elm Tree to help finance the purchase of land for a sports hub.
- RB pointed out that the undeveloped land in the Town Centre is not currently financially viable for developers to purchase as the current Borough Plan identifies that planning permission would only be granted for a mixed development of commercial and residential properties. CW suggested inviting commercial developers to a meeting to share the Neighbourhood Plan's draft suggestions for the land and to discuss the potential future growth of Paddock Wood. RB pointed out that unlike other shopping centres Paddock Wood has no vacant units apart from the former bank site which it is understood will only be let to a large company.
- Network SouthEast is reluctant to discuss parking issues with SH as their franchise ends this year.

#### **4. Feedback from working groups about the draft Neighbourhood Plan**

- Heritage – SH reported that the document is currently being strengthened.
- Green infrastructure – Certain sections have been redrafted & additional green spaces added as requested. Still need to incorporate projected green spaces from the three new development sites.
- Sports & recreation – the document is going through a final redraft before it is sent to the Sports & Recreation group members for agreement.
- Town Centre – the document has been finalised. Background paper to be checked for any necessary changes.

#### **5. Infrastructure projects that we would wish to see delivered in the future through developer contributions.**

The following suggestions have been made:

- MN produced a comprehensive list involving green infrastructure aspects
- SH – there is a need to preserve heritage & investment is needed to do this properly, the Wesley Centre could become a heritage centre, further development of the history of the railway could be done
- CW – suggestions include a sports hub, a swimming pool, parks, cycling & walking routes
- RB – new town centre car parking (multi-storey), sort out road junctions

NB: Infrastructure projects have already been agreed for the three existing development sites.

#### **6. Any other information**

- Report from Sarah Mewett – number of “likes” increasing & more people joining Facebook page. MF & SM would like information re NP plans for posts – all to follow up. (CW to send update re waste meeting). MN suggested adding suggested 106 list to site for people to comment
- AM to circulate update on Community Centre project

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

The next scheduled meeting is on **Wednesday 18<sup>th</sup> April 2018**. As this is on the same evening as the Annual Town Meeting which starts at 7pm this meeting will start at **8.30 pm**

- 8. Dates and times of future Steering Group meetings: 16<sup>th</sup> May, 20<sup>th</sup> June, 18<sup>th</sup> July at 8pm**