

**Minutes of BADGERS MOUNT NEIGHBOURHOOD PLAN 12th STEERING  
GROUP (NPSG) MTG – 20<sup>th</sup> February 2020 (7.50pm– 9.30pm)**

**Attendees and Apologies for Absence**

Chair – Cllr Alistair Dunlop (AD)

Geoff Dessent (GD) – Neighbourhood Plan Coordinator, Cllr Simon Lake (SL), Cllr Gordon Plumb (GP), Catherine Southwood (CS)

Apologies – Simon Taylor (SDC), Cllr John Grint (JG), Cllr Tracey McCartney (TMC) Roger King (RK) and Zena Belton (ZB)

GD reported that Simon Taylor had now left SDC, and his colleague Emma Coffin would now be the contact in the SDC policy planning team. GD has sent all the most recent documents to her, to get her up to speed and invited her to attend in the same capacity as did Simon Taylor.

The minutes of the 11<sup>th</sup> Neighbourhood Steering Group were agreed and signed and have been placed on the website.

**1. Topic Group Reports- Feedback from the January 30<sup>th</sup> Open meeting/other progress**

Cllr Dunlop circulated an analysis of the responses collated from the January 30<sup>th</sup> meeting. This tested many of the topic group emerging policy ideas. The one notable exception was the village centre/community space concept, which given this is at an early stage of development, may well be better tested in a further open meeting perhaps in the summer.

All welcomed the analysis and it was agreed that the consultants O'Neill-Homer should be asked to turn the analysis into a set of emerging policies for the Neighbourhood Plan.

**Action** Neighbourhood Plan coordinator (GD) to commission this work from O'Neill-homer.

GD also updated on progress of the Housing Needs survey of the Parish. The SDC programme was now moving forward, and it was expected that Badgers Mount would be one of the earliest surveys done, and the first to include a parallel electronic survey (via a survey monkey type approach). This latter element would attract a small cost to the NP budget (less than £50). It was hoped this work would commence in the summer, and all agreed that should there be further delays beyond this timeframe, then the NPSG should consider commissioning and paying in full for the work for a more timely completion. (The total cost would be less than £2000).

GD agreed to circulate both

- The latest note he had been sent by the SDC housing needs team
- An example of a housing needs survey (as one had recently been undertaken in Bletchingley where GD is also Clerk).

## **2. Village Centre/Community Space Policy ideas**

All welcomed the paper from the consultants O'Neill-Homer, and felt of the options put forward for a community space, the larger of the 3 – between the roundabout and Polhill garden centre was the most credible and requested the NP coordinator approached the Land Registry to find out who own this land.

**Action** GD to seek Land Registry information on this site.

Other possible sites for the community space/village centre were also proposed, namely the grounds of Badgers Mount House and part of the grounds surrounding the perimeter of the Conways Chelsfield depot site – both of these whilst more central to the village were thought to be more difficult to deliver, but at this stage it was agreed these should be considered further alongside the first (O'Neill-Homer) option.

## **3. Progress on Stakeholder Engagement**

Whilst there has been contact with Polhill, it was agreed that it would be valuable to get an understanding of their vision for their site for the next 15 years as this was a community asset and important to the parish – and represents the only shops in the parish.

**Action** SL to progress this.

Whilst there have been some earlier discussions with the new care home (Nesbit House) and their aspirations to become a firm part of the community offering services to it, which would be both of benefit to the community and make such services more economical to the Care home, it was felt that this should be progressed alongside the development of the Neighbourhood Plan, and recorded in the final document, when some concrete progress has been made.

Given the need to address the road safety issues on the A224 Orpington by-pass, it was agreed that a closer relationship with Kent highways was important.

**Action** GD to progress this.

## **4. Habitat Study report**

All noted the enhanced Habitat report and its references to being the underpinning evidence for a woodland policy in the Neighbourhood Plan.

It was agreed that members of the group should have a few more days to study the details of the report, but that unless there were any further outstanding significant concerns, then ENGAIN should now be paid in full.

**Action:** Anyone with outstanding significant concerns to circulate these for discussion before the agreed 1<sup>st</sup> March cut off date. Otherwise the NP Coordinator would arrange full payment as agreed of £1500 (inc VAT) on 1 March. And subject to any final comments publish the report on the NP section of the Parish Council's website.

## **5. Budget and items for payment**

Once the ENGAIN invoice has been paid, then the £9000 (net of VAT) will have been spent on consultants in 2019-20 meeting the criteria for the Locality grant. The NP coordinator will then complete the return – and consider with Locality the case for a further grant (of £8,000) given the Local Plan allocation in the Parish.

As there was only once signatory to the bank account present at the meeting Cllr Plumb agreed to seek a second signature on the cheque to reimburse Cathy Southward for the refreshments she purchased for the open meeting on 30<sup>th</sup> January. As this was seen as a Parish Council event, this will be paid for by the main Parish Account.

## **6. Next Steps**

The Next meeting will be on 19<sup>th</sup> March. The chair asked GD whether he would chair this meeting in his absence. GD agreed to do so.

Neighbourhood Plan Coordinator .....25<sup>th</sup> February 2020 .