

**Minutes of BADGERS MOUNT NEIGHBOURHOOD PLAN 7th STEERING
GROUP MTG – 4th October 2019 (7.30pm– 9.45pm)**

1. Attendees and Apologies for Absence

Chair – Cllr Alistair Dunlop (AD)

Geoff Dessent (GD) – Neighbourhood Plan Coordinator, Cllr John Grint (JG)., Cllr Simon Lake (SL), Cllr Gordon Plumb (GP). Cllr Tracey McCartney (TMC), Catherine Southwood (CS)

Apologies –Simon Taylor (SDC) , Roger King (RK)

The minutes of the 6th Neighbourhood Steering Group were agreed and signed and have been placed on the website.

1. Topic Groups

It was agreed that it was very important to get the topic groups up and running, and all noted that this only required 3 or 4 dedicated people per group and that therefore, given Cllrs commitment to the groups and the willing help of Roger King and Catherine Southwood and the other volunteers who had put their names forward, work should be able to be taken forward soon. Indeed Roger was already beavering away !

2. Progress on Residents' Engagement

All agreed that residents' further engagement was extremely important, and that the business cards proposed at the Council meeting the day before would be a help in achieving this. All agreed that face to face contact was very important and the aim should now be to develop the vision to be discussed with residents at the planned open meeting (see below)

3. Progress on Stakeholder Engagement

A list of stakeholders has been drawn up and allocated between the NP Coordinator and a number of Councillors. It was agreed that it was important to start moving forward on this work so as to weave in stakeholders views at an early stage.

4. Visioning meeting on 5th September

All agreed that the visioning session had been very valuable and that the note O'Neill-Homer had produced following the session very valuable.

The key question was to determine how much to influence to two sites proposed for development in the Parish in the current Local Plan.

It was agreed that (site A) the Chelsfield Depot site created an opportunity both to fulfill the District Council objectives of providing more housing, but also the Parish's objectives to make better use of this brown field site (once Conways have vacated it) and also to create a centre for the village , which might include a playground, other green space and possibly other communal amenities as well as more housing.

Whilst the housing needs survey has yet to report and its findings will feed into the housing types needed, it is worth recording that many housing needs surveys in the south east show the need for a good proportion of affordable housing, for first time buyers and those on lower incomes, as well as a good new stock of smaller homes for those looking to downsize from larger properties but stay in the area to be near family and friends as they grow older.

it was also noted briefly that it might be possible to start development of the area between the A 224 and the Western boundary of this site (site A) before the complete site is vacated. This area was used for agriculture up to the 1960s and therefore should be free of AONB etc problems. It may be some time before F M Conway find an alternative site, and this Phase 1 – Phase 2 Development scheme could provide early benefits albeit over a small area compared to the whole site.

It was also agreed that whilst the Calcutta club site (site B) was distant from the village “centre” that it was more appropriate to develop this for business and commerce/infrastructure support rather than for housing, not least bearing in mind that the development of Ford Haltsead would create more need for local services and this site was nearby.

The ONH vision statement made is clear that in order to progress the greatest possible influence on these two sites the Parish Council should engage and seek to get on board the key stakeholders, in particular, SDC, the Kent Downs AONB (who are strongly challenging the size of developments being proposed by SDC in Badgers Mount) and possibly Kent wildlife Trust.

It was also agreed that whilst the Badgers Mount Neighbourhood Plan was purely for Badgers Mount Parish, that this could not be developed in complete isolation from the developing Halstead Neighbourhood Plan, knockholt and Shoreham which are all adjoining.

The aim was to further develop a vision including a wider range of issues to map out a future direction for the Parish. This was discussed.

5. Planning for the Open meeting

It was agreed that it was very important to prepare carefully for this meeting, and that the aim would be to set out a vision for the parish and seek community support for it and comments/suggestions and ideas on how to further develop it.

It was agreed that the most logical time to hold this would be January, which and to aim for the 5th Thursday in the month 30th January 2020 and include refreshments.

The format should be very much an interactive session with ideally topic groups established to discuss in more detail the specific topic group issues to help develop the vision and storyboard for the Parish going forward, albeit with an opening presentation to set the scene, explain the process and describe the vision so far.

The Neighbourhood Coordinator was asked to seek to develop this vision – and a first draft is set out at an annex B.

6. Budget

The following was agreed:

- the items for payment were agreed at set out at Annex A, which the Clerk agreed to action
- The Bank Reconciliation for end of September was agreed and signed by the RFO/Clerk/NP coordinator and the Chair
- Approval in principle for £200 was agreed –for future detailed Land Registry searches which might be requested by O'Neill-Homer as regards sites A and B land
- It was also agreed that the ecology study was valuable and that the recommendation to have a habitat survey carried out should be taken forward

Action NP coordinator to discuss with engain the timing and costings of their habit survey recommendation.

Neighbourhood Plan Coordinator8th October 2019

ANNEX A – Receipts and payments

Receipts

None this month,

Payments

Cheque Number or EP	Gross Amount (£)	Payee	Description	VAT
EP	4,865.52	O'Neill-Homer	Invoice #2 - visioning work, and inception work – less invoice #1	810.92
EP	600.00	engain	Ecology Study	100.00

Annex B - Developing Vision for Badgers Mount

The developing vision for the parish is:

- To welcome the development of the Chelsfield depot site as an opportunity to bring together the different parts of the parish and create a centre for the village, with green space, a playground and other amenities
- To ensure that the housing needs of the community are properly reflected in the development proposals for the Chelsfield site, the evidence for which will come from the housing needs survey (which should report early in the new year)
- That the provision of more local amenities should be taken forward with the new Care home where their in-house services for their residents might be beneficially integrated more into the community
- To welcome the development of the Calcutta Club site, but with some expressing a strong preference for business development, rather than housing, which in turn may affect the numbers and density of housing put elsewhere in the local community (including the Chelsfield site) Others worried about this approach being met with enthusiastic developers, so more in favor of some housing (albeit limited) and business development on the Calcutta site if that's more acceptable to developers
- To develop an environmental strategy for the woodland and other green areas of the Parish to both open them up to the local people and protect and preserve their ecology for a sustainable future, drawing on the independent ecology strategy and proposed habitat survey.
- To develop a local transport strategy which will feed from the independent transport study to seek to maximise sustainable traffic, minimise congestion and consider the wider infrastructure needs
- There should also be a careful assessment of the need to protect the heritage and character of the parish – maintaining its look and feel