



NEIGHBOURHOOD PLAN UPDATE JULY 2019



Why have a Neighbourhood Plan?

It gives us a legal say in local planning matters. Developers can only go against constraints in a Neighbourhood Plan if they are able to convince a Planning Enquiry that the constraints should be set aside.

What can a Neighbourhood Plan affect?

We can dictate maximum housing densities – think off-street parking leaving the roads clear.

Also, a preferred mix of housing types – not just large family homes but smaller properties suitable for first-time buyers and ‘empty-nesters’ down-sizing but remaining in the community. We can also request that the character of the housing etc remains in character with the existing community.

Are there limits on what we can specify in a Neighbourhood Plan?

Yes. It cannot overrule the Sevenoaks District Council Local Plan which is currently up for approval. The exact boundaries between a District Local Plan and a Parish Neighbourhood Plan are currently a matter for negotiation. We intend to keep close contact with Sevenoaks District Council to avoid unnecessary friction.

THE NEIGHBOURHOOD PLAN STEERING GROUP



This is chaired by Cllr Alistair Dunlop. Currently it consists of Cllrs John Grint, Gordon Plumb, Tracey McCartney and Simon Lake, Roger King (resident), Geoff

Dessent – Neighbourhood Plan Coordinator.
Simon Taylor (SDC Planning) also attends.

We are also awaiting bids from three planning consultants, one of whom will be chosen to help us with the development of the plan.

The first milestone has already been achieved with Sevenoaks District Council formally designating Badgers Mount as a Neighbourhood Area.

The monthly Steering Group meetings are progressing well and the formation of four topic groups is now underway. To gather the evidence to produce a high quality Neighbourhood Plan, it is important to form a number of groups as set out below. Councillors are to be involved in all four groups but these should be led by residents to ensure that we are getting strong engagement with the community and carefully listening to residents' views.

What can I do?

All the 'desires' in the Neighbourhood Plan must be underpinned by solid groundwork and a strong

audit trail. It's no use just saying, 'I want lots of greenery'; instead, we have to point out that our community is circled by major roads, and trees and shrubs have a proven role in reducing noise and pollution. It is also unlikely that just saying 'I don't want any more houses here' will be accepted; rather, we have to assess the local public transport capabilities before noting that there is minimal extra capacity on the road and rail networks during the rush hours – which means that an additional 500 or 1000 people would be largely unable to get to and from work.

Please read about each group and decide where your skills or particular specialities would best fit and volunteer to join one or more. For instance, if you are a commuter and have a vision for how rail/road/bus services could be improved for residents, our Infrastructure & Community Assets group would be right for you.

YOUR involvement is vital if the Plan is to be a vision of how we see our community evolving in the next 15-20 years. **YOU** live here and it's **YOUR** future that is at stake!

1. HOUSING AND DEVELOPMENT



Areas of Focus to include:

- Determination of the housing mix, size, type and site areas and development densities.
- Assessment of the preferred outcomes for the two development sites identified in the SDC Local Plan
- Assessment of our “in-fill” policy
- Assessment of our policy on parking provision for all new development

2. LOCAL ECONOMY AND ENVIRONMENT



Areas of Focus to include:

- Shops – what does the community need?
- Employment – status/opportunities
- Medical Facilities – needs above existing provision
- Leisure Facilities – needs/provision
- Education -needs/current provision
- Set out local flora and fauna.
- Identify protected sites and areas
- Green Spaces and air Quality

3. CHARACTER AND HERITAGE



Areas of Focus to include:

- Determining the history and identity of the community
- Producing a description of the Character of the Parish
- Considering risks to heritage
- Flag Specific heritage sites

4. INFRASTRUCTURE AND COMMUNITY ASSETS



Areas of Focus to include:

- Roads and traffic issues
- Rail / Bus Services
- Electricity, Water & Drainage supplies
- Village Hall
- Local businesses



STAKEHOLDER ENGAGEMENT

We shall shortly be doing a round of stakeholder engagement discussions with local businesses, service providers, land owners and, of course, residents. The latter will be via a household survey and members of the Parish Council will be out and about to speak with you.

Key Meeting Dates: July – October 2019:

July 18 th	5 th Neighbourhood Plan Steering Group meeting (preceded by planning meeting, if required)
August 1 st	NO Council meeting
August 15 th	6 th Neighbourhood Plan Steering Group meeting (preceded by planning meeting, if required)
Sept. 5 th	Full Parish Council meeting
Oct. 3 rd	Full Parish Council meeting
Oct. 4 th	Neighbourhood Plan OPEN meeting From 8 pm in the Memorial Hall. ALL residents are invited. It's your Chance to hear how things are Progressing and have your say.

Contact us:

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