

**Swanley Neighbourhood Plan Steering Group
Meeting at the Town Council Offices
On 22nd August 2019 at 18:30**

Present: Robert Brickell [RB] Bob Wallis [RW] Chris Prestedge (CP) Roger Ford [RF] Alan Dean [AD] Glynnis Darrington (GD) Paul Darrington [PD] John Roche [JR] Dr. Elizabeth Lunt [EL] Toni Roast [TR] STC

1. Apologies for Absence:

Steve Nash STC CEO, Lorraine Hart [LH], Chrissy Hudson [CH].

2. Declarations of Interest:

None.

3. Minutes of the Meeting held on Thursday 24th July 2019

These were approved as correct with the following corrections. GD pointed out that the meeting regarding the White Oak Centre was specifically with Peter Fleming of SDC and the Badminton Group and not regarding all facilities. RB stated that he has been advised that the training pool will be part of the main pool as the floor of the pool can be raised and lowered. There will also be an infant pool at one end. AD pointed out that it was not Mark Johnson that he would speak to, but Mark Perkins of the Swanley Business Partnership.

4. The Steering Group

RB advised the meeting that Sarah Perkins had advised him that she was moving away from the area and would therefore resign from the Steering Group. She did not know whether Brian Thomas would be continuing but as he has not attended meetings for some time, we should assume that he would not be continuing as a member of the Steering Group. AD felt that if they were to be replaced that younger people should be considered to create a better balance of age groups.

5. Matters Arising from the minutes

PD confirmed to the meeting that there will not be a deep pool diving area in the new pool at Swanley and that the nearest one will be at Medway. RB stated that he now had the email addresses of all original members of the Housing Working Group and would be contacting them shortly to check their continuing interest in being members of that group. RB will then call a meeting for the group which in the future will be chaired by JR.

RB mentioned that at the previous meeting he reported that STC had objected to the housing development at Broomhill which is included in the SDC Local Plan. PD advised that this was only on the height of the buildings and access to the site which had changed from the outline approval.

RB mentioned the Sevenoaks Suns proposal for a sports facility which could also be used as a shared facility that could replace those lost at White Oak, built on the redundant

driving range which being in the vicinity of Broom Hill could be discussed later as the problems of access is a shared problem, however a lengthy discussion ensued which is summarised here:

RB wondered whether Beechenlea Lane could be widened for a short distance at the end of the row of houses so that a diagonal Road could be provided across STC land to the driving range.

GD was concerned that the road only had a pavement on one side and that with the traffic coming from the new Broomhill development combined with that of the sports facility would be too much. GD was also concerned about the loss of Green Belt.

PD stated that the current seating capacity being discussed was 500.

CP thought that he could not support the use of Beechenlea Lane as an access road for the sports facility because of the detrimental effect on existing residents.

RB thought that it would be very difficult to provide alternative access to the site as access could only be provided through either the Kimber Allen site or the proposed future access to the proposed business unit site both of which will have substantial Ransom values.

AD thought that if we look at the NP and how we want to develop the town that it was for KCC and SDC to decide on suitable access.

CP thought that the number of cars accessing the site would have a catastrophic effect on both Swanley and the M25.

BW stated that SVRA supported the residents of Beechenlea Lane in that access for the Broomhill development should be a separate road accessed via the Kimber Allen site.

PD suggested, hypothetically, whether a one-way system out of Swanley Village stopping at Parkwood School could work.

BW stated that the SVRA regularly discuss the problems of traffic through the village and how much pain they would experience by providing speed humps and one-way routes against any gains by reduced traffic. He felt that Swanley Village was a rural setting with the fields around being used to provide local produce and would wish this to continue and would not like to see a restriction on tractor use. On balance he did not think making Beechenlea Lane on-way would be a good idea.

EL stated that there is a big concern in the Health and Education working group about the loss of facilities at White Oak and finding a suitable replacement venue for them, bearing in mind the obesity problem that exists. We therefore need a balanced approach to finding a suitable location.

GD said she played badminton and would like to still have this facility in the town but then again, we do have to balance this against the effect on other people in the town.

RB thought the best access would be via Kimber Allen or the Industrial unit road for the new business unit site.

AD thought that if access was required through Kimber Allen and it involves a ransom payment then that is what should happen.

RF questioned whether young people would use the facility on the outskirts of the town.

AD thought that we should explore sharing new facilities with the Orchards Academy as they have the land available.

(Post meeting note: At the next meeting we need to decide whether we support Sevenoaks Suns coming to Swanley and sharing their facilities and if so is this on the proviso that a new road is put through from London Road or do we support a shared facility with the Orchards Academy and in both cases where do the funds come from?)

BW stated that a meeting had been arranged between Lorraine Hart and Swanley Village Residents Association on 9 September 2019.

6. Reports from the working group's leaders.

Housing

RB stated that he would chair the next housing group meeting but from then on JR would chair these meetings. RB had circulated two documents for the NP he had prepared to the Steering Group, one covering Housing Choices and the other the Green Belt. These are not complete documents but it is hoped that others will come forward with their ideas and views on these items. Hopefully other groups can use a similar format when writing their policies. RB hand out an A4 sheet with a list of supporting evidence documents for Ensuring Well Connected Communities, Supporting a Vibrant and Balanced Economy and Healthy Communities for consideration.

JR thought that the statement on Green Belt was only one page whereas the Green Belt document ran to 124 pages so it looks quite puny in comparison, he then picked up on Lorraine Harts email which states "we should not be agreeing with SDC on an aspect of green belt policy". RB replied that we only need to cover what effects Swanley and that the surrounding Green belt performed strongly against the purposes especially in preventing the coalescence of the Swanley Village conservation area with Swanley and Hextable, so we need to emphasize this to protect the land from developers. We will need to establish Lorraine's reasons at the next meeting.

