

A group of people in a meeting, with several hands raised in the air, suggesting an interactive session or a public meeting. The image is overlaid with green geometric shapes, including a large green triangle on the left and a green abstract shape on the right. The background is a blurred indoor setting.

Public Meeting Planning issues facing Staplehurst

**Friday 29th May 2026
7:30pm in North Hall**



STAPLEHURST
PARISH COUNCIL

NOTICE OF FILMING AND PHOTOGRAPHY

Please be aware that filming and photography will be taking place during this meeting. Footage and images may be used for Parish Council communications, including our website, social media, and future promotional materials.

If you prefer not to appear on camera, please speak to a member of staff on arrival so that we can make suitable arrangements.

Thank you for your understanding.



Agenda for evening

Welcome
7:30pm

Background

Planning
Process
Alison Eardley

Questions and
Answers

Community
Group?

Next Steps

Welcome

- ▶ Welcome to everyone
- ▶ No Fire alarms planned - note exits
- ▶ If required toilets available
- ▶ We will be taking photos - if you do not want to be in a photo please wear a red lanyard
- ▶ Expect the meeting to finish about 9:30pm

Background

MBC adopted Local Plan 2021 - 2038 but under pressure

Allocated housing in Staplehurst

- Old Greyhound track
- Lodge Road
- Bell Lane

Government housing targets increased, applying pressure to MBC

New policy in favour of housing within 15 miles of a commuter train station

A key national performance indicator is 5-year housing land supply

What is the 5-Year Housing Land Supply?

Annual demonstration of a pipeline of homes to meet the requirement for the next five years.



On top of requirement, must include at a 'buffer'. Either 5% or 20% (HDT)

We also adjust according to previous under- or over-delivery of homes

LPR:	5,300
5%:	+ 266
Oversupply:	- 178 =
5y requirement:	5,388



Background

- ▶ MBC below the required 5-year housing land supply
- ▶ Therefore, speculative housing proposals across the borough
- ▶ In Staplehurst potentially
 - ▶ Land north of Station Rd Staplehurst
 - ▶ Land off Headcorn Rd
 - ▶ Land north of Jubilee Field
- ▶ General concern about over development of Staplehurst without the infrastructure or services required

Planning Process

Alison Eardley

KALC Planning
Consultant

Questions will follow
the presentation



QUESTIONS AND ANSWERS

Staplehurst Community Rural Action Planning?

Staplehurst is facing a potential increase of 30% in population



Statutory services such as water, foul water, medical centre etc struggling to cope with existing population



Community group - latent skills with community on this focused issue, campaign / lobby



Parish Council function Planning Committee consultee responded formal - separate from Community Group

Community Group - Top tips

- ▶ Non-political
- ▶ Coordinated / focused
- ▶ Figure head
- ▶ Different roles - research, fact finding, designing posters / social media, writing press release etc
- ▶ Recognise key planning policies matter
- ▶ Emphasis statutory agency comments
- ▶ Follow statutory timescales

Community group - top tips

- ▶ Access the latent skills within community
- ▶ Link with local business for support
- ▶ Organise a publicity campaign
- ▶ Know Who / when to lobby
- ▶ Emotive / personalise issues / lobby
- ▶ Communication within group
- ▶ Freedom of Information requests

Community Group - potential issues

- ▶ Emotive issues matter **but may not** be planning issues
- ▶ Group becomes fragmented
- ▶ Mission creep - losses focus
- ▶ Personality clashes within group
- ▶ Funding? Go funding?
- ▶ Bank account? Constitution?

Next Steps Over to you

▶ Do you want to form a Community Group?

▶ **DISCUSS**

▶ If you want to be part of a community group - complete the form and pop in the box

▶ Parish Council will pull together an email group and circulate

www.Staplehurst-pc.gov.uk

Please visit the
Parish Council
website for more
information and
this presentation

Thank you Alison for
the presentation
and to everyone for
attending this
evening