

LOCAL DEVELOPMENT FRAMEWORK ADVISORY GROUP
31 January 2013 at 5.30 pm

Further to the recent despatch of agenda and papers for the above meeting, please find enclosed the appendices for the following item:

5. Allocations and Development Management Plan

(Pages 1 - 484)

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LOCAL DEVELOPMENT FRAMEWORK

ALLOCATIONS AND
DEVELOPMENT MANAGEMENT PLAN

DRAFT FOR SUBMISSION
JANUARY 2013

ABOUT THE ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN

The Allocations and Development Management Plan is being prepared as part of the Sevenoaks District Local Development Framework (LDF). We have previously consulted on 'options' for site allocations, the protection of open space and development management policies.

This version of the document is the Council's draft for submission and represents the version of the document that the Council wish to submit for independent examination.

How to comment

By completing the form online (www.planningconsult.sevenoaks.gov.uk); or

Email ldf.consultation@sevenoaks.gov.uk; or

By completing and returning the consultation response form; or

Downloading additional copies of the response form at www.sevenoaks.gov.uk

How to view the Consultation Documents

The consultation documents consist of the following parts:

Allocations and Development Management Plan

Consultation Response form;

Sustainability Appraisal Report – separate document.

All these documents can be viewed at www.sevenoaks.gov.uk/ldfconsultations

Hard copies can be viewed at Sevenoaks District Council offices and public libraries throughout the District (see www.sevenoaks.gov.uk for opening hours) during the consultation period.



**ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN
DRAFT FOR SUBMISSION**

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Separate
Document

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Separate
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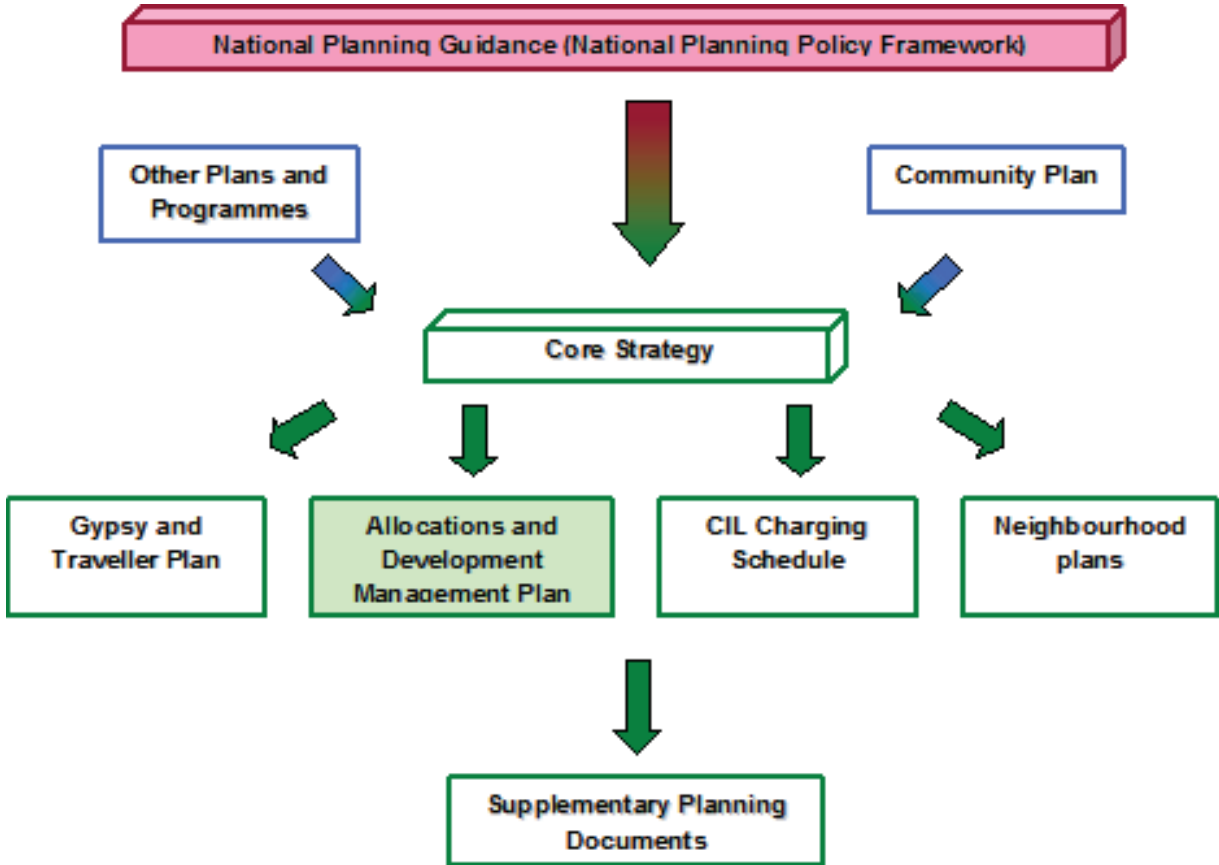
FOREWORD AND BACKGROUND INFORMATION

In accordance with the Government’s planning system, the Council is preparing the Local Development Framework for the period up to 2026. The LDF will eventually replace the Sevenoaks District Local Plan, 2000 (further detail is included at Appendix 1) and will include the Core Strategy, the Allocations and Development Management Plan (ADMP), which is a development plan document (DPD), the Gypsy and Traveller Plan and a number of supplementary planning documents.

A Community Infrastructure Levy (CIL) Charging Schedule will also be produced to set out contributions to be sought from developers to fund infrastructure improvements.

The Core Strategy was adopted in February 2011 and sets out the Council’s general strategy for where future development should be located in the District. The Allocations and Development Management Plan must be consistent with the Core Strategy and is the LDF document that

- Allocates sites for new development such as housing and employment
- Defines sites to be protected in their current use such as open space and employment
- Designates boundaries for the Green Belt and
- Contains detailed policies for determining planning applications. On adoption it will replace all those remaining policies saved from the Sevenoaks District Local Plan. (Further detail is included at Appendix 1)

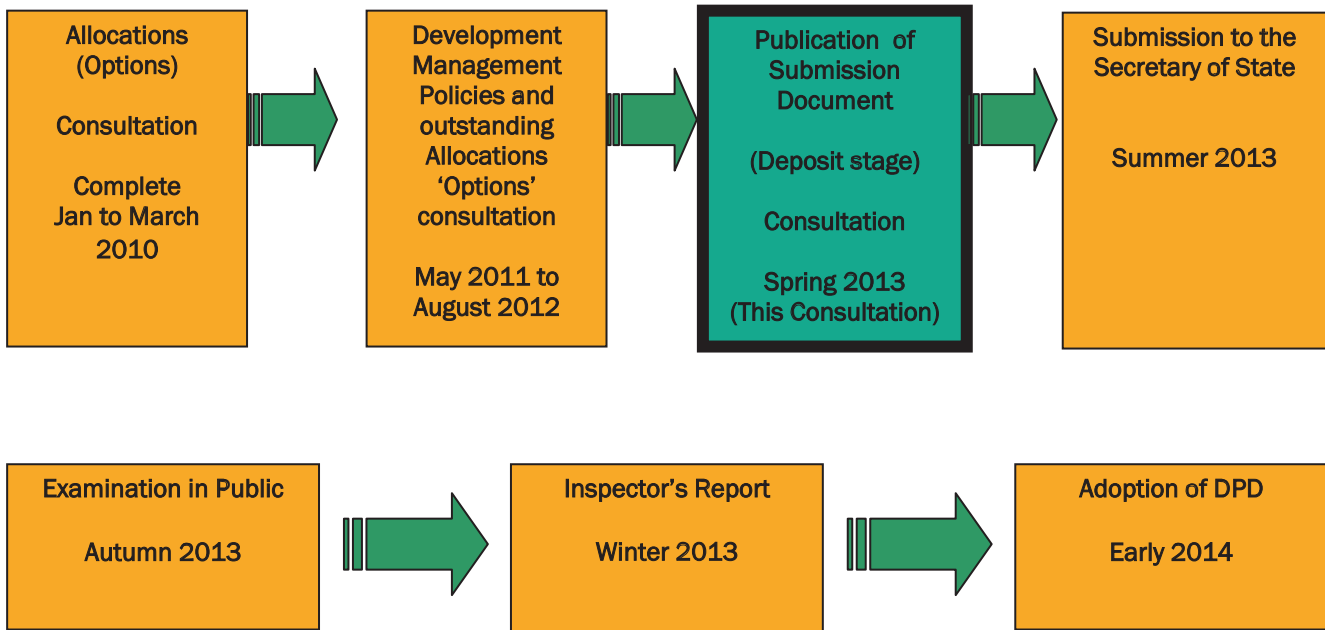


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Preparation of the Allocations and Development Management Plan (ADMP)