EL did not think this was what was meant by the email and that we need to add to what was missing from the assessment and emphasize the important parts relating to Swanley. RB stated that as regards housing SDC had been very thorough with their assessment of the sites that they had gone forward with in the Local Plan and that to object to these would leave us open to developers trying to build upon the Green Belt. There was considerable further debate regarding housing which I have decided not to record here.

(Post meeting note: RB considers that the two documents he produced had the desired effect in that it stimulated comment and; that the real way forward is for Steering Group members to put forward in writing what they would like to see included under Housing Choices and the Green Belt having made sure that nothing being suggested is in contravention with the NPPF or LP.)

Transport

CP confirmed that he and RF had sent out details of the working groups observations on the SWECO Swanley Transport Assessment to the Steering Group. They had also analysed the comments made in the NP questionnaire and sent this out as well. These documents had been circulated to the working group members but had not yet had a meeting due to holidays. They hope to have a meeting around the second week of September after which they will start to formulate policy. CP said that basically people did not wish to see further congestion and pollution in the town. The working group thought that the SWECO report had identified all the issues well and that there was little point in reiterating this. The group considered that one-way systems would not help and could become even worse rate runs than currently exist. CP stated that he wanted to get the opinion of members of the steering group regarding what they had produced so far. RB suggested that they cross reference with section 9 of the NPPF and LP chapter 4 to

ensure that anything they suggest is in compliance with this document. RB was concerned about being able to get out of Swanley during the U&I construction period without coming through the town centre which will inevitably mean using the narrow lanes. RB thought we should all input to Chris and Roger our concerns over Transport so that the views can be considered by the transport group.

EL was very concerned about air quality. AD said he would provide the information in the 2018 SDC Air Quality Assessment to the Steering Group. BW said that in each report that SDC produce year on year they talk about producing a plan to improve air quality but so far nothing has appeared. There was a lengthy discussion again regarding congestion and pollution and once again solutions need to be put in writing or if there aren't any that needs highlighting.

Working and Employment

AD stated that he did send out a draft on work and employment in Swanley to LH. She said she was pleased with some of it but needed to look at our objectives to draw it back together. He feels with the coming of autonomous and electric vehicles is this something we should be looking at in terms of repairing and maintaining these vehicles. We need to look ahead as to what future business will be. AD handed out a leaflet headed "Swanley NP Project Vision 2030" which includes for a container/van parked at the bottom of the steps by the main roundabout. The idea is for this to be manned by young people supported by NP members and community groups to gauge people's views on what is most important to them. He wanted to involve the NHS and other interested parties. An indicative cost is £15,400. Nothing has been agreed but Steve Nash and Peter Fleming of SDC were positive. Members were generally positive about the idea.

Conservation and Heritage

BW confirmed that the meeting of the Swanley Village Conservation Group and Lorraine Hart was to take place on 9 September 2019.

Community Health, Education & Leisure

EL stated that the working group would be meeting again on the 5 September. The group is very supportive of finding a replacement leisure centre to make good what will be lost at White Oak. They are also very supportive of the proposed Health & Wellbeing Centre. The main issues are a site and what goes into the centre. In terms of site location; U&I are not interested in doing a land swap and only acknowledge their obligation to the Cedars surgery. EL had been looking at sites with Steve Nash. One option would be to extend the Oaks to combine both practices, the other is to build a new unit alongside the council offices taking part of the car park and a tennis court which would need replacing. This was thought to be a good idea but it would be necessary to check whether this was part of the recreation ground which was gifted to Swanley by the Hart-Dyke family for external recreation. TR agreed to look into the extent of the recreation ground and the terms of the Trust. EL is keen to know what people would like included in the Wellbeing unit and thought Alans proposal could be used for this.

GD handed out the Dartford, Gravesham and Swanley Clinical Commissioning Group Questionnaire.

RB stated that a decision on the Wellbeing Unit location was becoming critical in his view and work needed to commence as soon as possible.

EL said she had sent a draft document to LH but would like to see a template on what has been submitted so far. RB said he would forward a copy of his documents.

7. September 28 Consultation Event

RB thought that 28 September was a bit tight to organise and was concerned that we would not be able to show enough development in the NP. JR agreed with the statement. RB thought that we need to develop the NP based on the evidence we already have and if further evidence comes forward, we can modify the NP to suit. EL thought that we would ask people questions rather than show people what we have done. RB said that we did start the NP with a public consultation when we asked what people thought. JR wondered if it could be combined with the container/van idea which AD thought it could. RB was concerned that we do not have another meeting until 3 October. EL thought we could converse by email. JR queried how far other groups had progressed their documents. EL said hers would be ready on Tuesday next as most of hers was complete. CP said that his group would not be meeting until the middle of September and thought it likely that his document would not be available until the middle of October. AD thought we were missing the advice from SN and LH as we are all novices at this. RB said he thought the way forward should be that the groups and individuals send their ideas to LH who would be able to look at what information is likely to be accepted by an inspector and produce the final document. BW queried what we were going to get out of the engagement. RB thought it would be similar to what we got out of the earlier engagement. RB agreed to produce an updated programme. AD agreed to contact LH to see if we could meet at some time on the 9 September.

8. Portrait of Swanley

RB and JR had produced separate documents for a “Portrait of Swanley” and these had been sent to LH. (Post meeting note: BW had added to these and submitted them to LH) RB said he would send the documents to the Swanley History Group for comments.

9. Any other Business and Date of Next Meeting

There being no further business the next meeting would take place on Thursday 3rd September at 6.30pm at the Town Council offices. The following meeting will be Thursday 7th November at the same venue. RB gives his apologies for the 3rd October meeting.