SHOREHAM PARISH COUNCIL

Parish Clerk:
Amanda Barlow
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MINUTES of a MEETING of SHOREHAM PARISH COUNCIL

Shoreham Village Hall, Shoreham on 7 October 2026 at 7:30pm

Present: Cllrs B Jeffery (Chair), N Powell, Sheward and J Thorpe

Also Present: 4 members of the public (in part), Amanda Barlow (Clerk)

Apologies: Cllrs Histed and Blamey, Cllr Marc Logen (County), Cllr John Edwards-Winser (District), Cllr Irene Roy (District)

1. To receive any apologies for absence.

   Apologies were received and accepted from Cllrs R Blamey and J Histed, Cllr Marc Logen (County), Cllr John Edwards-Winser (District), Cllr Irene Roy (District).

2. To receive any disclosures of interest from members in respect of items of business included on the agenda for the meeting.

   None.

3. Public Forum

   None.

4. County/District Councillor Reports

   Cllr Marc Logen (County) sent his apologies and his report is attached at Appendix A.

   Members resolved that Cllr Logen's report should be included in the minutes.

5. To consider, and approve if appropriate, which agenda items are sufficiently confidential as to warrant exclusion of members of the press and public under the provisions of The Public Bodies (Admission to Meetings) Act 1960

   None**.**

6. To receive and authorise for signature by the Chairman, the Minutes of the meeting held on Wednesday 16 September 2026

   Members resolved to agree the minutes of the meeting held on 16 September 2026

7. **Matters arising from the minutes not covered by Agenda items**

   There were none.

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8. **Local List**

8.1 To discuss the draft Local List and path to publication

Members discussed the evergreens by the Church and cutting them down. It was agreed to discuss this at the next meeting.

Members discussed the Local List and agreed that it should be placed on the website, on social media and in the Gazette and a decision as to what is going to be submitted made a later meeting.

9. **Highways and Footpaths**

9.1 Highways Improvement Plan (HIP)

Cllr Jeffery advised that he is still awaiting a date from Kent County Council for a face to face to meeting about the HIP.

9.2 Kissing gates for footpath by Cricket Ground

Members resolved that the original gate proposed should be installed as a radar key was not suitable for this location.

9.3 Car park at Filston Lane

There is no update on the application of making the car park a Community Asset. Cllr Jeffery advised that the light is broken and the hedges need cutting**. It was agreed that the Clerk should instruct the contractors to repair the light and cut the hedges.**

9.4 Station Road Steps

There is no update.

9.5 Cyclists on footpaths and appropriate signage

Members discussed the issue of cyclists on the footpaths. **It was agreed to place one sign on the Village Green**

10. Shoreham Public Conveniences and Recreation Ground

10.1 Update on repairs to playground

Cllr Jeffery advised that the work has all been done as instructed.

10.2 Flagpole

Cllr Jeffery commented that he is meeting with the Village Hall Trust to discuss a new flagpole.

10.3 Ivy and Dead Tree Clearance on the boundary fence with the High Street properties

It was agreed that the Clerk should ask GF Maintenance to quote for the clearance.

11. **Shoreham Allotments**

11.1 To discuss and agree next steps following the receipt of the Tree Survey.

It was agreed that the Clerk should get quotes from 2 other tree surgeons to deal with the extreme and high priority work identified in the tree survey.

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12. Correspondence

12.1 Thames Water - Invitation to Comment on Thames Water's WRMP29 SEA Scoping Report
Noted.
12.2 Sevenoaks District Council - Silver Sevenoaks District Programme
Noted. This item had been placed on social media.
12.3 Sevenoaks District Council – Here for You Brochure October to December 2026
Noted. This item had been placed on social media.

13. Finance & Personnel and Governance

13.1 To agree the items received, paid and payable
Members resolved to agree the items received, paid and payable as at Appendix B.

13.2 Internal Audit Report 2025-6
Members noted the internal audit report and asked the Clerk to address the actions contained therein.

13.3 External Audit Report 2025-26
Members noted the external audit report and the Clerk explained that next year the AGAR would be submitted electronically.