In the process of developing the Allocations and Development Management Plan, the District Council has consulted on potential site allocations. This document consolidates and amends previous consultation documents. There is now the opportunity to make representations on the draft for submission prior to it being submitted to the Secretary of State. After submission to the Secretary of State, the DPD is examined by a Planning Inspector, and if it is found to be “sound”, it is adopted for use by the Council for planning purposes. The key stages and anticipated dates for the ADMP are:



Sustainability Appraisal

Sustainability Appraisal is used to test the component LDF documents to ensure that they do not conflict with the aims of sustainable development. The Sustainability Appraisals for the Local Development Framework and the Core Strategy have previously been agreed and sets the parameters for subsequent DPDs to ensure consistency. The sustainability effects of sites and policies have been considered against a range of economic, social and environmental objectives. The outcomes of the SA process have assisted in determining which sites and policies provide the most sustainable development opportunities.

The allocations and policies listed in this document have been appraised against a set of defined criteria, in accordance with the LDF Sustainability Objectives to assess their suitability. The findings of this initial scoping exercise are included within the Allocations and Development Management DPD (Draft for Submission) Sustainability Appraisal document that accompanies this document.

Proposals Map and Site Maps

The draft for submission is accompanied by detailed plans showing the extent of the proposed allocations and areas to which policies apply. Once adopted the policy allocations of this document will be shown on a revised Proposals Map.

Supporting Background Evidence

As part of the wider LDF process, the District Council have prepared or commissioned supporting evidence which forms background evidence in the policy formulation process. These studies cover a range of issues including housing, employment, gypsy and travellers, retail, open space and flooding. The individual documents and any subsequent amendments or updates can be viewed on the Planning Policy pages of the Council's website at www.sevenoaks.gov.uk

1 SUSTAINABLE COMMUNITIES & DEVELOPMENT PRINCIPLES

The principles of sustainable development are fundamental to planning policy set out at a national and regional level and through all policies and proposals of the Sevenoaks District Local Development Framework.

The National Planning Policy Framework (NPPF) paragraphs 6-16 set out that sustainable development is the core principle underpinning planning, and that there is a presumption in favour of sustainable development.

Core Strategy

The Core Strategy promotes sustainable development. It is the over-arching planning document that sets out the Council's vision, strategic objectives and broad policies for where future development should be sustainably located in the District over the period 2006 -2026, as well as a number of generic policies concerning, for example, design quality, sustainable development and infrastructure provision. A summary of the approach included in the Core Strategy is set out below:

- to locate development in sustainable locations on previously developed land, ensuring that the main focus for major development is in Sevenoaks, Swanley and Edenbridge;
- to meet housing provision of 3,300 dwellings primarily in existing urban areas and at a smaller scale in village settlements. The Core Strategy targets at least two thirds of new housing to be in Sevenoaks, Swanley and Edenbridge and at least half in Sevenoaks and Swanley; criteria are set for allocating sites to meet the needs of gypsies, travellers and if necessary travelling showpeople.
- to retain, intensify and regenerate existing business areas primarily at Sevenoaks, Swanley, and Edenbridge and Major Developed Sites in rural areas, locate new business development in urban areas, review poorly located non-strategic employment land for other uses and support appropriate diversification of the rural economy in a sustainable manner.
- to locate new retail development within existing retail centres, focussing on Sevenoaks, Swanley and Edenbridge, whilst allowing for local needs in other settlements;
- to promote specific regeneration opportunities comprising mixed use developments in the centres of Swanley and New Ash Green;
- to locate major forms of traffic generating development in sustainable locations, accessible by a range of transport modes;
- to generally maintain the extent of the Green Belt with the case for any small scale adjustments to cater for situations where land no longer contributes to the Green Belt considered through this Allocations and Development Management DPD;
- to safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary.
- to maintain and enhance the biodiversity of the District including provision of a network of habitat corridors as part of the Green Infrastructure Network.

- to protect the high quality environment from inappropriate development.
- to ensure that a new development is designed to a high quality and where possible makes a positive contribution to the distinctive character of the area in which it is situated.
- to ensure that new development takes account of the need to mitigate and adapt to climate change including encouraging sustainable construction through measures to reduce energy consumption and promote the use of renewable energy.
- to ensure new development in areas of poor air quality incorporate measures in the design and orientation that demonstrate an acceptable environment will be created for future occupiers.
- to ensure that any infrastructure and service improvements needed to support delivery of Core Strategy objectives and policies or resolve existing deficiencies are brought forward in a co-ordinated and timely manner and that new development makes an appropriate contribution towards any improvements required as a result of new development.

The following are the key Core Strategy Objectives in respect of Climate Change and the Environment:

- To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.
- To ensure new development takes place in a way that contributes to an improvement in the District's air quality.

Core Strategy Policy SP1 sets out specifically that:

'New development should create safe, inclusive and attractive environments that meet the needs of users, incorporate principles of sustainable development and maintain and enhance biodiversity'.

Sustainable Construction

The Core Strategy places great emphasis on the importance of sustainable construction, with the Code for Sustainable Homes as the key mechanism and is this is covered at a strategic level through Policy SP2 of the Core Strategy.

Environmental Protection and Pollution Control

The NPPF does not contain specific waste policies, since national waste planning policy will be published alongside the National Waste Management Plan for England. However currently Planning Policy Statement 10 (PPS10) 'Planning for Sustainable Waste Management', seeks to ensure that waste disposal is a last resort and that re-use, recycling and composting should be the priority. It is unlikely that the approach to waste management will be altered significantly.

Development proposals will be required to make adequate arrangements for the provision of recycling.

Water Pollution and Efficiency

Developers must be mindful that the pollution of ground water and/or surface water is an offence under the Water Resources Act 1991. Also, the Water Framework Directive requires there to be no deterioration in water status. Efficiency of water use is also a consideration in determining planning applications.

Flooding

Increased surface water run-off from a development can affect both adjoining sites and more remote sites further downstream by increasing the risk of flooding. Run-off can also physically damage the river environment itself. Surface water run-off is a mandatory component of the Code for Sustainable Homes applied by the District Council. Where possible the Council encourages developers to utilise Sustainable Drainage Systems (SuDS), unless following adequate assessment, soil conditions and/or engineering feasibility demonstrates this method is inappropriate.

In terms of addressing flood risk in development proposals the NPPF (paragraphs 100-104) and the associated Technical Guidance require the use of a sequential test when considering development proposals, to determine the suitability of types of development within the different flood zones (Zone 1 Little or No Risk Less than 0.1% annual probability; Zone 2 - Low to Medium Risk 0.1% to 1.0% annual probability; Zone 3 - High Risk Greater than 1.0% annual probability). Core Strategy Policy LO1 states that development will be located to avoid areas at risk of flooding and more detailed guidance is set out within National Planning Policy. Consequently there is no requirement for a specific localised policy.

