

Sellindge Neighbourhood Plan Steering Group

Minutes of the Meeting held on

Monday 31st March 2025 at 7pm

in the Durling Hall, at the Village Hall

1. Welcome and apologies

Present 10 – which included members of the Steering Committee, members of the public and Parish Councillors.

Apologies received from 1 person.

2. Minutes of last meeting (held on 3rd March 2025)

The Minutes were approved.

3. Progress on drafting NHP

JB had spoken with Alison and she is unable to commit time to draft the NHP for Sellindge. As JB also has experience in drafting NHPs they have agreed between them that JB will do a first draft and then send to Alison to revise and review. The issue of continued funding and the need to apply for the 2nd stage of grant monies will be raised at the next Parish Council meeting. JB explained that the next round of funding is not open for another couple of months – so this would give time for the “call for sites” options and Design code proposal from Aecom to be received.

4. NHP further work: Draft plan

JB is to send further guidance on transport, Highways and planning issues – for example in some other NHPs a condition has been put in the document which specifies a 20mph speed limit in any new developments. There was discussion around the removal of trees and hedgerows and JB will look at other policies that may be able to be used. It was noted that the Design code document may also be able to specify such things as “hedgehog friendly fencing” and help in the protection of “dark skies” by qualifying that all lights must point downwards.

5. The “Vision” section of the Draft Plan.

The meeting considered the “vision” section of the draft plan. The intention is to keep the independence of the village – maintaining the rural character of the village avoiding categorising the village as “semi-urban”. This is especially important given the proximity of the Otterpool development which conjoins Sellindge at the Barrow Hill end of the village.

A policy of “anti-coalescence” is to be considered where a buffer zone is utilised as a wildlife corridor – perhaps using walking and cycling paths as well as community orchards.

BE commented on the drafting and use of illustrations as these will take longer to generate. It was agreed to try and create maps showing where footpaths and bridleways join up as well as maps showing local green spaces. The importance of views and connectivity within the village – showing footpaths as well as pavements (or lack of) was highlighted. The NHP examples of Horsmonden and Five Oak Green / Capel were cited as valuable to review. JB is to provide a list of maps and instructions how to create walking access maps.

Date of next Meeting

It was agreed that the next meeting of this Group will take place on **Monday 28th April at 7pm.**

6. Meeting close

The meeting closed at 8.20pm