

MINUTES OF THE MEETING OF THE HORSMONDEN DEVELOPMENT
ADVISORY GROUP (ADVISORY COMMITTEE OF HPC)
HELD AT HORSMONDEN VILLAGE HALL
ON TUESDAY 1 APRIL 2025 AT 7.30 PM

Present:

Mr Winsor, Mrs Newton, Ms Boon Cllrs Richards, Davis, Russell, and Baxter-Smith.

In attendance:

Lucy Noakes (Clerk)

Non-Attendance:

Cllr Baylis.

1. APOLOGIES FOR ABSENCE

None.

2. PUBLIC SESSION (no decisions):

No speakers.

3. CO-OPTION OF NEW MEMBER OF HDAG

It had been suggested by members of the Council that Ms Boon may wish to join the group as she had shown interest in future planning and development of the village . Ms Boon had confirmed her willingness to join . Cllr Russell proposed acceptance , seconded Cllr Richards, unanimous.

Ms Boon signed the Declaration of Acceptance of Office, which was countersigned by the Clerk.

4. AGREE MINUTES OF HDAG MEETING 30 APRIL 2024

Mr Winsor recapped the minutes which had previously been circulated by the Clerk. Mrs Newton proposed acceptance of the minutes, seconded Cllr Richards. The vote was carried (not all members could vote as they had not been present at that meeting) .

5. CONSIDER [S106](#) AGREEMENT IN PLACE FOR [TW/22/00296/OUT LAND SOUTH OF BRENCHELY ROAD](#) Outline Planning Permission (Access not reserved) - Village hall and a residential development of up to 68 dwellings and associated infrastructure (amended description) (Implication and timings for a new Village Hall)

The Clerk had read and circulated notes for schedule 5 : Village Hall and Appendix 3: Village Hall Transfer Terms, which clearly set out the two elements of the S106:

The Land transfer to the PC - which must be **offered** to the PC before any development can start

The Village Hall contribution - which equates to £168,246 plus index linking and which must be transferred prior to occupation of the development.

The timings and mechanisms of these were discussed in detail by those present.

A question raised at this point was : Is there a good reason why the PC would not accept the land transfer when offered?

It was considered that the maintenance costs should be minimal as the land will most likely come as a patch of grassland with services at the boundary .

Another question raised was : is there a mechanism in the terms and conditions of the S106 Agreement which prevents the PC from accepting the land and then selling it if they did not wish to use it of a VH ? It was considered that this is something which should be clarified .

It was also questioned as to whether there was some flexibility into what the money could be claimed for, as this would very much depend on the interpretation of what defines a Village Hall ?

Suggestions were put forward as to what other facilities could be housed within a new Village Hall: youth space, indoor swimming pool, Heritage centre, indoor sports hall , community indoor gym , parish office.

It was considered by the group that the PC should try and gain more information on which site is the most favoured by parishioners at the What Goes on Here event (to be held on 26th April on the Village Green). This could be achieved by presenting a map of the village with the three site options for the VH marked on the map and a couple of sentences about each site . Parishioners could then be invited to place a sticker on their preferred site . This would be the first step in the consultation with the village about this matter.

6. DISCUSS VILLAGE DEVELOPEMENT AND INFRASTRUCTURE OVER THE COMING YEARS AND CONSIDER FORWARD ACTIONS.

A brainstorming session was held to suggest areas of concern which would present themselves as the village grows in size and potential opportunities for development and improvement, taking into account the requirements and wishes of the village .

The following points were raised :

Community Transport

Community transport will be essential for workers, teenagers, school children to attend work and social activities . Alternative methods of transport were suggested such as community bus schemes, shared car schemes, dedicated/improved cycle lanes.

Pavements and footpaths

The village needs to be a 'walkable' village . Some PROWs could be improved to make them more accessible (removing inappropriate stiles and replacing with kissing gates making access easier).

This may involve liaison with landowners and footpaths officers.

Hedges should be trimmed back to allow for the full width of pavements to make them as accessible as possible. Pavements should be improved where possible .

Green Spaces

It was important to have large open spaces for the air ambulance to land – more people will inevitably lead to an increased need.

The large area of community land at Bassetts Farm has potential to be used for larger village events (concern that village events could outgrow the VG) and could provide another safe landing site for the air ambulance.

Concerns were raised about the future management of the large open community space at Bassetts Farm development. Whilst it was understood that the PC was to be offered the allotment land to own and manage, it was thought that the rest of the community land was to be handed to a Management company for maintenance, which would be paid for by those residents living on the

development . This could lead to a conflict situation where the land is not open for everyone to use freely as intended.

The PC may wish to follow this up to try and safeguard this land for use by all. A suggestion was made that the PC could consider working with the TWBC Landscape and Biodiversity Officer and the Developer to agree that the PC takes on the management of maintaining both the (EN15) Community Orchard below New Bassetts Cottages and the Community Open Space to the north of the new housing. This would be in place a management company and funds for this would need to be transferred by the Developer to the PC.

Other potential needs/wishes for outside space were: MUGA and outdoor gym area

Communication

Emphasis was put on the need for good communication for a growing village. It was suggested that email was the favoured form of communication for most parishioners. The PC would be gathering a list of parishioners email addresses at the What Goes on Here event . This listing could be used for future newsletters and important forthcoming surveys for the growing village.

A village wide calendar was also suggested as each club/society tend to have its own calendar making it difficult to coordinate events .

Future Borough Developments:

It was noted that the PC had until 30th April to submit any comments on the final Main Modifications consultation on the Submission Local Plan.

The HDAG chair will pass his thoughts on this to the PC for them to consider at the PC Planning meeting on 22nd April.

TWBC have said that the Local Plan will go into an immediate review process as soon as it has been adopted in May/June, and given the shortage of Borough Housing Land Supply currently at 3.9 years compared to the required minimum of 5 years, there will be a new “Call for Sites” process started later this year.

Until TWBC have at least 5 years Housing Land Supply the “Presumption in favour of Sustainable Development” will mean that any housing development application may get more easily granted. The HNP is a defence at least to how any such application in Horsmonden would look, feel and integrate into its location.

It was suggested that at its next meeting, the HDAG considered the lessons learned from the Bassetts Farm/ Furnace Mere applications and what the PC might wish to do differently in the future.

The meeting concluded at 9.15pm