13.4 To review the budget for 2026-27:
Allotments
Shoreham Recreation Ground
Public Conveniences

Members discussed the budget for the above 3 assets. However, there was an issue with the Castle Water bill. The Clerk, in agreement with the Cllrs Jeffery and Histed had cancelled the direct debit as such a large amount was taken in September. The Clerk advised that she had already contacted Castle Water to find out why the bill was so and to ensure that all the calculations were correct.

13.5 To agree the dates of the meeting for 2027

Members agreed to set the dates of the meetings for 2027 as at Appendix C.

13.6 Council Vacancies

There are 2 vacancies for Councillors representing the Shoreham Ward and it was agreed to include details of these Shoreham Gazette.

14. Next meetings (all starting at 7:30pm in Shoreham Village Hall unless otherwise stated)

a. Planning (if required) Meeting – Wednesday 14 October 2026
b. Planning (if required) and Full Council Meeting – Wednesday 4 November 2026

Amanda Barlow, Clerk to Shoreham Parish Council

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Appendix A

Sevenoaks North & Darent Valley ED

Marc Logen | County Councillor | Reform UK
September 2026 Report

Sevenoaks Local Plan: my response to the final consultation

Sevenoaks District Council's draft Local Plan decides where more than 17,000 new homes will be built across the district over the next 15 years. The final public consultation, known as Regulation 19, closed on 17th September 2026. The Plan will now go to an independent Planning Inspector, who will decide whether it has been prepared lawfully and is sound.

The Plan reached this stage because the District Council's Cabinet approved it for consultation on 7th July 2026, after it had been considered by the Development and Infrastructure Advisory Committee on 30th June. Many parishes and residents in this division have made clear their opposition to many of the proposals and to the scale of building proposed. Parish councils and residents may wish to ask their district councillors how they voted at those meetings, and why.

I do not believe the local infrastructure can cope. I have submitted a formal response to the consultation, and the main points are set out below in plain terms. You can read it in full on the Sevenoaks District Council website, listed under my surname.

Has the Plan been prepared properly? (legal compliance)

- **Other options.** The Plan puts 2,600 homes at Pedham Place, inside the Kent Downs National Landscape (formerly known as an Area of Outstanding Natural Beauty), because it says the district's full housing target must be met. The Plan does not show that the Council tested a lower target, set below the Government's standard formula and based on the limits the district faces, as thoroughly as its preferred option.
- **Conflicting numbers.** The Plan gives its housing target in two different ways. One version says 17,175 homes (1,145 a year). The other says 17,460 homes (1,164 a year). It is hard for anyone to comment properly when the target itself is unclear.
- **Protected wildlife sites.** Councils must check whether a plan could harm protected wildlife sites. This is called a Habitats Regulations Assessment. I have asked the Inspector to examine whether the combined effect of all the planned development on rivers and water has been assessed, and whether the assessment relies on measures to reduce harm that are not yet certain.
- **The consultation itself.** The Plan is backed by more than 50 technical documents, and the public had about eight weeks to respond. I have asked the Inspector to consider whether that gave people a fair chance to have their say.

Does the Plan stand up? (soundness)

- **The numbers do not add up.** The Plan identifies sites for 17,238 homes against a target of 17,460, which is 222 homes short. The Council's reason for releasing Green Belt land and building in the National Landscape is that the target must be met in full. The Plan does not meet it in full.
- **Grey belt.** National planning policy now treats some weaker Green Belt land, known as grey belt, as more suitable for building. The Plan says much of the district's Green Belt counts as grey belt. The district is 93% Green Belt, the third highest proportion in England. I think the areas the Council assessed were drawn too broadly to judge this fairly, and I have asked the Inspector to test the Green Belt Assessment 2025.
- **Building in the National Landscape.** Pedham Place is the largest single site in the Plan: 2,600 homes on 141.2 hectares (about 349 acres). Major development in a National Landscape should be refused unless there are exceptional circumstances and it is shown to be in the public interest. This is known as

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the major development test, and I do not think Pedham Place passes it. I have pointed to the Tunbridge Wells and West Oxfordshire local plan examinations, where Inspectors removed similar sites.