Allocations and Development Management Plan

This DPD, in conjunction with the adopted Core Strategy, is a positive plan to promote development, unless the adverse impacts of allowing such development would significantly and demonstrably outweigh the benefits, when assessed against the policies set out in the LDF and NPPF.

Some of the DPD policies are general and apply throughout the Plan area, whilst others are site - or area-specific and apply only to the appropriate areas illustrated on the relevant Map. Nevertheless, in considering proposals for development, the District Council will apply all relevant policies of the Plan. It is therefore assumed that the Plan will be read as a whole and cross-referencing between Plan policies has been avoided.

Policy SC1 draws together the sustainable approach to ensure that the fundamental principles of sustainable development underpin all development proposals whether they be of a strategic or non-strategic nature.

Development that is consistent with the NPPF and Core Strategy will be regarded as sustainable subject to complying with the more detailed policies in this plan where relevant.

POLICY SC 1 – PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in the LDF will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

Where appropriate to the proposed development, proposals should have regard to:

- a) the compatibility and suitability of the proposal to its location;
- b) the impact of the proposal on the surrounding environment, landscape, habitats and biodiversity, including the Green Belt and AONB;
- c) the contribution to creating balanced communities;
- d) the conservation and enhancement of the Districts cultural heritage;
- e) the contribution to and impact on the District's economy;
- f) the impact on existing infrastructure and contribution to new supporting infrastructure.

Performance Indicators:

Proportion of completed housing in main settlements of Sevenoaks, Swanley and Edenbridge; *(CS indicator)*

Change in Employment floor space in the Main Settlements; *(CS indicator)*

Proportion of additional employment floor space in Urban Confines; *(CS indicator)*

Proportion of completed housing in Urban Confines; *(CS indicator)*

Changes in Settlement Hierarchy services and facilities score for individual settlements; *(CS indicator)*

2 ENVIRONMENT

A distinctive feature of the District is the high quality of the natural and built environment which contains a wealth of nationally and locally important designated environmental areas such as the Kent Downs and High Weald Areas of Outstanding Natural Beauty and Conservation Areas. All these features contribute to the special quality and character of many parts of the District. The District's towns and villages include other areas of distinctive character as illustrated in Character Area Assessments. Outside the built up areas, the distinctive landscape character is illustrated in the Sevenoaks Countryside Assessment SPD. A key responsibility of the plan is to ensure their continued protection, conservation and enhancement through sensitive design which is well suited to its context.

General Design Principles

The National Planning Policy Framework states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Sustainable development involves achieving positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including replacing poor design with better design. One of the Government's core planning principles is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Improving design quality and conservation is a key Core Strategy theme. The Spatial Vision of the Core Strategy envisages that all development will be should demonstrate high quality and compatibility with the area, whilst also emphasising the need to incorporate sustainability principles.

Core Strategy Policy SP1 specifically addresses Design of New Development and Conservation and specifies that all new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated. It goes on to make it clear that account should be taken of guidance adopted by the Council in the form of Kent Design, local Character Area Assessments, Conservation Area Appraisals and Management Plans, Village Design Statements and Parish Plans. In rural areas account should be taken of guidance in the Countryside Assessment and AONB Management Plans. Account should also be taken of any adopted Neighbourhood Plans, prepared by local communities.

Policy EN1 provides a detailed framework for assessing planning applications against Core Strategy Policy SP1. It gives criteria against which proposals can be assessed with so as to deliver high quality design that responds to local character. Dependant on the context of the proposal, the local character may be formed by the built up area or the landscape character of the extensive countryside. Issues of key importance to design such as the scale, height, site coverage and the layout are to be assessed when considering the detailed design of a proposal, along with other considerations such as parking and the protection and enhancement of biodiversity. Development should ensure that the need to create and maintain a safe environment is addressed, including minimising opportunities for crime, fear of crime, disorder or anti- social behaviour. The council will resist proposals that result in an unacceptable material loss of amenity in relation to crime, fear of crime, disorder or anti-social behaviour. These criteria included in Policy EN1 will be the delivery mechanism for the strategic Core Strategy design policy.

In addition Core Strategy Policy SP7 sets out the approach to density of new development in differing locations and stresses the importance in ensuring that within urban areas, sites are used to their full potential subject to environmental considerations.

There are a number of issues that are common to many types of development and consequently need to be taken into account when determining a wide range of planning applications at a more detailed level, however ensuring new development meets the test of time is an important consideration in delivering sustainable development. Therefore criteria set out in “Building for Life” and other post-occupation assessments will be used as an additional tool for assessing design quality, both at planning application and building completion stages, and the Council will encourage developers to use it in developing their proposals.

Matters of amenity protection have been separated from the basic design principles, which is a departure from the previous approach adopted by Saved Local Plan Policy EN1. The basis for doing this is to ensure greater and more focussed decision making powers. For example applications that should be refused solely on amenity grounds, but are fully acceptable in design aspects, will be underpinned by a single clear policy (See EN2).

POLICY EN1 - DESIGN PRINCIPLES

Proposals which would create high quality design and meet the following criteria will be permitted:

- a) The form of the proposed development would respond to the scale, height, materials and site coverage of the area;
- b) The layout of the proposed development would respect the topography and character of the site and the surrounding area and sensitively incorporate natural features such as trees, hedges and ponds within the site;
- c) The proposal would not result in the loss of buildings, open spaces or green infrastructure that would have an unacceptable impact on the character of the area;
- d) The proposal would ensure satisfactory means of access for vehicles and pedestrians and provide adequate parking and refuse facilities;
- e) The proposal would incorporate within the design opportunities for increasing biodiversity potential, where possible, and retaining and enhancing Green Infrastructure features including sustainable drainage systems. Proposals that affect a site’s existing biodiversity and GI should be designed in a way that avoids or mitigates any potential harm;
- f) The design of new buildings and the layout of spaces, including footways, car and cycle parking areas, would be permeable and provide connectivity with neighbouring areas;
- g) New development would be inclusive and make satisfactory provision for the safe and easy access of those with disabilities; and
- h) The design of new developments would result in the creation of a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour.

Where appropriate, new developments should include infrastructure that complements modern communication and technology needs and restricts the need for future

retrofitting. Such infrastructure should include Broadband, high speed internet cabling, digital TV cabling and provision of a power supply that would support green technology initiatives such as in home electric car charging points.

Subject to the above considerations development should make efficient use of the land on which it is proposed.

Where appropriate proposals should include details and strategies for the effective management and maintenance of sites following their completion.

Delivery Mechanisms:

The Residential Extensions and Residential Character Area Assessment SPDs provide detailed design guidance for residential development

Amenity

The concept of amenity relates to the living conditions of those that will be affected by development proposals either as a future occupant or a neighbour. It is the aim of the Core Strategy and Community Plan to ensure that all development provides an acceptable standard of amenity for its occupants and does not result in significant harmful effects to surrounding uses. Harmful effects can include overlooking, loss of privacy, noise and pollution.

The effects of some developments, such as a poorly designed house extension, can have direct impacts on neighbouring occupiers. Others can cumulatively impact on the general amenity of an area. As such, all development proposals, including intensification of uses and cumulative impacts of similar uses, will be expected to have regard to the amenity of neighbouring uses and occupiers, occupiers of the proposed development and the wider environment. Proposals that seek to introduce sensitive uses, such as residential development, into areas of poor environmental quality will be resisted unless amenity can be adequately safeguarded, such as through mitigation and environmental improvements.

POLICY EN2 – AMENITY PROTECTION

Proposals will be permitted where they safeguard the amenities of occupants and occupants of nearby properties by ensuring that development does not result in excessive noise, vibration, odour, air pollution, activity or vehicle movements, overlooking or visual intrusion and that the built form would not result in an unacceptable loss of privacy, or light enjoyed by the occupiers of nearby properties.

