

**MINUTES OF THE SWANLEY NEIGHBOURHOOD PLAN STEERING
GROUP MEETING ON THURSDAY 10TH OCTOBER 2019.**

Present: Robert Brickell, Chair (RB) Dr. E Lunt (EL), Alan Dean (AD), Chris Prestedge (CP), Roger Ford (RF), John Roche (JR), Chrissy Hudson (CH), Cllr. Paul Darrington (PD), Cllr. Glynnis Darrington (GD)

Apologies: Lorraine Hart (LH)

1. Declarations of Interest:

None.

2. Minutes of Meeting held Aug 22nd 2019:

JR pointed out that what he had said at the last meeting was that he wanted to know why we should not duplicate anything that was covered in the Local Plan in our Neighbourhood Plan. It was agreed that we would check this with LH. Other than this the minutes were agreed as a true record.

3. Master Plan, Broom Hill:

A lot of people in the Heath & Education Group are tending to support the Sevenoaks Suns proposal on the basis of a shared facility to incorporate sports facilities lost at White Oak. This was providing a suitable new access road could be provided that did not involve any access from Beechenlea Lane. An access road would probably incur a ransom payment to the landowners of the existing business units. Sevenoaks have had the site behind the existing business units included in their plans for the last 20/30 years without it being developed and it is in the new Regulation 19 Local Plan for business use. LH had advised us that there was no call for business only developments and that mixed use was the way forward. There has recently been another proposal for the site – an ice hockey rink. There was understandable concern that any new road through could be used to open up the green belt to development by diverting it back to Beechenlea Lane. The idea was that the road would only serve the mixed-use development and Sevenoaks Suns proposal and that STC would retain ownership of the land down to Beechenlea Lane. There was also considerable concern about additional traffic onto London Road. Any Master Plan would involve contacting existing business unit owners and the owners of the proposed business unit site. This would need to be done by STC. It was agreed that we would discuss this further with Lorraine Hart at the next meeting on 7th November.

4. Sevenoaks Local Plan Inquiry:

JR and AD attended three days of the Inquiry and RB attended one. All major developers attended with their legal representatives. They pushed SDC about the sustainability of the Plan and their evidence base. The Inspector adjourned the Inquiry as she felt that SDC had not provided sufficient detail regarding their five-year housing land supply requirement and whether it could be delivered. Also, developers had asked about density of developments and SDC were unable to say where this information was available in the Plan. RB stated that he had seen these in one of the appendices. The Inspector made it clear that Sevenoaks should have a sound Plan that cannot be defeated. JR stated Sevenoaks had since added four more documents to be considered and we await the resumption of the Inquiry in November. JR

stated the last date for written submissions to the Inquiry is 18th October but that these can only be made by people who previously commented and registered to speak. White Oaks and the Swanley Town Centre will be discussed when the Inquiry resumes. There would be little point in sending a written statement regarding the town centre as its doubtful that the previous Inspectors decision could be overturned.

No doubt there will be considerable discussion about the White Oak Development when the Inquiry resumes. It was thought that a new swimming pool and additional houses were acceptable, it was the loss of existing sports facilities and the size of the swimming pool that was of concern. A group of local residents have put forward their own, costed, plans which have been seen by both Sir Michael Fallon and Peter Fleming. Hopefully the Inspector will allow a written submission by the residents group.

5. Housing:

JR, RB and Rachel Wallis have held the first meeting of the new group. It would be good to have a few more members with housing experience perhaps someone from a housing association. JR own view was that the Local Plan is weak on design so we must ensure the Neighbourhood Plan includes controls on density and design. Sevenoaks are beginning to plan social housing on small plots such as Conifer Way and where blocks of garages stand. They are also encouraging residents to build individual houses. JR mentioned that we should consider houses in Norwich that had just won awards for design and energy efficiency. RB saw the same newsreel and thought the back to back arrangement with an alleyway between reminded him of Toxteth in Liverpool and should not be repeated. Next meeting Monday Oct 14th.

6. Transport:

CP and RF have held a couple of meetings and want to include the full SWECO report in their document. RB has provided his own detailed paper on transport which was a great help. After the next meeting on Oct 24th, their paper should be ready to circulate for comments. It was pointed out that the increased demand on bus and train services was covered in the SWECO report.

7. Working & Employment:

Alan reported he had had no luck in finding funding for a mobile unit for a public consultation. He felt that we should send each group's documents to each other as well as to Lorraine. We need to make a decision on the business site at Broom Hill.

8. Conservation & Heritage:

Not covered as Bob Wallis and Lorraine Hart were not present.

9. Health & Education:

There are no perfect sites available for the Health & Wellbeing hub but it is considered essential that the hub is close to the town centre. There are one or two possibilities which require further investigation. No account has been taken for the possible Pedham Place development which could have a huge impact on the size of the hub. It was suggested that we should have a separate sub group to cover Education and link the two subjects together as per the NPPF and Local Plan. We need enough places for the increased population – at least two

extra classrooms excluding Pedham Place, which would need its own school. We need to stop the flow of secondary students away from Swanley and increase provision here. EL suggested we ask to send interested committee members to local Heads' meetings and feed their comments back to the H & E group. JR has already spoken to a local Head on this very matter. Next meeting 12th November.

10. Consultation Event:

Regarding the Public Consultation event, dates in mid-November had been suggested. It was felt that it was, maybe, too soon to hold this. Each group should have produced a written draft document to send to Lorraine to draw up a draft Plan before holding the event. We need to agree the draft local plan among ourselves in the first instance. This could then be shown to the public and demonstrate where their responses to the questionnaire have led. Hopefully by the next meeting 7th Nov. we will have a clearer idea of when we could hold this event. These events are typically poorly attended. Maybe January would be a better time as in December everyone is busy. A vote was held on the timing of the consultation and the majority voted for a later date. Alan wishes to go ahead and do some work with the public on his own.

11. Portrait of Swanley:

The Portrait of Swanley submissions are now with Lorraine Hart.

10. Any Other Business:

Alan and Chrissy are going to Exeter to look at their new social housing plans. Some councils have innovative ideas which we can learn from.

MEETING CLOSED AT 8PM