

Notes on meeting of Neighbourhood Plan Steering Group Meeting - 17 October 2025

Present: Heather Sim, Trevor Sim, John Jolly, Ann Jolly, Bjorn Ramell, David Toser, John Shepherd, Gwyn Griffith, Charles Sexton, Vince Robson, Jane Laird, Pauline Penny.

Apologies: Jackie Smith, Rob McDermott, Oliver Young, Michael Barker, Jim Griffiths, Rob Moy

Contact with Hannah Barter (Project Consultant) via video link.

She had received details and maps for the following:

AMENITIES

ACTION Jane: Add details of conservation area to the amenities map.

PROTECTED LANDSCAPE

ACTION Charles: details of tree protection orders may need to be added.

ACTION Heather: to produce a list of proposed Local Green Spaces, as defined by the document previously circulated (document attached for ease), which will include Parish Council or privately owned land. These sites will be allocated to members of the Steering Group to draft the reason for this classification. **Please return to Heather by 29th October.**

Prepare with description of each with photos. If a playing pitch, details of clubs using it, otherwise describe physical characteristics, trees, hedges and why it is important to, and needs to, be preserved as an open space. N.B. carefully consider criteria and possible future use as car park, playground, sports field etc. Should not include hard surfaces or structures. Be careful with the choices as the site will be 'set in aspic'.

ACTION Hannah:

- Clarification on "Strategic Green Gaps" Some guidance please? e.g. do these need to be identified and listed? What is the criteria? Or is it something she writes a policy on?
- On a technical level some potential housing development in agricultural land 'fields' should not be possible due to problems with access, thus rendering them unsustainable. Is this a policy from Hannah?

TRANSPORT

ACTION Heather: Ask Aaron (SDC) to produce an A3 map based upon drafts submitted by David.

ACTION Hannah:

Green verges/paths (St. Martin's Drive and Eynsford Rise) can be protected if listed as a policy in the plan.

ACTION Jane:

Country Lanes (Sparepenny Lane, Upper Austin Lodge Rd & Lullingstone Lane) can be designated by Highways Authority (K.C.C.) as 'Quiet Lanes' if Highways approached with details and reasons for designation. Take David Chetwyn to see this area when he visits.

ACTION Hannah: In the NP we can write a policy to protect the visual character of these lanes.

Lanes near proposed Pedham Place development, Crockenhill and Sparepenny Lane.
Re: Crockenhill Lane - the southern part needs to be protected grass verges and trees to be preserved, to avoid widening and additional traffic in the event of a major adjacent housing development (Pedham Place), while the northern section may need to be widened and improved to allow secondary exit from such development towards Swanley. Hannah asked if SDC have prepared any transport modeling which covers this area?

ACTION David T – please bring this to the NP group and Hannah. Take David Chetwyn to see this area when he visits. Is there any mention of 'rat run' prevention?

ACTION Heather

- is the Ford and Bridge listed? *The bridge is Grade 11 listed, the Ford is in the conservation area, designated in 1973 which includes many other listed structures.*
- Ask Aaron (SDC) if the bridge and ford has been included / mentioned in the Local Plan should the PP development go ahead? Show David Chetwyn this on his visit.

ACTION John Shepherd – To update his report on Austin Lodge Valley produced in 2016. This document to be included as a separate document as part of the Evidence Base referred to in the Plan, underpinning the policy. Needs to be ready after Easter 2026.

BUSINESS

Need to add further information on business use, particularly of agricultural buildings to which planning tests may need to be applied e.g. regarding the type of use (some agricultural buildings elsewhere have been converted into data storage centres), hours of use, access, adverse noise, smell or other emissions. Include in David C's tour.

ACTION Jane & Heather to complete /update the list of businesses in the village.

DISCUSSION & USEFUL TIPS

Use can be made of "**Magic Map**" and saved by taking a screen shot or use of "Snip" a windows based utility that can save a section of a screen shot, include the map reference. Could be useful in designating Local Green Spaces.

Historic England map - Aerial Archaeologies mapping data can be a resource useful in identifying and mapping monuments and archaeological sites & features. These can be mentioned in the NP.

ACTION Heather to ask Aaron about the map he produced in Faversham showing Archaeological priority areas. Can he do a similar one for Eynsford?

Emma Stratton Heritage web site has information concerning surface water ingress that

could affect sites such as Lullingstone Roman Villa resulting from development and concreting over nearby sites. Could be used as part of Evidence Base, if relevant.

ACTION Vince - to ask Emma Stratton if she has any evidence, for example water egress at the Roman Villa which would be made worse if a large development went ahead above the Villa. (Or similar issues).

Discussion on difference between a “permissive path” which may need to be protected by designation as a local green space or other means, and a “Formal Path” maintained by Kent Highways and designated with a path number, which requires permission to close or divert.

FUTURE MEETINGS

FOCUS prior to next meeting on the 31st October at 9.45am in St Martins Church will be on Local Green Spaces, when we will agree those to be included and mapped.

Community Feedback on progress of the Neighbourhood Plan Event – Tuesday 18 November 7pm in St Martin’s Church

‘Walk the Village’ followed by Steering Group meeting with project consultant David Chetwyn on 2 December from 9am.

Sevenoaks Local Plan – consider do we respond as a NP Group, definitely encourage individual responses. **Discuss on 31st October.**

Potential Local Green Spaces

Harrow Meadow	Jane
Common Meadow	Jane
Millfield	Bjorn
Nine Hole Wood	Bjorn
View of Darent Valley from Chalkhurst	Charles
Chalkhurst Woods	Charles
View from Eagle Heights	Jackie
Chicken Tree & Acrostic	Jackie
Water Meadows (Viaduct)	Heather
Land between Sparepenny Lane and Pedham	Vince
Green at Saddlers Park	Vince
Land between Sparepenny Lane and river	Pauline Penny
Gap between Station Car Park & Goods Yard	Trevor
Austin Lodge Valley	Trevor
Bower Lane Farmland	Gwyn
Arthur Mee Seat	David
Lullingstone	David
Riverside	Jim
Anthony Roper Field	Jane

