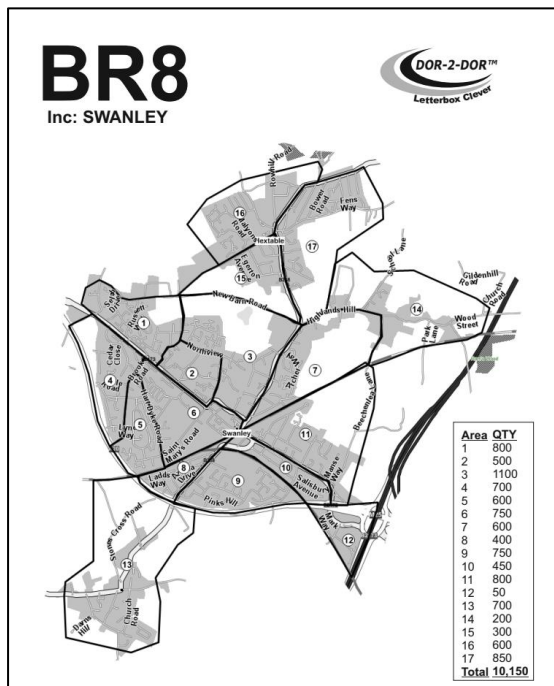


## Appendix B - Public Consultation

### Introduction

1. This appendix provides an overview of the consultation material used, the consultation approach and a summary of the findings from the public consultation events.
2. The Council advertised the consultation events using social media, the Council's website, and by dropping leaflets at resident and businesses front door letter boxes. The distribution area for these leaflets is shown in Figure B1 and leaflets were distributed to areas 8,9,10 and 11; c. 2,400 addresses.

Figure B1 - Leaflet Distribution Area



3. Posters were also placed in prominent locations throughout Swanley, for example at the Oaks and Cedar GP Surgeries, Asda, Aldi, White Oaks Leisure Centre, the local library and at the Town Council.
4. Residents in Bevan Place were also written to, and WKHA contacted its residents and leaseholders via email informing them of the residents only consultation event on the 8 December 2021.
5. Figure B2 is a template of the leaflet flyer that was distributed to over 2,000 residential and business addresses in close proximity to the

development. The flyer template was also used for posters that were located in key locations in Swanley.

Figure B2 Flyer and Poster

**Sevenoaks**  
DISTRICT COUNCIL

Sevenoaks District Council would like to present emerging design proposals for the Bevan Place Car Park & Old Working Men's Club site in Swanley. We would like to hear your views and thoughts.

A drop in session will be held at **The Alexandra Suite** on the following dates:

|   |   |
|---|---|
| <b>Thursday /</b><br><b>9<sup>th</sup> December /</b><br><b>3pm - 7pm</b> | <b>Saturday /</b><br><b>11<sup>th</sup> December /</b><br><b>10am - 3pm</b> |
|---|---|

A public webinar will take place on:

**Monday /**  
**13<sup>th</sup> December /**  
**6.30pm - 7.30pm**

Access to the webinar please visit:  
[www.sevenoaks.gov.uk/bevanplace](http://www.sevenoaks.gov.uk/bevanplace)

Alexandra Suite  
Asda  
Swanley Recreation Ground  
Site

6. Figure B3 illustrates the consultation boards that were used at the drop-in exhibition sessions on the 8, 9 and 11 December 2021. The exhibition boards were also added to the Council's website and can be found here [https://www.sevenoaks.gov.uk/info/20002/your\\_environment\\_and\\_community/600/bevan\\_place\\_proposals](https://www.sevenoaks.gov.uk/info/20002/your_environment_and_community/600/bevan_place_proposals)

Figure B3 - Example of the consultation boards




7. At the consultation events, attendees had the opportunity to discuss the proposed scheme with members of the project team, consisting of Council officers and project consultants. Attendees were invited to attach comments to the consultation board (see figure B4) and were also encouraged to submit a questionnaire through an on-line portal. However, certain residents requested a hard copy of the questionnaire and these were also provided. The closing date for the submission of comments via the questionnaire was Sunday 19 December 2021.

