



LENHAM NEIGHBOURHOOD PLAN IMPLEMENTATION & REVIEW GROUP
NOTICE OF THE **ZOOM** MEETING ON TUESDAY 8TH DECEMBER 2020 AT 7.30PM

Present: Richard Greenwood Chairman presiding.

Clrs. J Britt, M Cockett, N Osborne, A Ratcliffe: P McCreery (Consultant) P Culver, V Woollven, R Young, M McFarlane (Clerk) Cllr. S Heeley was also present.

20/37 **Apologies:** Cllr. K Hammond (post meeting)

20/38 **Declarations of Interest:** VW declared a conflict of interest arising from the land to the rear of Tithe Barn, NO and PC declared a conflict of interest to land to the east of Old School Close, JB declared a conflict of interest in relation to the Inkstand Cattery site, members of the group who stand on LPC declared an interest in relation to William Pitt Field. All declared conflicts of interest are non-pecuniary; this also relates to all previously declared conflicts of interest.

20/39 **To sign as a correct record of the minutes of the LNP meeting 13th October 2020:**
R Greenwood (Chairman) signed the minutes as a correct record. (post meeting)

20/40 **Review of Neighbourhood Plan update:**

a) Maidstone Borough Council meetings.

R Greenwood, J Britt and P McCreery met with Cllr. C English to discuss the issues relating to press coverage regarding Heathlands and the general lack of communication between MBC and LPC.

The question was raised concerning the purpose of Homes England involvement in the Heathlands proposed development and the need for further discussions with both SOHL and LPC.

b) Call for sites.

P McCreery recommends a paper dealing only with Heathlands is submitted by LPC, issues such as coalescence with Harrietsham can be dealt with under a separate representation.

The importance of Lenham Heath as a possible nature reserve not just a heath corridor was discussed.

It was suggested that a leaflet linked with Lenham Meadows Trust highlighting the importance of this environmentally sensitive area could be produced and handed to the planning inspector.

All agreed there should be no further houses than the agreed 1000 plus windfalls.

20/41 **Open Spaces:**

a) Site report updates.

Site 1. Barr/New William Pitt Field.

P McCreery flagged up the need to watch the situation closely whereby sites are transferred between developers to ensure full S106 monies are paid, sight of the draft S106 agreement early on in the proceedings would be advantageous to monitor each site as they arise.

Site 2. MHS Phases 1 and 2. (ex-Russell)

P McCreery reported site one is active and it is important to include all the links to adjacent sites.

Highway improvements include a footpath over the bridge; however, it would be advantageous to negotiate a footpath to the railway inside the boundary hedge. We need to establish a working relationship with the developers to ensure a landscaping scheme to provide enhanced play areas and open spaces can be achieved.

Site 5. Countryside.

A timeframe for the completion of the sale of the strip of land at William Pitt Field will be requested as the developers continue to hold up proceedings. R Greenwood has written to T Hudson with ideas of transferring land to the Lenham Meadows Trust, no reply as yet.

P McCreery requested the Open Spaces Matrix he produced be recirculated.

20/41 **Open Spaces continued:**

Site 6. William Pitt Field.

J Britt is communicating with M Bodkin to organise an electronic presentation concerning community housing, which may be an option for William Pitt Field. Dates to be confirmed.

Site 7. Wealden Homes/Loader Close.

This is likely to be the first site we have the opportunity to negotiate ownership/maintenance/management of the play area, whereby we need to decide if LPC will be directly responsible or a management company oversee the facilities.

Tanyard Farm North.

M Cockett confirmed Lenham Meadows Trust will not allow foul water to drain into the Glebe pond, the preferred option is to divert the water below the second weir through one easement.

b) **General reports.**

A Ratcliffe is looking at specifications for open spaces and land maintenance, which is an ongoing project, he is also looking at layouts and designs for the sports facilities at site one for further discussion.

20/42 **SOHL Lenham Heath development update:**

S Heeley reported on the drive to encourage local residents to submit a response to the MBC 18b Local Plan consultation, seventy responses have been copied to SOHL thus far. The group continue to keep everyone informed through social media, leaflets and articles. The group have requested MBC remove the twenty three landowners who have not been consulted about the proposed development, this equates to eighty acres of land being potentially unavailable.

SOHL will analyse all responses received. The group continue to fight the MBC proposals.

20/43 **CIL & Section 106 receipts:**

J Britt reported monies from Jones Homes and from the Paddocks are earmarked for improvements to the Cross and to upgrade the drainage at the Maidstone Road car park.

P McCreery reiterated the importance of keeping a list of monies due and the trigger dates when monies should be paid into the LPC bank account.

20/44 **CIL Projects:**

J Britt confirmed that CIL projects will be itemised on the LPC budget as capital expenditure.

20/45 **Sports England:** No further reports

20/46 **William Pitt Field:**

a) **Countryside update on the sale of the strip of land.**

We are awaiting answers from Thorneloe Solicitors with reference to the heads of terms.

R Young has met with Cllr. M Lowe to discuss the placement of outdoor gym equipment and the project is progressing.

20/47 **Media presentations:**

J Britt confirmed an agreement with Focus Magazine to include an article concerning the LNP referendum in The February, March and April editions plus a pull out leaflet.

The first article is a general article about what the LNP is and why we need it.

The second article is more in-depth outlining what the plan contains.

The third article outlines the reason why we need to vote yes for the plan at the referendum.

There will be a pull-out compilation of all three articles.

P Culver stressed the importance of using social media and linking sites between LPC and Keep Lenham Safe, he also suggested snippets of information on a regular basis to encourage conversation, along with the use of banners, posters etc.

P McCreery suggested fifty copies of the plan should be printed and distributed to local outlets as before.

20/48 **Correspondence:** No correspondence to report.

The meeting closed at 9.55pm