Delivery Mechanisms:

The Residential Extensions and Residential Character Area Assessment SPDs provide detailed design guidance for residential development

Heritage Assets

‘Heritage Assets’ is the term used to describe the highly valued components which make up the historic character of the District, they can be buildings, monuments, woodland, particular street scenes or areas, landscapes or outstanding views. Heritage assets can be nationally or locally designated by the Local Planning Authority, or those identified during the determination of planning applications.

Heritage Assets include:

- Scheduled Ancient Monuments
- Archaeological Sites
- Listed Buildings
- Conservation Areas
- Historic Parks and Gardens
- Ancient Woodland and Ancient Trees
- Areas of Outstanding Natural Beauty (AONB)

Sevenoaks District is characterised by a significant legacy of historic towns and villages, with many listed buildings, Conservation Areas and extensive areas of ancient woodland. These Heritage Assets and their settings are a key feature of the District, as they provide interest, variety, local character and distinctiveness to the many settlements and wider countryside.

Some of these Heritage Assets and features are protected by other policies or legislation, for instance if they are a listed building, Scheduled Monument or covered by a Site of Special Scientific Interest (SSSI). However, the complex history of the landscape means that there are many sites and features which do not have a specific designation. Nevertheless these should also be conserved and enhanced because of their contribution to the wider landscape and to the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

Archaeology

Scheduled monuments are protected against disturbance, and therefore prior consent from the Secretary of State is required for all works affecting such monuments, whether or not those works require planning permission. Some types of work, generally related to agriculture or gardening, where these activities are already being carried out, are allowed to proceed without such consent.

Owners are encouraged to maintain their Scheduled Monuments in good condition by adopting sympathetic land uses. However, as scheduling is not comprehensive, this Development Plan Document makes provision for the protection of future Scheduled Monuments and archaeological sites, as well as those that have already been identified.

Listed Buildings

National legislation provides for the protection of Listed Buildings under the Planning (Listed Buildings and Conservation Areas) Act 1990. There is a presumption in favour of retaining Listed Buildings so permission to demolish will be the exception and only allowed if all other options to retain the building are demonstrated to have been thoroughly explored.

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The repair, renovation, alteration and extension of a Listed Building should not be at the expense of its intrinsic value. It is important to guard against unnecessary change or over-restoration. In any change, materials should be sympathetic to those used in the original building. In particular the District Council will resist applications that result in the loss of traditional features that could be preserved.

Listed Buildings may become vacant and derelict if no acceptable use can be found. The original use may be the most appropriate and will be encouraged where possible.

Where this is not practicable the alternative use proposed must not require alteration to the extent that the character and historical importance of the building is destroyed or materially harmed.

Where the District Council considers that a proposal would have an impact on the setting of a Listed Building, it will require the submission of illustrative and technical material to allow that impact to be properly assessed. This will include details to show the existing situation and the precise effect on the fabric and character of the Listed Building and its setting.

Planning permission will be refused where the District Council considers that the proposal would dominate the Listed Building or buildings within its curtilage by scale, form, mass or appearance or harm the visual relationship between the Listed Building and its formal or natural landscape setting.

Conservation Areas

Conservation Areas are designated not on the basis of individual buildings but because of the overall quality of the area, its mix of uses, historic layout, characteristic materials, scale and detailing of buildings and open spaces. It also takes into account the need to protect trees, hedges, walls, railings and other characteristic features. Once designated, special attention must be paid in all planning decisions to the desirability of conserving or enhancing its character and appearance as required by Core Strategy Policy SP1 Design of New Development and Conservation. The choice of materials and detailed design are vital elements in achieving new buildings which preserve the local character and distinctiveness which typifies the Districts Conservation Areas.

In order to assess the impact of proposals whether for redevelopment or alterations/additions to buildings, the District Council will require an appropriate level of detail including drawings or other pictorial material which shows the proposed development in its setting.

Demolition in Conservation Areas

When considering proposals for demolition of buildings within a Conservation Area, the District Council will be looking for any redevelopment to provide a level of visual quality equivalent to that of the existing buildings in the Conservation Area.

POLICY EN3 – DEMOLITION IN CONSERVATION AREAS

Proposals involving the demolition of non-listed buildings in Conservation Areas will be assessed against the contribution to the architectural or historic interest of the area made by that building.

Buildings that make a positive contribution to the character and appearance of the Conservation Area should be conserved. Where a building makes no significant

contribution to the area, consent for demolition will be given subject to submission and approval of a detailed plan for redevelopment or after use of the site.

Historic Parks and Gardens

English Heritage has compiled a Register of Parks and Gardens of Special Historic Interest in England which includes sites within the District. Although no additional statutory controls on development are available, the Local Planning Authority considers that the Historic Parks and Gardens are an important part of the area's heritage and make a significant contribution to the character of the area in which they are located. New development may not be in the best interests of the conservation of the site and principal buildings. Any development must have careful regard to the important landscape architecture of the site and the setting of the historic buildings within the site. The Council will expect sufficient information to be submitted with all applications to enable the impact of development on a historic park or garden to be properly assessed.

Ancient Woodland

National Policy requires the protection of Ancient Woodland, Veteran and Ancient trees from further loss or damage and the District Council will expect applicants with proposals within or adjoining Ancient Woodland or sites containing ancient or veteran trees, to conserve and, where possible, enhance the woodland and to demonstrate that any potential harm can be mitigated.

Areas of Outstanding Natural Beauty (AONB)

The importance of the wider landscape character of the District is recognised by the extent of the High Weald and Kent Downs Areas of Outstanding Natural Beauty. The AONB designation gives these areas the highest protection in terms of their landscape and scenic beauty and highlights the importance of the conservation of the wildlife and the cultural heritage of these landscapes. The character of the AONB's will be conserved and enhanced primarily through Core Strategy Policy LO8 - Countryside and the Rural Economy. Proposals in AONBs will be assessed against LO8 and the detailed development management policies which support this overarching policy, such as SC1 Sustainable Development and GI1 Green Infrastructure and New Development. Any proposal within the AONB must take into account the guidance laid out in the appropriate AONB Management Plan and any relevant more specific AONB guidance for example Kent Historic Farmsteads and Managing Land for Horses.

Heritage Assets are an irreplaceable resource and they should be conserved and enhanced in a manner appropriate to their significance. Any harm or loss will require a clear and convincing justification. Substantial harm to or loss of heritage assets of the highest significance, such as scheduled monuments, grade I and II* listed buildings, grade I and II* registered parks and gardens, will be wholly exceptional. The Spatial Vision of the Core Strategy sets out that the high quality natural built and historic environment will be conserved and enhanced. Core Strategy Policy SP1 Design of New Development and Conservation states that the District's heritage assets and their settings will be protected and enhanced,

Policy EN4 seeks to draw together a comprehensive approach to conserving and enhancing the District's Heritage Assets.

POLICY EN4 – HERITAGE ASSETS

Proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset.

Applications will be assessed with reference to the following:

- a) the historic and/or architectural significance of the asset;
- b) the prominence of its location and setting; and
- c) the historic and/or architectural significance of any elements to be lost or replaced.

Where the application is located within, or would affect, an area or suspected area of archaeological importance an archaeological assessment must be included to ensure that provision is made for the preservation of important archaeological remains/findings. Preference will be given to preservation in situ unless it can be shown that recording of remains, assessment, analysis report and deposition of archive is more appropriate.

Outdoor Lighting

Artificial lighting is essential for reasons of safety and security. However, insensitive lighting can cause what is termed as light pollution. Sevenoaks District, as a predominantly rural area, is sensitive to light pollution through sky glow which can affect the character of the countryside and have a negative impact upon biodiversity.

External lighting is needed for commercial use and for some community and sports facilities such as floodlit sports pitches. Whilst the lighting has to be adequate for the purpose, it is important that there is no significant nuisance to the amenity of surrounding properties. This may require the use of planning conditions to limit the times when lighting is used to minimise the disturbance. The use of low energy lighting will be encouraged.

