

Vistry Homes (Tenterden) Steering Committee
Minutes of the meeting held on Friday, 31st May 2024

Present:

Vistry Homes: Paul Dadswell (PD)

SEC Newgate: William Neale (WN)

Kent County Council: Cllr. Mike Hill (MH)

Tenterden Town Council: Debbie Baines (Town Clerk) (DB)

Tenterden Town Council Climate Action Advisory Group: John Crawford (JC)

Tenterden Community Land Trust: Mark Ellender (ME)

Limes Land Protection Group: Albert Poole (AP)

Purpose of Meeting

To act as a link between the residents and Vistry, in respect of the submitted planning application.

Key Points Discussed

1. Comments and Communication

- All comments on the application should be submitted via the planning portal.
- Vistry will issue a summary response to these, rather than individual responses.
- Updates will be provided through the steering group.

2. Condition discharges for the Pavilion and Sports Pitches

- These are due to be submitted in due course, this will take place over a period of time.
- PD agreed to provide references for applications for planning conditions, to ensure awareness of when these have been submitted. In addition, these applications will be included on the agenda for future meetings.

3. Reptile/Newt Fencing and Archaeology Trenching

- Fencing is currently set up and reptile/newt tracking is ongoing, surveys are likely to continue in some areas until late July.
- Archaeology trenching will commence post-tracking, Vistry are aiming for a late August/early September start.
- There is the possibility of postponement to next year, if a late start is required.

4. Highways/Access Road Works

- The start date is dependent on receipt of 278 clearances from KCC (not yet approved).

5. s278 - Appledore Road Condition Survey

- Responsibility for this task, lies with Vistry but has not yet undertaken; will be chased and the survey shared with the steering group.
- Timing of the s278 process varies, so it is difficult to give a date as to when works can start; residents will be warned however when works are imminent.
- Vistry's aim is to tie works together to avoid intermittent disruptions.

6. Internal Roads Adoption

- Not yet discussed with KCC.
- The circular spine road will be proposed for adoption; unadopted roads will be maintained by a management company – costs would not fall to individual residents.
- MH noted that the more roads are adopted, the better to avoid issues for residents later on. PD agreed to investigate this but acknowledged that KCC are often unwilling to adopt.

7. Home Design and Elevations

- Standard house types with varied elevations were proposed.

- Steering group members were advised to review the Design & Access (D&A) statement on the portal.

8. Road Naming

- A task undertaken by KCC using developer-suggested names.
- Suggested using field names for a local touch; AP has a list of potential names which could be used for this purpose.

9. Drainage

- Surface water from the development planned to go through networks 1 and 3.
- Network 2 excluded from southern boundary due to land ownership issues.
- Responsibility for culvert maintenance lies with riparian owners.
- AP proposed to discuss his concerns relating to flooding with KCC and neighbours.
- PD suggested he could speak to AP directly on this matter as it was such a specific and detailed point.

10. School Land Overage Arrangement

- AP asked, if Vistry should build more homes than planned, whether profit sharing would occur. PD commented that this was a moot point as it was unlikely to happen.

11. Crater and Layout Changes

- In respect of the crater, AP asked why the layout in the vicinity had changed and the developed areas increased.
- PD commented that it was not unusual for plans to change to accommodate more detailed knowledge of the complexity of a site.

12. Substations

- An amendment to the hybrid scheme would be submitted, relocating the substation (which would serve the whole site) adjacent to the Pavilion.
- Details would be shared with the steering group.

13. Housing Association Partnership (ME/TLCT)

- First step for the TLCT was to identify a housing association provider. Multiple organizations had been approached; the aim was to partner with a provider who is familiar with community land trusts.
- Once up and running, funding for administrative costs can be sought from local authorities.
- The involvement of the TLCT, working alongside the Housing Associations should help to keep the matter local to Tenterden residents, to enable housing to be allocated to people with a genuine connection to the town.
- A future action was identified to check details of the Church Hall S106 provision, given that there was no affordable housing contribution on the site.
- If it proved to be possible impossible to identify a preferred housing association partner, a clause could be inserted in S106 agreement for housing associations to offer to those with a local connection initially. While not the ideal solution, this way forward would be workable. Applicants would need to be on the council waiting list, but those with a local connection can be prioritised.

14. Affordable Housing

- 71 units in total; 24 rented, remainder provided through shared ownership.
- A proportion of these units can be allocated through the TLCT.

15. HERAS Fencing

- Due to damage to ecology fencing, HERAS fencing will be set up around the site earlier than had been planned.
- Site access would be maintained via the PROW, park/residential area.

16. Privacy Screening

- Screening would be installed along the Appledore/Woodchurch Road, accompanied by some landscape planting (but not to the whole boundary).
- Fencing was mainly an (existing) resident responsibility, rather than for Vistry to handle.

17. Land Maintenance

- A management company was to be set up to assume responsibility for common areas (those separate from the park/sports areas).
- Vistry were due to submit a management plan to ABC.
- The expected costs to the residents of the management company were unknown but PD offered to try get a steer as to likely costs.

Actions:

1. Provide references for condition applications and include these as an agenda item for future meetings (PD/WN).
2. To discuss drainage works (PD/AP).
3. To continue discussions with housing associations and confirm administrative funding and review S106 provision (ME).
4. To obtain estimates for expected maintenance costs for residents (PD).

End of Meeting: 17:06