

Marden Parish Council

Neighbourhood Development Plan Steering Group Meeting on
Wednesday 8 April 2015 at 20.00 in the Community Centre

Notes of the Meeting

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

Cllrs Bartup and Meredith for item 2

In attendance: Alison Sutton, Parish Clerk; Alan Lynch from Farmcare and Ian Stevens from Savills; 2 members of public.

1. **Apologies** – Jon Stannard and Bruce Baker.

2. **Presentation by Savills on proposals for development in Burmarsh** –

David welcomed everyone to the meeting and stated that this was an open discussion requested by Savills and has no bearing or influence on any future planning application or any response to an application.

Various points were made and questions asked:

- Noted that the situation has changed with the modifications to the Core Strategy – waiting for clarification of implications; 18% indicative now across the parish and may or may not lead to allocation of sites in Burmarsh
- Farmcare thinking about 6 houses for development
- Some uniformity of housing in Burmarsh, generally terraced and small – trying to achieve future development that enhances and contributes to the parish
- If all Farmcare sites were developed it would double the size of Burmarsh. It would assist the NDP group to know Farmcare's priority of sites
- Are 3-4 bed properties going to be suited to Burmarsh? Would not want to build something that is not in context. Terrace of new houses in Sutton could be a model
- Current housing in Burmarsh is Victorian or 1960s terrace, built as farm workers' housing – but residents no longer work there. Maybe live-work units might work in Burmarsh?
- Do you see enterprise on the farm changing? Orchards will change as old trees likely to be replaced and modern orchards will evolve
- Parish is sensitive to over-intensification of farming. Modern orchards are quicker to pick by hand, not use machines and would be huge operation to replant with new trees
- Welcome Trust is a charity to make money to fund research – therefore wouldn't fund affordable housing but would have dialogue with housing associations
- Agreed that Alan/Ian would email Alison with their preferred sites and the details of Richard Quinn the farm manager.

3. **Consider responses to representations and initial changes to Draft** –

Responses on behalf of PC as circulated. Document needs Kirkwells to respond to particular points. Will be considered when have meeting with Claire.

Agreed to ask Claire what sensible spatial planning would look like in Burmarsh.

Issues about settlement boundaries considered:

- Savills site 3 is where septic tank for 8 houses is sited – very wet area
- If include top end of Burmarsh/Fromington then Burmarsh almost part of Marden
- Feeling that Burmarsh settlement boundary might go down to Frankland's Corner
- The Vault – keep as suggested by Claire
- Litmarsh – keep as suggested but need rationale of why drawn as is.

4. **Next steps** –

How do we energise the community positively? As further informal consultation and then a new Regulation 14 consultation will be needed, it is a chance to try and get the community involved.

Need to review the main modifications document and consider if the SG/PC need to respond to it or not. Group to let Alison know by 17 April if feel need to respond or not.

Update: latest information has clarified issues that might be raised in a response.

Aim for new Regulation 14 consultation by mid-July. Agreed that after 7 May, letter will need to go out to everyone who submitted sites to ask if want their site included still in the new consideration of sites for allocation.

Agreed that need new assessment against criteria to take account of including small settlements, need to look at criteria for each settlement.

Need Kirkwells to include more explanation of how make assessment and why make recommendations for allocation.

Other issues to address – need to give a steer with a clear proposal for options and then get community feedback; numbers of dwellings on sites being the same as on applications.

5. **Open forum –**
No points raised.
6. **Date of next meeting –** Wednesday 6 May at 7.30 pm with Kirkwells attending.

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