



DRAFT MINUTES OF THE EXTRA ORDINARY FULL COUNCIL MEETING HELD ON TUESDAY 19TH MAY 2026 IN THE OLD SCHOOL ROOM, MARDEN MEMORIAL HALL, MARDEN COMMENCING AT 7.30PM

Marden Parish Council operates under General Power of Competence since adopted on 7th May 2024. Minute Reference 012/24.

017/26 PRESENT

Cllrs Boswell (in the Chair), Dobinson, Gibson, Goda, Newton, Summersgill and Turner. Also in attendance were two representatives from DHA Planning (LW and AD), two representatives from B-Yond (PL and KJ) and 5 members of the public.

018/26 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Adam, Griffiths, Rabot and Tippen. The Clerk also gave her apologies.

In the Clerk's absence Cllr Goda took the notes of the meeting.

019/26 COUNCILLOR INFORMATION

Declaration of Pecuniary and Non-Pecuniary Interests

Cllr Summersgill stated his interest as a Borough Councillor, although he was no longer a member of the MBC Planning Committee. He informed those in attendance that he will report this meeting to the two other ward councillors who were unable to attend.

Changes to Register of Interest

There were no changes to Cllrs Registers of Interest

Granting of Dispensation

There were no requests for dispensation.

020/26 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 12th May will be deferred until the June Full Council meeting.

021/26 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

All in attendance were at the meeting for the presentation by DHA Planning/B-Yond.

The meeting was adjourned for the following item:

PRESENTATION BY DHA PLANNING (on behalf of B-Yond)
Land East of Albion Road / North of Copper Lane

Cllr Boswell welcomed DHA and gave some background information regarding the application and explained this was not a decision taking proposal but a fact finding meeting. Cllr Boswell further explained that this site had been allocated for housing in MBC's Local Plan which was adopted in 2024 and Outline Planning Approval with some reserved matters, access only, was granted in December 2024 for the removal of 2 former agricultural sheds and erection of up to 117 dwellings and associated infrastructure including partial footways on Albion Road. The presentation by DHA would be limited to the imminent reserved matters application. Cllr Boswell continued to say that the meeting would be an opportunity to ask questions after DHA's presentation which was given by LW.

LW took over the presentation and spoke about the following:

- The access from Albion Road and the emergency access from Copper Lane are fixed in the outline planning permission.
- Layout, scale, appearance and landscape are all reserved matters and will be the subject of the imminent application. Pre-app advice has been received from KCC drainage and MBC Planning.
- Residents living adjacent to the proposed site (226) have been sent leaflets and an online consultation carried out (15 responses received).
- B-Yond will be applying for the full allocation of 117 homes - draft layout supplied. They will ensure key conditions regarding a Landscaping Plan and the Ecology framework detailed in the outline planning permission are met.
- Also fixed in the outline permission are the ecologically sensitive boundary areas, the Sustainable Drainage System (SuDS) features at the southern boundary, and other key ecology features shown on the outline agreed layout (also supplied).
- DHA noted that the northern boundary has a 3-4m access strip between the edge of the new site's gardens and the neighbouring residents. The gap between houses in the two developments would be 10m plus.
- There are apartments proposed to the north of the site, some of which extend to three storeys. All properties will adhere to national space standards. The requirements for 10% renewable energy will be met by installing air source heat pumps. The site will adhere to KCC parking standards. The properties will range from 2 to 5 bedroomed dwellings and there will be 40% affordable homes. Larger homes will be to the south of the site.
- An additional pond will be constructed to the south to attenuate surface water drainage.
- DHA believe that a 20% biodiversity net gain will be achieved by including habitat areas for reptiles and turtle doves. New ecology surveys are currently being

carried out but the site's ecology remains broadly unchanged. The site will retain part of the existing orchard and there will be 2.4 ha of open space.

- Housing design will be in the "local vernacular".
- The estimated Community Infrastructure Levy value is expected to be around £900k (25% to MPC). Other contributions will be made to MBC, KCC for education and SEND.
- DHA stated they were aware of MPC's interest in drainage, access and ecology from the outline planning permission.

Following the presentation the Chairman opened the floor for questions (please see Appendix 1 for the list of questions/responses).

At the end of the Question-and-Answer session DHA said that any further queries could be dealt with by email via the Parish Council Clerk and these would then be passed to LW at DHA Planning.

Cllr Boswell thanked everyone for attending and everyone, except Cllrs, left the meeting.

The meeting was reconvened for the remainder of the agenda.

022/26 PARISH COUNCIL INSURANCE

Only one quote had been received from Hiscox, our existing provider. The Clerk informed Cllrs that there was a claim still outstanding. A discussion took place as to whether despite the ongoing query should we continue with the same company.

RESOLVED: Councillors all agreed to proceed with Hiscox for up to a year and requested that the Clerk continue to make further attempts to seek quotes from other providers for next year.

There being no further business the meeting closed at 8.50pm.

Cllr Anne Boswell

Chairman

Date:

Marden Parish Council, Parish Office, Goudhurst Road, Marden

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PRESENTATION BY DHA PLANNING (on behalf of B-Yond)

Land East of Albion Road / North of Copper Lane

Question and Answer Session

APPENDIX 1

Ecology

Cllr Summersgill ask if local wildlife experts (eg.Marden Wildlife) had been consulted?

