



## Steering Committee Meeting 31 March 2021

**Present:**

Cllr Jean Curteis  
Graham Smith  
Helen Whitehead  
Irene Dibben  
Siggi Nepp  
Stephen Sidebottom  
Sue Quinton

**Apologies:**

Cllr John Crawford  
Cllr Kate Walder  
Joseph Franklin

**Also, in attendance:**

Richard Masefield  
Tony Fullwood

### 01. Minutes from last Meeting

Minutes of 17 March 2021 were accepted and approved.

### 02. Matters arising

None

### 03. NP draft chapters

The latest two draft chapters prepared by Tony were discussed - these being the second part of the Environment chapter and the Housing chapter. Sue reported that John had submitted comments to be raised in his absence. Some of these related to text in the ALP that John thought should be included in the Plan and Sue offered to send these comments to Tony.

*(Action: Sue to send John's comments regarding ALP text to Tony)*

**Environment chapter:** The SC and Tony discussed John's suggestion that the passage relating to tranquility could reference its importance for mental well-being, but agreed that this was difficult to quantify without specific evidence and should be left out. The SC also agreed that references to the pandemic could date the Plan in years to come and should be left out.

Sue commented that the draft did not mention the existing PRoW on one of the proposed LGS sites.

*(Action: Tony to amend draft to reference existing PRoW)*



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Siggi stated that a map of potential LGS sites presented at a 2019 public event was inaccurate and should be removed from the evidence base. An up-to-date, accurate map of the currently proposed sites is included in the evidence base. Tony agreed that the 2019 map and any references to it should be removed.

*(Action: Tony to amend evidence base and draft plan accordingly; Siggi to forward amended text to Gravity)*

The misspelling of two of the proposed LGS sites was pointed out.

Sue mentioned that the draft described LCA 24 as being in the 'best condition', whereas LCA 23 is described as being in 'good condition'. She pointed out that both areas had been rated as 'good' in the 2009 Jacobs Local Character Assessment report for ABC and should be described as such in the draft. Tony accepted this point.

*(Action: Tony to amend draft accordingly)*

With regard to the Protection of Landscape Character policy, Sue asked Tony to explain why the wording 'not have a detrimental impact on' had been applied to LCA 24 but not the other LCAs. Tony explained that this was because according to the Jacobs LCA report, LCA 24 had a 'high' sensitivity value, whereas the others were considered 'moderate' and as such needed to be treated differently.

Helen asked whether the 'countryside outside the built confines' definition could be widened to include farming and rural businesses, and tourism. Richard suggested landowners should be included as well.

*(Action: Tony to amend draft accordingly)*

Helen mentioned that some maps had been improved and added to Dropbox. Siggi asked Tony to provide references in the draft Plan for any maps needed and she would insert the maps before sending them to Gravity.

*(Action: Siggi to send Tony a list of current map refs)*

Helen asked if there could be a statement in the Environment chapter to support the viability of farm and estate businesses. Tony said this was covered in the Local Economy chapter.

Richard asked if the objective to 'retain' the diversity of wildlife could be changed to 'conserve and enhance', and also to add 'from development' after 'net biodiversity gains'.

*(Action: Tony to amend draft accordingly)*

Richard asked for some more time to consider the biodiversity aspects of the Environment chapter. Tony said that any further comments would need to be debated by the SC before the chapter could be signed off.



*(Action: SC to hold a Special Meeting on Wednesday 7th at 12.30pm. Irene to take minutes. Any non-attendees to submit comments in advance)*

**Housing chapter:** Sue referred to John's comments which asked for various extracts of the ALP to be considered for inclusion in the Plan. Tony told the SC that he now had access to some statistical information from ABC relating to completions since 2013, and also extant planning consents in the Parish as at April 2020. He offered to use these to provide a statistical snapshot and some context which would sit within the Housing chapter. This was accepted by the SC.

John also requested that 'cross market subsidy' was defined, which Tony agreed to.

*(Action: Tony to amend Housing chapter accordingly)*

#### **04. Design Code**

Siggi reported that Tony is undertaking a re-write of the Code, incorporating SC comments. Siggi and Tony will meet with AECOM to talk through changes.

*(Action: Tony and Siggi to report back in due course)*

#### **05. Projects List**

Stephen explained the changes he has made to the list. In terms of going forward, Tony commented that s106 projects could potentially be cross-referenced to an infrastructure policy within the Plan. The group discussed an alternative approach, which would be to present all projects in a table to go into the Plan as an appendix. This would link project ideas to policies but would be offered as examples rather than firm projects. The table could be accompanied by some general explanatory text. It was agreed this was the best approach.

*(Action: Stephen to produce a further iteration of the list for debate at Special Meeting on 7th April)*

Tony left the meeting.

**06. Acknowledgements:** Sue said that it was time to draw up a list of people who should have an acknowledgement in the Plan. She suggested that a collective thanks be offered to members of the community who have been involved, but organisations / people who have made significant contributions should be individually named. This was agreed. Several names were mentioned for the latter category.

*(Action: Sue will draw up a list and circulate for review; final list to be sent to Siggi for passing on to Gravity)*

**07. Comms:** Irene reported that Kate has made progress on a number of Comms actions.

*(Action: Irene to update Sue on Comms actions)*



# TENTERDEN

NEIGHBOURHOOD PLAN

**08. Treasurer's report:** Graham confirmed that the budget is up-to-date and on track.

**07. AOB:** None

There will be a Special Meeting on 7th April at 12.30pm  
The next scheduled meeting will be on 14th April at 2pm