

**Minutes of BADGERS MOUNT NEIGHBOURHOOD PLAN 14th STEERING
GROUP (NPSG) MTG – 16th April 2020 (7.30pm– 9.30pm)**

**MEETING HELD BY TELECONFERENCE UNDER THE NEW VIRTUAL MEETINGS
REGULATIONS DUE TO THE CURRENT CORONAVIRUS EMERGENCY**

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) Cllr John Grint (JG), Cllr Tracey McCartney (TMC), Zena Belton (ZB) – joined at 8pm

Apologies – None.

1. Topic Groups – Initial comments on Oneill-Homer (ONH) policy draft Document
 - GD explained that it was important to collate comments on the ONH policy note to both aid the development of the plan and also to allow ONH to produce a scoping report which was required for submission to SDC as part of the formal Neighbourhood Plan Development process.
 - Comments on the ONH document – noted that task groups had a number of actions from this going forward. GD suggested that as meetings were not possible at the moment that this work might be best done by email. It was felt a number of points were missing from the ONH draft namely the concern about the lack of shops, and lack of local Health Services. CS felt we should add weight to the issues raised by residents at the open meeting in January. For example, people not keen on future developments such as office space or a recycling centre. GP also reported that residents were lukewarm about low rise flats/masonettes, however they did support a general proposal for affordable housing.
 - SL felt mother and toddler groups would be useful. JG felt that if in doubt about a reference, there should be left in for now as the document will be tested with residents throughout the process.
 - 7 main headings in ONH draft document – GD asked whether all agreed with these headings – and whether there was anything what's missing. All were content with the headings listed, however JG – surprised no ref to economic activity in the report – eg pollhill/encourage future economic activity.

It was **agreed** that ONH would be asked to put in a section on the Local Economy.

In particular there was no reference to Calcutta club which all felt might become a business park, rather than a small development of houses.

The above represented the groups initial thoughts, which GD would share with ONH, but he would also collate more detailed responses from the group – deadline for comments **30th April.**

- Status of Topic groups – with Roger King leaving – this meant that only Gordon remained on the history and character topic group – but input from Roger will still invited. And he has already contributed a great deal which is very welcome.
- Policy bm4 – must contain history/character. **Action** for ONH.

Woodland Policy and Project

- Focus on Woodland Policy BM2 – All agreed the proposed Woodland Policy as drafted by ONH and the proposed woodland oversight arrangements paper, which related to a project to support the broader Woodland Policy. As regards the project, it was important to identify all land owners, GP agreed to provide this information to GD. Part of Pilots Wood should also be included.
- SL happy to represent PC on the proposed new group. It was felt the Badgers Mount Residents' Association should also be a member of this new group and CS was happy to be this representative.
- SL will talk to Andrews Woods park ranger, and input from him would be very valuable.
- Paper to SDC – re- circulate draft once further information has been provided and then send into SDC **Action** GD

2. Progress on Stakeholder Engagement

- Further Contact with Polhill – SL – nothing further to report
- KCC engagement – GD will engage KCC for pedestrian crossings – ideally 2 (care home, by mem hall) – perhaps these locations are too close -precise locations might be agreed later – key issue to get agreement to at least one pedestrian crossing and secure funding for it.
- TMC: felt we should remind KCC that they agreed to a traffic island on A224 – no need to widen road for this. . There had been no action on

this by KCC. GP to agreed dig out what paperwork remained on this issue so that GD could pursue with KCC.

3. **Habitat Study Report** – await final version of the report to be published on website – GD was chasing hard to ensure publication prompt publication on the website (This has now been done).

4. Village Community Space

- Land Registry search for most promising site (land between roundabout and Polhill) – pursue land-owners in more detail - find out landowner's view - propose plans if landowner agreed to this land being used.. **Action:** GD to progress
- If the site between the Roundabout and Polhill was available for development , then a proposal for mixed housing including some affordable housing would seem the best way to meet local need and would be popular with District Council – though CS flagged a worry about a ribbon development, which might ensure from this

Other matters discussed included:

- Other possible development sites – no other options
- Things could change on Chelsfield site – so this should not be fully ruled out at this stage.
- A possible Cycle path/footpath from Chelsfield site area to Polhill would help to bring Polhill into the village proper. .

5. Budget

- Items for payment (NP budget) – transfer pay for NP coordinators time from Oct 19 to March 20 – see annex A Agreed.
- Recommended transfer from Main PC account to NP Account for 2020-21 is £10,000 Agreed by the P Cllrs.
- Locality grant – GD progressing with locality £8k – this could be sought given that the NP was aiming to allocate sites and develop a design policy.
- Funding a Pedestrian Crossing for Badgers Mount - CIL and KCC (CIL application form in preparation). to send to KCC, once KCC on side.

Action: GD to progress

6. Sevenoaks Local Plan

Cllr Grint reported that Sevenoaks District Council were seeking agreement to launch Judicial Review against the Inspectors decision for the SDC Local Plan to be withdrawn – a judgement on the case for the JR is awaited, through lawyers.

7. Next Steps

- It was agreed that there should be a formal recording of the group's thanks to Roger King, following his decision that he felt he was no longer able to attend the Steering Group.

Action GD to circulate a draft which would be sent (when agreed) by the NP chair AD.

- Next meeting on 21st May 2020