

Neighbourhood Plan Steering Group
Minutes of meeting held on 8th October 2025 at 2pm in the Parish Library

1. PRESENT

Chris Alford (Chairman), Gary Andrews, Stephanie Cassidy, David Conroy, Gerald Cramp, Tracy Longley, Mark Heeley, Glenn Back, and Ian Ross (Vice Chairman)

2. APOLOGIES FOR ABSENCE

Jim Cowell and Stephen Goss

3 DECLARATIONS OF INTEREST

Mark Heeley declared an interest in relation to Agenda Item 7

4. MINUTES OF THE MEETING HELD ON 10th SEPTEMBER 2025

Resolved That the Minutes of the meeting on the 10th September 2025 be approved as a true record and signed by the Chairman.

5. REVIEW OF PROGRESS WITH THE DRAFT PLAN

Chris reported that the Draft Plan had been reviewed by himself, Mark, Gary and Gerald and that an updated version had been circulated to all Group Members. Gerald and Mark are still working on the Metropolitan Green Belt section.

Chris asked if any residents had accepted affordable homes at the new Fawkham development and if so, these figures should be included.

Chris asked for Members to let him have any comments on the Draft Plan by the 20th October so that the revised version could be sent to Derek Stebbings, Planning Consultant by 21st October 2025 prior to a meeting which has been arranged on 29th October. Members were also asked to send any photographs which may be useful for inclusion in the Plan to Gary.

It was proposed to submit the Draft Plan to Sevenoaks DC in October/ beginning of November for consideration along with a request for a Strategic Environment Assessment and a Habitat Regulations Assessment.

6. LOCAL GREEN SPACES

Tracy submitted an updated version of the Appendix, Local Green Spaces which still had a few gaps. Group Members were asked to review the schedule and provide any information in their possession to Tracy. Additional information is required on some of the Local Green Spaces and Tracy will review the advice provided by Locality. It was agreed to ask Derek at the meeting on 29th October if all mention of Metropolitan Green Belt should be removed from this section of the Plan. Chris will contact Peter Mayer to see if he is able to assist with ownership of some of the sites.

7 DRAFT LOCAL PLAN

Chris submitted a list of housing proposals forecast for inclusion in the Local Plan which is due to be published on 23rd October. The consultation period will end on 11th December 2025.

Cheyne Walk, Bramblefield Estate	8 units
Brambledown and Wellfield	40 units
Land off Ash Road	9 units
Land at the rear of Banckside	114 Units
Grosvenor, Church Road	5 units
Breakers Yard, Hartley Hill	Industrial

The Parish Council has employed Tony Fullwood to act as its Planning Consultant. Chris and Mark agreed to attend the next Parish Council meeting on 13th October to pressure the Council into arranging for urgent discussions with Fawkham to prepare advice for the Planning Consultant.

It was understood that New Ash Green is faced with an additional 1089 units. This could increase the current population of the area from approx 5000 to 8000 and would add considerably to the need for further infrastructure developments as well as dealing with a large increase of vehicle usage on Ash Road through Hartley.

It was noted that the Settlement Hierarchy was revised in September 2025 by Sevenoaks District Council and Hartley is now a "Primary Service Centre" which is the same as New Ash Green. The Parish Council has objected to this allocation.

8. FINANCIAL SUPPORT

Chris reported that expenditure recorded by the Parish.

	Spent	Balance
Government Grant	£18,000	Nil
The funding of Derek Stebbing until 31.03.2026	?	
Council Funds	£4409	£20,750

Approximately £20,750 remained in the Parish Council's budget to support the Plan and this would be needed to engage Derek Stebbing to advise on the responses to comments made by the public, land owners and businesses to the Reg 14 Consultations. Mark agreed to contact Laura at Fawkham Parish Council to ascertain how much was spent on future costs such as printing and publishing the final plan

Resolved that the Chairman arranges an on line meeting with Derek Stebbing to discuss future arrangements.

9. DATE OF NEXT MEETING

Monday 3rd November at 2pm in the Library. A request was made for an agenda item relating to Regulation 14 be included.