DHA responded that they didn't think anyone had been contacted and a member of the public confirmed that they no contact had been made.

Water/Sustainable Drainage System (SuDS)

Cllr Goda asked where the SUDS would be discharged to and was the capacity suitable and Cllr Dobinson asked if the future rainfall was modelled?

Member of the public asked if the SUDS could contaminate the existing ponds.

DHA responded that generally all the details of the SuDS scheme will be undertaken by relevant experts and a Drainage Management Plan drawn up which needs to be approved by KCC drainage. They stated there is no link between the existing ponds and the new attenuation pond. Access to the drainage network is at Copper Lane.

Cllr Dobinson asked how will the SUDS be monitored?

DHA responded that the responsibility of the site's Management Plan will be passed to the future Management Company. It is understood that KCC may not be adopting the SuDS so will be maintained as other features of the site.

Member of the public asked if there be changes made to the existing ponds on site?

DHA responded that modifications will be made to increase capacity. The site will include some permeable paving and swales as part of the SuDS.

Cllr Summersgill felt that the areas for turtle doves would seem to clash with the presence of domestic pets.

DHA confirmed cat proof fencing will be installed.

Cllr Turner asked if the developer was aware of recent water capacity issues?

DHA said that the connection requests are currently being made and no issues have been raised so far.

Highways

Cllr Newton asked how will the emergency entrance at Copper Lane be kept for emergency use only?

DHA responded that a droppable bollard will be installed. Highways have not yet been formally consulted on vehicle tracking and parking. It was noted that the detail of the Albion Road access is already agreed.

Cllr Dobinson asked if the route for construction traffic had agreed?

DHA said that no this would be determined and submitted as part of the Construction Management Plan which is the subject of condition 7 of the outline planning permission and a Travel Plan has not yet been prepared.

Member of the public asked how will this traffic impact properties on Albion Road? DHA responded that this will be covered in the Construction Management Plan.

Cllr Gibson asked if DHA could explain how the pedestrian access would be provided? Will this be done ahead of construction?

DHA reported that a footway will be constructed on Albion Road, on the same side as the development, by creating a narrowing point for traffic with a give way line. A member of the public expressed concerns around the capacity of Albion Road to handle the traffic generated considering the “choke point” being created especially with both farm and construction vehicles using the road.

Cllr Gibson referred to the public rights of way footpath KM281 improvements and asked if these could be clarified?

DHA said that B-Yond would fund via a Section 106 agreement and KCC will carry out any improvements to the footpath.

Cllr Boswell enquired about the scope of works with regard to access?

DHA responded to say that this had already been agreed by KCC and there would be no changes to what has been agreed off site.

A member of the public added why can't this detail be “appealed”?

DHA informed the meeting that this had already been subject to an appeal and had been agreed by the planning inspector.

Cllr Boswell referred to road user safety and asked if the site been visited at various times of day, eg. school holidays, at night etc?

DHA said that this is outside the scope of the reserved matters application. Following this response Cllr Boswell reiterated MPC's, and residents', concerns about road and cycle safety which is a critical issue.

Cllr Boswell asked as to whether MPC would be given access to road safety audits during and post development?

DHA said that they couldn't answer this as it was a KCC highways adoption matter.

Cllr Boswell further asked if connectivity to other neighbouring developments been considered e.g. Russet Grove?

DHA responded that due to the neighbouring layouts and areas of private land this isn't possible.

Sustainability/Biodiversity

Cllr Newton asked how many homes will have heat pumps?

DHA informed the meeting that all properties would have them.

Cllr Newton asked if there were any plans for solar?

DHA said that no there wasn't as the building requirements for renewable energy are easily met by using heat pumps.

Cllr Turner asked if the load on the local energy grid been considered?

DHA responded that yes, and there is a substation on site. It was noted that there is also a foul pumping station.

A member of the public asked if the trees would be removed to construct the Albion Road access?

DHA responded that yes there would be removal of trees but these would be replaced by additional planting elsewhere on site. The access includes a footpath.

Member of the public asked when will the details of the proposed Ecology Plan be available?

DHA said that these would be made available with the reserved matters application in the next few weeks.

Cllr Newton asked how the orchard would be maintained?

DHA responded that a management plan would be provided. It was noted that the current orchard is in a poor ecological state and will be improved via a sympathetic plan.

A member of the public asked if the 20% Biodiversity Net Gain would be met on the site?

DHA said yes it would be.

Structural

Cllr Turner said that although buildings will be in the local vernacular, he raised concern on the aesthetics of the three-storey element which would dominate the escarpment and would these be seen from a distance coming into Marden.

DHA reported that it would just be the corners of two buildings, and they will be screened by the tree line. The Levels Strategy for the site, yet to be submitted, will also consider how to limit the maximum heights. The three-storey sections respond to three-storey buildings on neighbouring developments. Cllr Turner responded that MPC would be keen to see this view visualised.

Cllr Boswell said that the 12 First Homes and 40% affordable housing are welcomed, but what provision is made for elderly and disabled residents such as providing bungalows?

DHA responded that 25% of the 40% are first homes with the rest allocated as social/fixed rent housing. All will meet the relevant standards for adaptability so should be suitable for elderly/disabled residents. There are no lifts.