

Marden Parish Council

Neighbourhood Development Plan Steering Group Meeting on
Wednesday 19 November 2014 at 19.30 in the Community Centre

Notes of the Meeting

Present: Michael Parkes (Chairman), David Bennett, Robin Brook, Arthur Fraser, Sandra Gladwyn, John Roberts and Bill Wright.

In attendance: Alison Sutton, Parish Clerk. Parish Councillors Rob Bartup, Bruce Baker and Patrick Meredith for presentation. David Baume of Hook Mason and 2 members of public

1. **Apologies** – Jon Stannard, Nick Webster (who has stepped down from the Group)
2. **Presentation by Hook Mason Architects on proposals for development of land opposite Brook Farm** –
David Baume acting for Richard Paske. Land considered in 2012 SHLAA, considered had major constraints. Now in pre-app, felt constraints can be overcome by clever design, working on outline proposals. Flood plain outside cartilage.
Ruth Jackson at HC, prefer PC to make decision about play area rather than her.
Outline application for access, everything else reserved. Likely in new year, then market site to developers.
Access onto C1120 discussed – hedgerow out for visibility splay but not an old hedge and will replant past splay. Issue of access to area in flooding, more houses increase problem.
Approximately 80 houses planned. Equals about 25% of existing village.
Asked how proposal improves village. Difficult as cannot enhance village per se as greenfield and away from village centre.
3. **Consider current Consultation results** – fairly equal results for 40 houses – in line with indicative target – and 100 houses. Final results back and Clerk will draft report for next meeting.
4. **Letter to businesses and landowners** – Draft amended again. David working on final list of businesses and will send to Clerk for letters to go out.
5. **Latest draft** – Further amendments made to text.
Identified green spaces – now need to go on map: Land round war memorial; pond; recreation ground and playing fields; area at top of Rudge Grove; area at Small Ashes, C1124/C1125 junction; area opposite Paradise Meadow; area where flagpoles and notice boards are placed.
6. **Open forum** – Kingstone application, Parish Council objection was that it was disproportionate to numbers in village, but proposal ticked all boxes in Core Strategy.
Need to test our policies against the Kingstone application to see if it compares.
7. **Date of next meeting** – Wednesday 4 December 2014 at 19.30 in the Community Centre.

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