

Swanley Neighbourhood Plan Steering Group Meeting
Tuesday 2nd May 2023, 6pm via Zoom

Present: Robert Brickell, Paul Darrington, Glynnis Darrington, John Roche, Chris Prestedge, Roger Ford, Chrissy Hudson, Bob Wallis

In attendance; Ryan Hayman (CEO Swanley Town Council, Lorraine Hart (Planning Consultant)

L Hart introduced the purpose of the meeting which was to seek the Steering Groups views on the responses to the comments received on the Regulation 14 version of the Swanley NPO (SNP).

These had been circulated in advance and those present confirmed that they had read them.

Thos present **agreed** with the responses drafted to the Transport for London and Kent County Council comments made on the SNP and the Kent Council comments. These would be included in the Consultation Statement report on the Regulation 14 consultation and the proposed policies related to SUDS and Biodiversity mentioned in the response would be added to the SNP in the Community Infrastructure chapter linked to open space policies. On Biodiversity it was **agreed** that the NP would include details of the STC biodiversity policy and the works to increase biodiversity at Hawkhurst, Pinks Hill and West View Park

L Hart reported that Ryan Hayman and Bob Brickell had met with Sevenoaks District Council planner Vivienne Riddle to seek her views on the responses and that most of them were not contentious but needed work to accommodate the status of the SDC Local Plan since the 2018 Regulation 18 version had been withdrawn.

The main points of issue were:

Green Belt Policy SwSD1 – SDC had felt that this was not as nuanced as national policy and should be amended. As Vivienne had indicated that SDC were starting a second more detailed assessment of the Green Belt in the District and that some “recommended areas” around Swanley for further study from the original Green belt assessment conducted by Ove Arup were already developed that all references to recommended areas should be removed and that the policy should state that the established Green Belt boundaries pre 2018 should only be altered where exceptional circumstances are fully evidenced and justified - **agreed**

Policy Heritage Asset Protection SwDC&H3 – SDC wanted to know if the Mitchell Murals were the only non-designated heritage assets identified as part of work on the SNP. It was **agreed** to clarify this and ass the Beeches, Keston and the White Oaks Hospital gates to the list of assets covered by the policy as they had been identified as part of the work on the Character Assessment.

Policy SwH1 – energy efficiency and healthy homes – SDC wanted to consider this further. The group **agreed** that the policy should make clear that the EPC rating target should be B to make it practical but that it should be clear that this was for any new homes whether a house of a flat.

Policy SwH2 – housing space standards. Wanted to see a justification for this. The group **agreed** that this would be added, and the policy would remain.

Policy SwC3 – it was **agreed** to add to the policy wording reference to the need for new indoor facilities to be suitable for older peoples activities and day time access

Policies SwC4, SwT2, SwT3 SwT7 – all these policies mention proposals that would enable the SNP objectives to be achieved but it was proposed that they should go in a section on their own as

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supported policies. It was **agreed** that in relation to all these policies the need for joint work with Crockenhill and Hextable parishes would be necessary and should be mentioned.

CH asked about the dates of the SNP and L Hart confirmed that it would align with the SDC Local Plan so would cover 2022 to 2040.

JR asked that where Reg 14 comments were not matters for planning control whether they would be picked up by STC or SDC. RH confirmed that this could be done.

All other comments from SDC had been responded to with agreements to make amendments, add maps for clarity and change wording as set out in the document.