8. A public webinar was also hosted on 13 December 2021. The public webinar was hosted via Zoom and key members of the project team were in attendance. A presentation by the project architect was followed by a public question and answer session. Following the webinar session, attendees were invited to submit comments via the survey monkey portal

and details were provided. A link to the survey monkey questionnaire was also provided on the Council's website.

**Figure B4 - Comment Board**

## Bevan Place / Timeline and Feedback



### Timeline

Early December 2021

**Design development**

A coordinated design is developed with the project partners, including landscaping, building services, structure, security and sustainability measures.

▶

May 2022

**Planning submission**

The developed is submitted for planning. The community will have another opportunity to comment on the proposal when the planning application is considered.

▶

September 2022

**Planning decision**

The planning submission is determined by Sevenoaks District Council

▶

Mid 2023

**Start on site**

If planning permission is granted the development is likely to begin in 2023.

▶

Mid 2027

**Completion**

If the project begins in mid 2023, it is likely to be completed in 2027.

We Are Here

We welcome feedback from residents on the initial design ideas. Please add your post-it note with your comments to our feedback board below. We would also welcome you filling in and submitting a brief questionnaire to us, which can be found online at \_\_\_\_\_, or alternatively please fill in now and hand it over to a member of the project today. We will review the feedback that you have provided and incorporate it into future designs where appropriate.

For the latest news on the Bevan Place proposal, visit [www.sevenoaks.gov.uk/bevanplace](http://www.sevenoaks.gov.uk/bevanplace)

Sevenoaks District Council  
Council Offices  
Argyle Road  
Sevenoaks  
Kent  
TN13 1HG

Thank you for your time and views

## Findings from the Consultation Events

9. A total of 53 people attended the drop-in exhibition sessions over the three days. Unfortunately, no Bevan Place residents attended the drop-in session dedicated for them, but this does not mean they did not attend any of the other public sessions, and we were informed that at least two attendees were indeed Bevan Place residents.
10. Attendee demographic information was not formally requested, but the project team in attendance noted that people that did attend were indeed local residents and were predominantly aged 55 years and above and slightly more males than females attended. Younger people and minority ethnic groups were under-represented.
11. A total of 5 people attended the public webinar, yet numerous questions were asked by those in attendance with sufficient time to provide detailed responses.
12. A total of 26 completed questionnaires were received. 11 were handed in at the events and the remaining 15 were completed online. While the sample size is relatively small, it nonetheless provides very useful pointers.
13. The key findings from the public consultation events (including the results of the questionnaire) can be summarised as follows:
  - Traffic and parking
    - Traffic in the area is already congested
    - High volume of traffic leads to pollution
    - Not enough parking for visitors to the High Street
    - Parking is insufficient for number of residential units
    - Public transport is poor - people need a car
    - Contractor traffic will exacerbate existing congestion
  - Housing
    - Concerns about number of social housing units and their cost
    - Lack of access to doctors in the area, strain on local services
    - What will happen to existing WKHA residents
    - Flat entrances onto Goldsel Road is a bad idea
  - Retail unit
    - Concerns about the use of the retail unit
    - Some felt a restaurant would cause noise at night whereas a café would be underutilised
    - Some felt there were not enough retail units
  - Garden
    - Fruit if unpicked will attract vermin and cause health issues
    - Questions over who will maintain the garden
  - Flooding and drainage
    - There is surface flooding on Goldsel Road
    - Current drainage infrastructure is insufficient
  - Height
    - Concerns that the proposed development will be too high

14. Findings from the consultation also suggest that:

- Bevan Place car park is a poor use of space and that the development should provide new homes, with strong support for the use of brownfield sites;
- there is support for a communal garden that is accessible to the public during day-light hours;
- there is support for the curve design;
- the sustainability measures proposed are important;
- the new dwelling units should have WIFI and cabling integrated into the units and that there should be a dedicated area that supports home working;
- there is a preference for open balconies rather than winter-gardens;
- the communal garden should have:
  - a landscaped mix of trees, grass, flowers and shrubs
  - seating
  - Multiple entry and exit points
  - street food events
  - children's play area
  - defibrillator point
  - café/coffee shop

15. There was also a view that the development would be a positive contribution.

16. The comments and responses provided are currently being reviewed by the project/design team to consider what improvements can be made to the emerging scheme. These will be reported as part of the planning submission.