

Pentland meeting 15.09.23

1. Introductions

In attendance was Cllr Arnold, Cllr Joyce, Cllr Norman, Peter Reed and Paul Kitchingham. The parish clerk was also in attendance to take notes.

2. Outlining parish concerns

- Number of houses proposed 44 homes - this number includes 2 self builds and 10 affordable homes.

- Residents are concerned with the way in which information is conveyed. They feel that there is a lack of honesty in general and that the statistics/designs presented are not as accurate or realistic as they promise to be. How can these concerns be allayed?

The planning process in general is convoluted and the constant back and forth between FHDC and PH means that designs, proposals and other information change on a regular basis. This gives the impression that PH are being secretive or not presenting honest information when that is not the case. PH have attended and hosted meetings with the public and have liaised with LPC where necessary. PH also agrees that the planning website is very difficult to navigate especially with larger scale projects.

- How will drainage and other services cope?

That is not for PH to say, payments are made to relevant bodies to ensure that these issues are dealt with. Flooding, waste management, road surfaces etc are all aspects that have nothing to do with PH.

- How much will the ten affordable properties cost?

The actual cost is unknown at this time, however six properties will be affordable rent and once purchased by a relevant authority the cost will be decided by that authority. Four of the homes will be available to buy at 80% of the standard market rate.

- Will the properties be Housing Association properties or will they be available via private sale?

The six affordable rent homes will be available for those on the social housing list to bid on, the four other affordable homes will be available to buy via private sale but any potential buyers will have to meet specific criteria to be eligible for example up to a combined income of £80,000 (figure may differ).

- If they are Housing Association properties, will there be a specification that the potential residents must have a local connection? Similar to the new properties in Peene.

Yes, at minimum any potential residents will have to satisfy the local connection criteria which is that they must have a connection with the district. PH can (and will) put in a further criterion that Lyminge parish residents are given priority. This allows Lyminge parish residents to benefit before the rest of the district.

- Residents are concerned that the comments made on the basis of 49 houses will now be disregarded as the proposed number has changed to 45, the concerns still stand even with the proposed number of properties changing.

This is something that would need to be discussed with FHDC.

- What is the plan if planning permission is refused?

If planning is refused FHDC will have refused on specific grounds that relate to proper planning reasons, if this happens we will remedy those issues and appeal. This process could go back and forth, and if planning permission is refused, PH could appeal to the Secretary of State which could prove costly to the district council. Planning permission is unlikely to be outright refused especially when the officer has recommended approval.

3. Clarification of current status:

- What is currently being built?

FHDC has already granted permission for the building of 30 houses.

- What is the status of the self builds?

Both plots have planning permission already granted. One is currently being worked on and is not included in this planning application. The other is included because no work has been completed. As far as is known, the owner of the plot has listed it for sale.

- What is the status of connection of services i.e gas/water/sewage?

Works are currently ongoing however there have been some issues agreeing the best route for services. PH has had to opt to go under the verge next to the doctor's surgery (roadside) and this will have to be reopened in the future to connect further services. One such connection will be via a man-hole around plot 65.

4. Community engagement

- LPC to suggest ways in which PH can be received more positively in the community via various outreach initiatives. Essentially, how can PH repair their relationship with the parish?

PH are keen to be a part of the community and want residents to thrive and enjoy their lives in the village. PH is happy to take direction for the best ways to get involved. PH agrees that having regular meetings with LPC to keep their finger on the pulse of the parish is necessary. PH can work with Lyminge Primary School to create learning experiences for the pupils there i.e making bee houses with Eco Club. PH has gifted some land to the Doctor's Surgery which may add to their car park capacity.

- PH volunteer days - PH have previously offered to give volunteer labour for the parish. Discuss how this can be implemented. Examples: cycle parking base and bus stop at New Barn.

Volunteer days can be a great help to communities and PH can definitely offer volunteers to help achieve certain goals. The cycle parking base and New Barn bus stop can be on that list along with other things that the parish needs.

- How can LPC and PH work together to ensure that future residents of the proposed dwellings are not made to feel like outsiders in the parish due to the controversial nature of the development.

PH hopes that this development isn't something that will cause current residents to act less favourably to new residents. There are several ways to get involved in

the community and PH will do what they can to help foster positive attitudes towards new residents.

5. What is the status (including ownership status) of the grounds of the cricket club.

This discussion was not related to the development and was related to another council matter and therefore discussion has not been included

Other discussion/information:

Eco housing: LPC put it to PH that they had an opportunity to create the first large eco housing development in Kent. PH said this is not viable as houses would need to cost more or would need to have a larger number of houses to cover the additional cost. That said, all homes will have a high energy efficiency rating, underfloor heating and EV charging points.

Housing need/Otterpool: LPC suggested that there is not a housing need as Otterpool will take all of that. PH said that Otterpool is still decades away from being completed and that there is an immediate need for housing.

The junction and road signage has already been approved.

LPC maintained that on behalf of the residents of Lyminge Parish, they would be speaking in **objection** to the proposed development.