POLICY EN 5 - OUTDOOR LIGHTING

Proposals for lighting that affect the outdoor environment which meet the following criteria will be permitted:

- a) the proposal would be integrated within a wider related development scheme;
- b) any impact on the night sky would be minimised through the alignment of lamps, provision of shielding and selection of appropriate lighting type and intensity
- c) there would be no harmful impact on privacy or amenity for nearby residential properties;
- d) the proposal would preserve or enhance the character or appearance of any Heritage Asset which may be affected;
- e) any potential impacts on wildlife would be avoided or adequately mitigated where avoidance is not possible; and

f) where proposals affect Areas of Outstanding Natural Beauty or open countryside, it can be demonstrated that the lighting is essential for safety or security reasons.

Where these criteria are met, proposals incorporating the use of low energy lighting will be encouraged.

Noise Pollution

The NPPF states (paragraph 123) that planning policies should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.

The Noise Policy Statement for England (DEFRA, March 2010) seeks to promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development.

Noise sensitive developments should be located away from existing sources of significant noise, and potentially noisy developments are located in areas where noise will not be such an important consideration or where its impact can be minimised. Acceptable noise levels will be based upon technical guidance and the advice of noise specialists.

The DEFRA statement references “Significant adverse” and “adverse” that are currently being applied to noise impacts, for example, by the World Health Organisation. They are:

NOEL – No Observed Effect Level - This is the level below which no effect can be detected. In simple terms, below this level, there is no detectable effect on health and quality of life due to the noise.

LOAEL – Lowest Observed Adverse Effect Level - This is the level above which adverse effects on health and quality of life can be detected.

SOAEL – Significant Observed Adverse Effect Level - This is the level which significant adverse effects on health and quality of life occur.

These levels can assist local planning authorities in their consideration of sensitive and noise related development. Conditions may be attached to any planning permission to ensure adequate attenuation of noise emissions or to control the noise at source.

POLICY EN6 – NOISE POLLUTION

Proposals which would meet the following criteria will be permitted:

a) development would not have an unacceptable impact when considered against the indoor and outdoor acoustic environment of surrounding occupiers or occupiers of any future units within the scheme; and

b) development would not result in unacceptable noise levels from existing noise sources that cannot be adequately mitigated.

Where proposals for high noise generating development would affect Areas of Outstanding Natural Beauty or open countryside or sites designated for their biodiversity value, development will not be permitted if it would undermine the character or harm the biodiversity of these areas.

Air Quality and Odour

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Policy SP2 of the Core Strategy sets out the policy approach to air quality. Air pollutants (including dust and odour) have been shown to have adverse effects on health and the environment. Emissions arising from any development including indirect emissions such as those attributable to associated traffic generation must therefore be considered in determining planning applications.

Certain developments, such as hot food takeaways, workshops and activities associated with the keeping of animals, can cause a detrimental effect on amenity due to odour nuisance. Therefore, consideration will be given to the odour levels likely to be produced from such premises and their proximity to sensitive development, e.g. residential properties, when determining such planning applications. Proposals that have an unacceptable impact on amenity in terms of odour will be resisted in line with Policy EN2 of this document.

Performance Indicators:

Performance of new housing against Building for Life criteria; *(CS Indicator)*

Percentage of new dwellings completed meeting the Lifetime Homes Standard; *(CS Indicator)*

Changes in Settlement Hierarchy services and facilities score for individual settlements; *(CS indicator)* Change in number of Heritage Assets; *(CS Indicator)*

The Proportion of Conservation Areas with up to date Appraisals; *(CS Indicator)*

Change in Conservation Area extents; *(CS Indicator)*

Number of applications for demolitions in Conservation Areas;

3 HOUSING AND MIXED USE DEVELOPMENT

For new homes to meet the needs of current and future residents, it is important that they are designed to a high quality and create an attractive environment that functions well, where people want to live, which meets their needs, and which creates a sense of place where community identity can develop.

Residential proposals should therefore be consistent with the adopted Core Strategy housing policies and comply with the policies in the Sustainable Communities and Development Principles and Environment Chapters of this document. In addition the Residential Extensions and Residential Character Area Assessment SPDs contain detailed design advice to assist in achieving quality living environments and residential areas.

Core Strategy Housing Objectives

- To increase the proportion of affordable housing in new development in response to the level of local housing need from those unable to rent or buy in the open market. To make specific provision for small scale affordable housing schemes to meet identified local needs in rural areas.
- To ensure that the form of future provision for housing meets the changing needs of the District's population, including provision for a greater proportion of older people and small households, and meets the needs of the Gypsy and Traveller Community.
- To make efficient use of urban land for housing, with higher density development focused on the most accessible locations in and adjoining town centres, through well-designed schemes that do not compromise the distinct character of the local environment.
- To support new housing in local service centres and service villages of a design, scale, character and tenure appropriate to the settlement and support the provision and retention of services and facilities that meet a local need and existing employment opportunities.

In addition to the above objectives, the Core Strategy sets out the general distribution of housing development, which sets the framework for the allocations in this document.

Housing Supply

The Council has carried out a Strategic Housing Land Availability Assessment (SHLAA) that informed the Core Strategy.

The assessment demonstrated that the housing provision figure of 3,300 dwellings (2006-2026) for the District can be met from sites located within existing built up settlements, enabling the Green Belt to continue to be protected. It was also further identified through the Core Strategy process that a significant number of the housing supply comes in the form of existing completions and commitments through outstanding full or outline planning permissions. As at 1st April 2012, the completions (2006-2012) and permissions amount to 2,330 units.

The housing sites identified for allocation were established through a detailed evidence base process. A call for sites was undertaken in 2007, which informed the Strategic Housing Land

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Availability Study (SHLAA) that was published in 2008. This process effectively requested landowners/agents to submit land which they considered to have development potential for a range of uses. A review of the SHLAA was undertaken in Summer 2009 and an 'Options' Draft of the Allocations DPD presented the identified housing sites for consultation in early 2010. The 'options' draft was a scoping exercise to establish the key planning issues and development constraints for sites for consideration at this detailed stage.

Each site was considered through detailed assessment and analysed against the consultation comments received. New sites presented for consideration during the 'options' stage, were subsequently assessed and added where consistent with Core Strategy policy. Sites that were shown to be unsuitable through the initial 'options' consultation process were removed at this stage.

Following scrutiny of the SHLAA methodology and process during the Core Strategy, in which the Inspector deemed the methodology to be appropriate, the Council updated its housing supply to a base date of 1st April 2012. Based on this assessment the Council can currently demonstrate a housing land supply of 3,540 dwellings for the plan period of 2006 –2026 This amounts to a surplus of approximately 240 units over and above the provision identified (3,300) in the Core Strategy, which will provide flexibility in the housing supply.

Summary of Housing Supply Components as at 1 April 2012	No. of units
Completions 2006 – 2012	1,360
Permissions (at 01.04.2012)	970
Permissions granted on Proposed Allocations since 01.04.12	44
Windfall ¹ Allowance Small Sites 2017 – 2026	432
Proposed Housing Allocations	394
Proposed units from Mixed Use Allocations	340
TOTAL	3,540

It therefore remains the position that the Council can meet its Core Strategy housing target without the need to release land in the Green Belt and by focussing development within the existing urban and village locations of the District. Further to this, in accordance with the Core Strategy and Settlement Hierarchy, housing allocations will primarily be focussed on the existing principal towns in the District over other smaller settlements in order to promote the most sustainable development options.