- **Otford and Kemsing.** The Plan says that in villages within the National Landscape, it will only consider land that has already been built on or sites within the village. It then allocates four greenfield sites at Otford and Kemsing, totalling 414 homes: ST4-24 (203 homes), ST4-41 (167), ST4-33 (30) and ST4-30 (14). The three Kemsing sites account for 211 of these.
- **Broke Hill Golf Course.** The Plan allocates 714 homes at Broke Hill Golf Course (ST5-1). The Council accepts that the site is not grey belt, because it plays a strong part in stopping London's built-up area spreading outwards, one of the main purposes of the Green Belt. The site is included only provisionally, and the Council says it has not yet formed a view on the outline planning application currently being considered. I do not think a provisional site belongs in the final version of the Plan.
- **Where the homes would go.** Only 1,459 of the allocated homes are within existing built-up areas (Policy ST2). A further 452 are on previously developed land in the Green Belt (Policy ST3), 7,236 are on greenfield grey belt land (Policy ST4) and 3,341 are on other greenfield land (Policy ST5). That means fewer than 12% of the new homes are planned within existing built-up areas. I have asked the Inspector to test whether more homes could be built on town sites.
- **Flood risk north of Sevenoaks (ST4-7).** About a quarter of this 107.59 hectare site (about 266 acres) north of Sevenoaks is in Flood Zone 3, the highest flood risk category. The River Darent runs through it and it borders the Sevenoaks Wildlife Reserve, a Site of Special Scientific Interest. The site also contains mineral deposits that are protected from being built over. The Plan still allocates 1,500 homes there.

Water supply and the River Darent

The Environment Agency has classed the whole district as seriously water stressed, meaning demand for water is high compared with what is available. The district includes chalk streams, among them parts of the River Darent, which are harmed when too much water is taken from the ground.

Under Policy W3, it is left to each developer to show, when they apply for planning permission, that their scheme will not cause harm. I do not think that is a credible plan. The Council should show now, for the Plan as a whole, that there is enough water supply and sewage capacity for all the planned homes without further harm to the Darent. I have asked the Inspector to test the Council's Water Cycle Study and to consider requiring water neutrality, meaning new development must not increase total water use in the area.

Working with neighbouring councils and other bodies

Councils have a legal duty to cooperate with neighbouring authorities when planning for housing. The Plan expects no help from neighbouring councils in meeting the district's housing target. It says requests were made in 2025 and 2026 and were refused. The district's previous Local Plan was found unsound in March 2020 on these grounds.

I could not reach a firm view without seeing the written agreements between the Council and those bodies, known as Statements of Common Ground, so I answered unsure rather than no. I have asked the Inspector to check whether the Council did more than make a request and accept a refusal, and whether it looked at planning jointly with neighbouring councils, given the proposed reorganisation of local government in Kent.

I also raised minerals. Land containing useful mineral deposits, such as sand and gravel, can be protected so that building does not cover it over. This is called minerals safeguarding. The Plan mentions it only once, for site ST4-7, and I found no assessment of minerals for the other allocated sites. Kent County Council is responsible for planning for minerals and waste. I have asked the Inspector to establish whether the County Council was consulted and whether a Statement of Common Ground exists.

Changes I have asked for

- Remove Pedham Place (ST5-2) from the Plan, with any shortfall in homes dealt with through an early review of the Plan.
- Remove Broke Hill Golf Course (ST5-1).

- Set a lower housing target, below the Government's standard formula and justified by the district's constraints, with an early review.
- Withdraw the Green Belt Assessment 2025 and redo it in more detail, then look again at the greenfield grey belt sites under Policy ST4.
- Remove the four greenfield sites at Otford and Kemsing (ST4-24, ST4-30, ST4-33 and ST4-41), or require the Council to show how each one fits its own rules for National Landscape villages and qualifies as grey belt.
- Use one housing target figure throughout the Plan, and confirm which figure was used to assess the Plan's effects and to choose sites.
- Require infrastructure to come first, with homes released in phases as it is delivered and clear trigger points written into Policy ST1.
- Require water neutrality for the Darent catchment, with evidence at plan level that all the allocated sites can be supplied with water without further harm to the river.
- Reduce the number of homes at ST4-7 to reflect the land that can actually be built on once flood risk, the wildlife site buffer, the river corridor and minerals protection are taken into account.

