

## Neighbourhood Plan Steering Group

### Action Points from meeting with Dave Chetwyn, Project Consultant 2 December 2025

Present: David Toser, Gwyn Griffith, Heather Sim, Trevor Sim, Jane Laird, Pauline Penny, Michael Barker.

Apologies: Jackie Smith, Rob McDermott, Jim Griffiths, Rob Moy

1. **Dave** will develop policies, first draft by Christmas
2. To write the housing policy he will need the latest evidence of housing need.  
**Action: Gwyn** to circulate his data on the population profile from census data.
3. What we know about the area. The latest evidence would be found from Sevenoaks Council as they are currently undertaking a Regulation 18 review as they develop the Sevenoaks Plan.  
**Action: Dave** then proportion this to our population (or housing stock).  
**Action: David Toser** please can you forward the Eynsford PC survey you mentioned (which was mentioned is due for an update).  
**Action: Dave** to also use the analysis of the NP Household Questionnaire.
4. Community Facilities  
**Action: Jane** to email the list of amenities information to Dave.
5. Growth / Progress Plan  
**Action: Dave** to draft in a positive stance with checks & balances. He noted that:
  - Housing limited as we are in the Green Belt. (see notes on housing)
  - Employment – supporting visitors attraction with checks and balances
  - The building at the station is one of the opportunities within the village.
6. Natural & Rural Environment  
**Action: Dave** Rely on SDC local plan for this on large scale energy as we are in Green Belt & AONB it would be very tricky for us to propose this. We plan to support micro generation using detailed design notes, include in housing design policy. Include policy for town scape and pedestrian flow  
**Action: Dave's** policies will include that we have 'blue & green' infrastructure (BGI).  
**Action: Dave** will need us to provide different A4 maps for the document to show the different landscape designation and features. He will develop policies to protect the two valleys landscape characteristics & designations.
  - Convergence between settlements – Strategic Gap  
**Action: Steering Group** to shade this on the large map which can then be given to SDC for mapping. Consider sharing with Helen Penney, Farningham Clerk.
7. Traffic & Movement  
Future developments should have 'low impact'.  
**Action: David/Steering Group** To designate some of our roads as Rural Lanes in our Neighbourhood Plan, for example Crockenhill Lane, Upper Austin Lodge Road & Lullingstone Lane.
8. Parking  
**Action: Dave** to include section on footpaths and parking – active travel.  
**Action: Dave** to include policy stating new builds or redevelopments the NP can say that parking should be proportionate to the size of the plot.
9. Transport  
**Action: Dave** include an active travel policy.

## 10. Energy

**Action: Dave** to encourage micro energy in the housing design section.

## 11. Design

**Action: Dave** Conservation area - set out the character of special interest. Small scale and infill. Cover issue of dark skies in policy in Austin Lodge Valley. Include some guidance on flood lights for planning.

## 12. Heritage

**Action: Dave** List special features/character i.e.

- Medieval Bridge & Ford,
- Conservation Area - dense village scape
- Castle – also rich for flora & fauna
- Church & Churchyard – St Martins and Baptist Churches – setting and boundaries
- 58 grade I and II listed buildings, note the high quality listed buildings.
- Lullingstone Castle, Country Park and World Garden ‘group value’, white Mulberry Trees for silk.
- Vickers Gun emplacement and block houses
- Viaduct

### Summary of Actions

- David will draft and send a set of policies to the Steering Group before Christmas; which will then be reviewed at the meeting of **The Steering Group with David Chetwyn, Project Consultant** on 16<sup>th</sup> January 9.45am in the Parish Office. Please note this is a working group and is by invitation only to Steering Group members.
- **Local Green Space Consultation 5<sup>th</sup> – 26<sup>th</sup> January**, including Pop ups at: The Space, Wednesday 7<sup>th</sup> January, 9-11am, Eynsford Station date to be confirmed 4.30 – 7pm,.
- **Meeting of Steering Group Members**, Review of feedback from LGS consultation 30 January in Parish Council Office 9.45am to 12md. Please note this is a working group and is by invitation only to Steering Group members.

### ADVICE FROM DAVID REGARDING RESPONDING TO SEVENOAKS PLAN

- closing date 11 December.

The current stage is a Regulation 18 response, this sets the parameters for Regulation 19 in the future. The response to the Local Plan should be concise (paragraph to half a page - better than 20 pages so keep the focus. Dave’s advice is to focus on:

- 5 Green Belt purpose – (he thinks we hit 3) refer to National Planning Policy Framework (NPPF). He suggested that that we should state that SDC have ‘clearly misunderstood the policy on Green Belt. If the SDC local plan progresses to Regulation 19 we should say that Sevenoaks Plan is not based on sound grounds.
- Landscape character chapter 15 – concise clear arguments.
- Issue over Visual Character of the Village(s)

Pollution issue (Pedham Place will be built on contaminated waste dumped when Canary Wharf was developed), SDC have failed to take this into account. There should be a Sustainability Assessment (SA). There should be a specific SA to pick

up the contamination issue. Have they considered the SA when the build is commenced, the top layer disturbed and the contaminated material will be washed into the Darent River Valley of Eynsford and Farningham, into a rare and valuable chalk stream, one of only 200 in the world.

In addition the water run off when Pedham Place is covered with houses and paved areas will also cause water egress to historic sites such as the Roman Villa, Lullingstone and Eynsford Castles.