In order to ensure that housing supply remains flexible the Core Strategy (through Policy L06) identifies land at Enterprise Way Edenbridge as a reserve site for housing. The Policy states that the site cannot be brought forward before 2015 and should only be developed in the plan period if the Council cannot identify an adequate five year housing supply. The detailed boundary of the reserve site is shown in Figure 6 of the Core Strategy

¹ The NPPF sets out how Local Planning Authorities should demonstrate their housing supply. Windfall sites are permitted to be included within the first 5 years of the housing supply if there is "compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens." Windfalls are defined in Sevenoaks as housing units which are expected to be delivered on sites below the allocation threshold (< 0.2ha). The allowance is calculated by averaging the number of units on previously developed land (not including garden land) provided each year for past 6 years. Allowance has not been included in the first five years, but is made from year six onwards to reflect the unallocated planning permissions (currently 48 dwellings per year from 2017/18 to 2025/26).

Affordable Housing

Affordable Housing is clearly needed in Sevenoaks District. Policy SP3 of the Core Strategy introduced a new (gross) sliding thresholds which will trigger the requirement for on-site affordable housing provision. The Policy applies to the allocations set out within this chapter.

Housing Allocations

Policy H1 sets out the proposed residential allocations for the period up until 2026. All proposals should comprise high quality sustainable designs in accordance with Core Strategy Policies and Policy EN1 of this Plan. Proposals will also be subject to the specific development guidance set out for each site at Appendix 3. Location plans for each of the housing allocation sites are included at Appendix 3 and the mixed use allocation sites at Appendix 5.

Sites that currently benefit from Outline Planning Permission are not proposed to be allocated within this plan as most are likely to have reserved matters resolved prior to the adoption of the document. The Council will support and monitor the implementation of existing residential planning permissions that have been granted. The Council will generally resist any reduction in the number of dwellings already permitted on a site in order to achieve the housing targets.

The policy includes an indicative dwelling yield for each site based on an assessment of an appropriate density that takes into consideration the location and context of the sites. Densities, as proposed in Core Strategy Policy SP7, are generally sought in order to achieve sustainable forms of development, and reduce unnecessary use of greenfield land. However to ensure that new development integrates well within the local character of established areas some allocations have been subject to densities below those set out in Policy SP7. However, it must be emphasised that the yields are approximate and the actual dwelling yield that might be achieved on each site could vary from that indicated. It will be for planning applications to demonstrate how high quality sustainable designs can achieve an appropriate density for each site.

POLICY H1: RESIDENTIAL DEVELOPMENT ALLOCATIONS		
<p>The following sites, as defined in Appendix 3, are allocated for residential development purposes to deliver the Core Strategy housing requirements (3,300 units) over the period until 2026.</p>		
<p>These sites will provide for a range of housing types, density, mix and tenure and will be subject to the site areas and design guidance as set out in detail at Appendix 3.</p>		
REF	SETTLEMENT/SITE ADDRESS	APPROXIMATE NO. UNITS
<u>Sevenoaks Urban Area</u>		
H1(a)	Car Park, Hitchen Hatch Lane	17
H1(b)	Cramptons Road Water Works, Cramptons Road	50
H1(c)	Sevenoaks Gasholder Station, Cramptons Road	35
H1(d)	School House, Oak Lane & Hopgarden Lane	19
H1(e)	Johnsons, Oak Lane & Hopgarden Lane	18
H1 (f)	Greatness Mill, Mill Lane	20
	Sub Total	159

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<u>Swanley</u>		
H1(g)	Bevan Place	46
H1(h)	Bus Garage/Kingdom Hall, London Road	30
H1(i)	Land West of Cherry Avenue (mixed housing and open space)	50
	Sub Total	126
<u>Other Settlements</u>		
H1(j)	57 Top Dartford Road, Hextable	14
H1(k)	Foxs Garage, London Road, Badgers Mount	15
H1(l)	Land adjacent to London Road, Westerham	30
H1(m)	Currant Hill Allotments, Westerham	20
H1(n)	Land at Croft Road, Westerham	15
H1 (o)	Warren Court, Halstead	15
	Sub Total	109
	GRAND TOTAL	394

Delivery Mechanism

See detailed design guidance in Appendix 3

Mixed Use Development

Paragraph 38 of the NPPF recognises that larger scale residential developments offer opportunities to provide employment, community and housing benefits as part of comprehensive site developments. The advantages of the mixed use approach includes reducing the need for people to travel to and from work and can increase the variety of activity on sites at different days and times of the week, which aids the reduction and opportunity for crimes to take place. Mixed use development will only be promoted where it is consistent with Core Strategy policy. The purpose is to assist delivery of the Core Strategy housing requirements (3300 units) over the period 2006 – 2026 and to provide additional appropriate uses that complement the provision of new houses.

Policy H2 sets out those sites that are considered suitable for mixed use development, primarily incorporating a significant element of residential development.

POLICY H2: MIXED USE DEVELOPMENT ALLOCATIONS

The following sites (0.2 hectares or greater), as defined in Appendix 5, are allocated for mixed use development that incorporates an element of residential development.

These sites will provide for a range employment, retail and community facilities in addition to housing types, density, mix and tenure considered appropriate.

REF	SETTLEMENT/SITE ADDRESS	INDICATIVE SITE CAPACITY NO. UNITS
H2(a)	BT Exchange, South Park, Sevenoaks	25
H2(b)	United House, Goldsel Road, Swanley	185
H2(c)	Swanley Centre, Nightingale Way, Swanley (only as part of regeneration proposals)	0
H2(d)	Station Approach, Edenbridge	20
H2(e)	New Ash Green Village Centre, New Ash Green (only as part of regeneration proposals)	50
H2(f)	Powder Mills (Former GSK Site), Leigh	60
	TOTAL	340

Delivery Mechanism

See detailed design guidance in Appendix 3
 Planning Briefs for mixed-use sites will be prepared as appropriate

Housing for People with Special Needs, including Older People

Sevenoaks is experiencing a steady increase in the number of its population over retirement age. This trend is likely to continue, and will result in more very old people who are likely to require community care or accommodation in nursing homes. Other groups in society also require ‘institutional accommodation’ and it is important that adequate provision is made to meet the full spectrum of local needs.

Residential Institutions are defined in Class C2 of the Town & Country Planning (Use Classes) Order 1987 (as amended). This definition covers residential institutions and other non-custodial institutions where a significant element of care is provided for the residents. This can cover a range of uses such as nursing and convalescent homes; community care and care homes for the elderly; centres for those with severe disabilities; and residential schools.

The Council strongly supports the provision of housing to meet the requirements of people in special need of help or supervision where they are fully integrated into existing communities and located in sustainable locations. The development guidance accompanying each site at Appendix 3 identifies sites that are particularly suitable for this form of housing due to their proximity to facilities or the gentle topography of the area. Examples of inappropriate environments for residential institutions would be include those properties that do not have access to garden areas of an adequate size or areas where the topography makes it difficult for pedestrians.

The Council has also identified a specific requirement, as set out in the Supporting People Strategy 2010-15, for a Young Persons Unit (approximately nine units), to provide assisted living for vulnerable young people, including care leavers. The need has been identified within the Sevenoaks urban confines and the District Council will work with partners and landowners to identify and bring forward a suitable site, well-connected to the town centre.

Housing within Urban Confines

For new homes to meet the needs of current and future residents, it is important that they are designed to a high quality and create an attractive environment that functions well, where people want to live, which meets their needs, and which creates a sense of place where community identity can develop. Higher residential densities are required in the principal settlements of Sevenoaks, Swanley and Edenbridge to maximise the efficient use of previously developed land and in the interests of achieving more sustainable forms of development, and reducing use of greenfield land. There is no reason why higher densities should compromise the quality of new development.

Within existing built confines all proposals for new or replacement dwellings will be assessed against the design, amenity, safety and environmental principles set out in Policies SC1, EN1 and EN2. Proposals for the temporary or permanent location of a mobile home or caravan in the confines of an existing settlement will be considered in the same manner as a new permanent dwelling.