Questions & How to Get in Touch?

I represent many communities and produce this monthly update for all parishes/associations in my division. If you have issues where council involvement could help please get in touch. The more I know about what is happening on the ground, the more effectively I can act.
I also receive many requests for help directly from local residents. Where the matter is relevant to the parish, I will keep the clerk informed.
I plan to attend each parish in person at least once per quarter. If you would like me at a specific meeting, email me directly.

Marc Logen
County Councillor, Sevenoaks North & Darent Valley ED
Reform UK

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Appendix B

PAYMENTS LIST 16 SETPEMBER TO 6 OCTOBER 2026

Code	Date	Description	Supplier				Total
Grant	18/09/2026	Grant - Darenth Valley CRP	Sevenoaks District Council	X	150.00		150.00
Allotments	18/09/2026	Water Charges - Allotments TW2378728040	Castle Water	X	2,626.16		2,626.16
Playground Repairs	18/09/2026	Repairs to Playground	Brian Jeffery	X	183.31		183.31
Planting	18/09/2026	Daffodil Bulbs	Vanessa Hills	X	60.78		60.78
Website hosting charge	01/10/2026	Website	Hugo Fox	S	29.99	6.00	35.99
Car Park	01/10/2026	Business Rates	Sevenoaks District Council	X	94.00		94.00
Clerk's mileage	02/10/2026	Mileage	Mrs A C Barlow	X	54.67		54.67
Office Rent/Storage	02/10/2026	Office Allowance	Mrs A C Barlow	X	30.00		30.00
Hall/Emergency Room Hire	02/10/2026	Hall hire	Shoreham Village Hall	X	66.00		66.00
Broadband	02/10/2026	Broadband	Mrs A C Barlow	X	10.00		10.00
Stationery/Sundries	05/10/2026	Stationery	Amazon	S	26.65	5.33	31.98
Clerk's Office	05/10/2026	Clerk Office Set Up	Amazon	S	37.38	7.48	44.86
Toilets	05/10/2026	Electricity	EDF Energy	L	109.58	5.48	115.06

RECEIPTS LIST 16 SEPTEMBER TO 5 OCTOBER 2026

Code	Date	Description	Customer			Total
Interest on Precept	30/09/2026	Bank interest	NatWest Bank	X	16.87	16.87
Precept	30/09/2026	Precept	Sevenoaks District Council	X	29,500.00	29,500.00
				Total	**29,516.87**	**29,516.87**

PAYMENTS TO BE MADE AT 8 OCTOBER 2026

Code	Date	Description	Supplier				Total
Playground Repairs	08/10/2026	Playground repairs	Creative Play	S	1,501.00	300.20	1,801.20
				Total	**1,501.00**	**300.20**	**1,801.20**

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Appendix C

Meeting Dates and Venues for 2027

Meeting	Day	Date		Venue
Full Council	Wednesday	20	January	SVH
Planning (if required)		6		SVH
Full Council	Wednesday	3	February	SVH
Planning (if required)		17		SVH
Full Council	Wednesday	3	March	SVH
Planning (if required)		17		SVH
Full Council	Wednesday	7	April	SVH
Planning (if required) and				
Annual Parish Meeting		28		SVH
Local elections on Thursday 6 May 2027				
Full Council and Annual Council Meeting	Wednesday	12	May	SVH
Planning (if required)		26		SVH
Full Council	Wednesday	2	June	WHC
Planning		23		SVH
Full Council	Wednesday	21	July	SVH
Planning (if required)		7		SVH
Planning (if required)	Wednesday	4	August	SVH
Planning (if required)		18		SVH
Full Council	Wednesday	1	September	SVH
Planning (if required)		15		SVH
Full Council	Wednesday	6	October	SVH
Planning (if required)		20		SVH
Full Council	Wednesday	3	November	SVH
Planning (if required)		17		SVH
Full Council	Wednesday	1	December	SVH
Planning (if required)		15		SVH

All meetings start at 7.30pm

SVH – Shoreham Village Hall
WHC – Well Hill Church

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