Residential Subdivision

Subdivision of large dwellings often provides opportunities to create smaller units of accommodation, which can be of benefit to the settlement, especially where there are identified shortages of smaller homes. The proposal should not harm the amenities of surrounding residents in accordance with Policy EN2. Proposals for subdivision in the Green Belt need to be carefully considered to ensure that there is no greater impact on openness.

POLICY H3 - RESIDENTIAL SUBDIVISION

Within the built confines of existing settlements proposals for the subdivision of residential properties into smaller units which would meet the following criteria will be permitted:

- a) the building would be structurally suitable for subdivision;**
- b) the proposal, including any extensions, hard standing, enclosure or other ancillary element would reflect the form, integrity and character of the building and its surroundings; and**
- c) Suitable parking and access arrangements could be achieved.**

Within the Green Belt the conversion of a residential property into smaller units will be permitted where the above criteria are met and where the proposal (including any ancillary works such as car parking provision) would not have a materially greater impact on the openness of the Green Belt.

Residential Annexes

Residential annexes within urban confines (not in the Green Belt) are acceptable in principle where their proposed use is ancillary to the enjoyment of the main house and where there is a demonstrable tie to the host dwelling. In most instances annexes ancillary to the enjoyment of a dwelling house can be constructed as permitted development, therefore a detailed policy is not required. Developments that do require planning permission will be assessed against the design and amenity policies within this document.

Where proposals could lead to the creation of a new self contained dwelling the proposal will be considered in the same way as a new dwelling.

Loss of Housing Stock

The Council considers it has appropriate policies/strategies in place to maximise housing options and make best use of the existing housing stock, taking into account national policy set out in The Strategic Housing Role of Local Authorities: Powers and Duties and Planning Guidance on urban renaissance and sustainability. These include;

- Housing Strategy 2003 (adoption of updated version expected 2012)
- The SHMA 2008
- Draft Sevenoaks District Empty Homes Action Plan 2009
- Private Sector Housing Assistance Policy 2008 including Funding the Mid & West Kent Home Improvement Agency which administers the Disabled Facilities Grant for the Council.
- Houses in Multiple Occupancy. HMO Information Pack
- Core Strategy Policies.

To support these policies/strategies a stock condition survey was undertaken in 2004 and has been updated in 2010/11. This updates information on;

- Level of private and public sector stock unfit for habitation.
- SAP (energy efficiency measure) rating of public and private dwellings.
- Condition of Mobile homes.

The SHMA highlights under occupation as an issue. Paragraph 5.3.13 of the Core Strategy outlines the Council's approach to reducing the level of "under occupation" of family homes. West Kent Housing Association which manages the social housing in the District also operates the Small is Beautiful scheme which offers incentives for tenants downsizing.

The Council is being pro-active through its housing strategies, in bringing empty properties back into use for affordable housing. The draft Sevenoaks District Empty Homes Action Plan 2009 aims to continue enabling empty homes to be brought back into use, thereby providing further usable and decent homes. Proposals that allow tenants to downsize will be supported subject to the proposal not conflicting with relevant housing policies such as replacement dwellings in the Green Belt (GB4).

POLICY H4 – REUSE AND PROTECTION OF EXISTING HOUSING STOCK

The Council will support proposals that bring empty properties back into residential use or provide opportunities for tenants to downsize.

The loss of housing stock through change of use or redevelopment will not be permitted unless it is demonstrated that:

a) the dwelling no longer provides accommodation of a satisfactory standard and is incapable of being improved at reasonable expense;

b) the locality and character of the surroundings are no longer appropriate for residential purposes; or

c) the dwelling is located within a Primary or Secondary Retail Frontage, a Neighbourhood or Village Centre Area or land allocated for business uses within Policy EMP1, as defined in Appendices 7, 8 and 4.

Gypsies and Travellers and Travelling Show People

‘Planning Policy for Traveller Sites’ was published in March 2012, alongside the NPPF and suggests that local authorities should work collaboratively to meet needs, in accordance with the Duty to Cooperate.

The District Council commissioned a Gypsy, Traveller and Travelling Showperson Accommodation Assessment to provide an update on the current need in the District and to consider how the issues on local and historic demand could be addressed.

A Gypsy and Traveller Accommodation DPD is being prepared which will set an overall level of future provision of accommodation for gypsies, travellers and travelling show people. The Council is seeking to identify acceptable sites to be allocated, taking account of relevant planning policy guidance, in the Gypsy and Traveller Accommodation Plan. National planning guidance maintains the approach that Gypsy and Traveller development is inappropriate in the Green Belt. For this reason, sites outside the Green Belt must be assessed as the first in a sequence of options. This in turn means assessing the suitability of sites allocated for housing development in the ADMP Plan.

It is unlikely that a site currently proposed for housing development would be re-allocated as a gypsy site as this is not likely to be viable or deliverable. One option under consideration is to substitute the affordable housing requirement for gypsy site provision on a very limited number of suitable sites.

Performance Indicators for Housing and Residential Development:

Progress on Housing Allocations;

Progress on Mixed Use Allocations;

Additional completed units from residential subdivision;

Number of completed housing sites with a net loss of units;

4 THE ECONOMY AND EMPLOYMENT

The Council is committed to providing and preserving a range of employment sites for a variety of business uses. These sites need to be in sustainable locations, provide modern and flexible opportunities for existing businesses, and offer attractive sites for new employers. It is also important to support the rural economy and rural businesses. This in turn will maintain and enhance the economic wellbeing of the District in the future.

Core Strategy Objective

- To provide land for employment development to support the future development of the District's economy.

The Core Strategy sets out that the employment land provision for the District over the plan period, excluding MDS sites is 86.1 hectares. Following work on the proposed allocations this figure has reduced slightly to 79.6 hectares (75.5ha of existing sites and 4.1ha new allocation at Broom Hill, Swanley) primarily as a result of detailed boundary amendments to better represent the existing extent of established employment sites. This recalculation has no effect on future requirements.

In 2007, the District Council commissioned an Employment Land Study to assess both the demand and supply of land in Sevenoaks, to help meet future needs. The study shows that the majority of sites in the District are still required to provide a range of premises. It is therefore essential that designated employment land, with the exception of those sites identified for alternative uses, is protected from other non employment generating uses and to ensure that adequate land and premises are available to support and regenerate the local economy.

In 2011 the Council commissioned URS to undertake a review of the current employment forecasts previously published in 2007. URS identified that the long-term demand trends for Sevenoaks show a change since the 2008-09 recession, with a flat forecast of demand for additional office floorspace. The report also shows that space required for storage and distribution purposes is expected to grow in line with the economy but space required for manufacturing activities is expected to continue to decline.

The trends affecting change in the demand for employment space in the rural economy are considered to be similar to those underlying the broader economy.

Employment Allocations

Core Strategy Policy SP8 is the overarching strategic policy that provides for the retention and creation of employment and business facilities and opportunities throughout the District. It promotes a flexible approach to the use of land for business and employment purposes and as such it is the role of this document to formally identify the sites to which sites Policy SP8 of the Core Strategy applies.

Individual location plans for each of these existing sites, indicating the site boundaries, are located in Appendix 4.

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POLICY EMP1 - LAND FOR BUSINESS

In accordance with Policy SP8 of the Core Strategy the following existing employment sites, as defined in Appendix 4, will be retained, intensified and regenerated for B1 – B8 uses. Appropriate new development within these areas, including the provision of sites for small and medium size businesses and “start-up” facilities, will be supported.

	Site Address	Total Area (hectares)
	<u>Sevenoaks</u>	
EMP1(a)	Vestry Road, Sevenoaks	11.3
EMP1(b)	Bat & Ball Enterprise Centre, Sevenoaks	1.8
EMP1(c)	British Telecom, Sevenoaks	1.8
EMP1(d)	Erskine House, Sevenoaks	0.5
EMP1(e)	Hardy’s Yard, Riverhead	1.3
EMP1(f)	High Street, Sevenoaks	1.5
EMP1(g)	London Road, Sevenoaks	4.0
EMP1(h)	Morewood Close (Outside Housing Area), Sevenoaks	3.7
EMP1(i)	South Park , Sevenoaks	0.2
EMP1(j)	Tubs Hill House, Tubs Hill Road, Sevenoaks	0.4
EMP1 (k)	Lime Tree Walk, Sevenoaks	0.6
	Sub Total	27.1
	<u>Swanley</u>	
EMP1(l)	Wested Lane Industrial Estate, Swanley	8.2
EMP1(m)	Swanley Town Council Offices, Swanley	0.4
EMP1(n)	Swan Mill, Goldsel Road, Swanley	2.6
EMP1(o)	Horizon House, Swanley	0.3
EMP1(p)	Media House, Swanley	0.3
EMP1(q)	Moreton Industrial Estate, Swanley	1.8
EMP1(r)	Park Road Industrial Estate, Swanley	1.3
EMP1(s)	Southern Cross Ind. Estate, Swanley	1.9
EMP1(t)	Teardrop Industrial Estate, Swanley	3.4
EMP1(u)	The Technology Centre, Swanley	1.9
	Sub Total	22.1
	<u>Edenbridge</u>	
EMP1(v)	Station Road, Edenbridge	18.8
EMP1(w)	Edenbridge / Warsop Trading Centre	1.6
	Sub Total	20.4
	<u>Other Settlements</u>	
EMP1(x)	Westerham Trading Centre, Westerham	3.7
EMP1(y)	Blue Chalet Industrial Park, West Kingsdown	0.9
EMP1(z)	West Kingsdown Industrial Estate, West Kingsdown	0.5
EMP1(zz)	Horton Kirby Trading Estate, South Darent	0.8
	Sub Total	5.9
	GRAND TOTAL	75.5

Major Developed Employment Sites in the Green Belt

There are a number of employment sites in the District, divorced from existing settlements, that have become built up over the years and which are designated as “Major Developed Sites” in the Green Belt in the Sevenoaks Core Strategy and under guidance previously set out in PPG2:

1. Fort Halstead, Halstead
2. North Downs Business Park, Dunton Green
3. Chaucer Business Park, Kemsing
4. Glaxo Smith Kline, Leigh

Under the Major Developed Sites (MDS) designation the owners of these sites were able to carry out limited development consistent with criteria set out in Annex C of PPG2. However since the adoption of the Core Strategy, the NPPF no longer references MDS designation, and has instead set out that limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land) is appropriate development, provided it does not have a greater impact on the openness of the Green Belt. The NPPF (paragraph 89) also states that the replacement of any building in the Green Belt is appropriate development, provided the new building is not materially larger than the one it replaces and is in the same use.

Whilst the NPPF (paragraph 89) sets out what is appropriate development in the Green Belt and no longer provides Local Authorities with the opportunity to designate Major Developed Sites, the Council recognises that three of the sites identified continue to be major employers in the District, these being;

1. Fort Halstead, Halstead
2. North Downs Business Park, Dunton Green
3. Chaucer Business Park, Kemsing

As such these three sites have been formally identified within the plan as sites which are considered to be important employment generating sites, where proposals consistent with Green Belt policy will be supported.

POLICY EMP2 - MAJOR DEVELOPED EMPLOYMENT SITES IN THE GREEN BELT

The following three sites identified in the Core Strategy, as defined in Appendix 6, are considered to be important employment generating sites, where proposals consistent with Green Belt policy will be supported.

MDES 1	Fort Halstead, Halstead
MDES 2	North Downs Business Park, Dunton Green
MDES 3	Chaucer Business Park, Kemsing

Delivery Mechanism:

See employment allocation sheets in Appendix 4

Details of the four previously defined MDES sites are included below.

Fort Halstead

Fort Halstead is a Major Developed Site within the Green Belt and the Kent Downs AONB that was originally a Ministry of Defence research establishment and is still occupied by defence related industries. It remains a major employer in the District.

Proposals for a major residential-led mixed use redevelopment of the site were considered and rejected through the Core Strategy process. However the Core Strategy states (para 4.5.21) that the main requirements of the current occupiers of Fort Halstead, QinetiQ and the Defence Science and Technology Laboratory (DSTL), may vary during the Plan period. It adds that the implications of a future decline in occupancy of the site will be considered within the policy framework of the Core Strategy and relevant national planning policy

Since the adoption of the Core Strategy, DSTL, the largest employer, has announced its intention to withdraw from the site by 2016. The Council is working with DSTL, QinetiQ and the site owners to assess and mitigate the impact on the local economy of the planned withdrawal. It will also be working with the owners and other interested parties to develop achievable proposals for the future use and redevelopment of the site.

Any proposals will be tested against the policy framework provided by the Core Strategy and relevant national policy. The Green Belt status of the site constrains the scale of development that can acceptably be accommodated, while its AONB status provides a further constraint on future development. However, there is substantial development on the site at present, as set out in the CLUED granted by SE/03/02897/LDCEX, and it remains an important employment site subject to Core Strategy Policy SP8 on the protection and regeneration of such sites. The Council will, therefore, expect future redevelopment to be employment-led, though it recognises that in view of the size of the site and the specialist nature of some of the buildings that there may be some scope for widening the mix of uses if required to support the employment-led regeneration, subject to policy considerations. The size of the site makes it feasible to accommodate a range of housing types and tenures. Policy considerations include the requirement for the resultant development to comply with sustainability principles, including conserving and enhancing the Kent Downs AONB, and sustainable transport proposals for accessing the site. The District Council will expect redevelopment proposals to provide for approximately 1200 jobs which were provided on site prior to the announced withdrawal of DSTL.

At this stage it is considered premature to set out a detailed proposal for future redevelopment and Policy EMP3 instead sets out broad principles that will apply when redevelopment proposals are being considered. The delivery mechanism to the policy proposes the preparation of a development brief for the site to provide a more specific agreed planning framework.

The Core Strategy states (para 4.5.20) that the defined boundary of the site from the Saved Local Plan will be reviewed to more fully reflect the developed area in business use. This review has been carried out and the new boundary is shown in Appendix 6.

POLICY EMP3 - REDEVELOPMENT OF FORT HALSTEAD

Fort Halstead, as defined in Appendix 6, is allocated as a Major Employment Site in the Green Belt.

Redevelopment proposals will be expected to achieve a range of employment uses such as

serviced offices, workshops or land based employment, and generate at least the number of jobs that the site accommodated immediately prior to the announced withdrawal of DSTL from the site.

Redevelopment of the site will maintain or reduce the amount of built development on the site and be fully contained within the Major Employment Site Boundary. It should have no greater impact on the openness of the Green Belt. The height of the buildings must take into account the need to conserve and enhance the natural beauty of the countryside in this location.

Redevelopment proposals, including those to widen the mix of uses on site, such as including an element of residential development and a hotel, would be expected to:

- Be sustainable in respect of the location, uses and quantum of development and be accompanied by a Travel Plan incorporating binding measures to reduce dependency of future occupants on car use;
- Provide accessibility to jobs, shops and services by public transport, cycling or walking, including proposals for onsite provision proportionate to the proposed development;
- Make a positive contribution to the achievement of aims and objectives of the Kent Downs AONB Management Plan and conserve and enhance the natural beauty and tranquillity of the Kent Downs Area of Outstanding Natural Beauty;
- Confirm, by way of a Transport Assessment, that the development would not have an unacceptable adverse impact on the local and strategic road networks;
- Protect and integrate the Scheduled Ancient Monument into the development with improved access and setting;
- Integrate existing dwellings located in close proximity to the boundary of the Major Employment Site into the new development;
- Incorporate principles of sustainable design and construction to minimise energy consumption in its construction and operation;
- Improve the provision and connectivity of green infrastructure, including the protection and enhancement of biodiversity and the provision of improvements to the Public Right of Way network.
- Provide for a comprehensive development and include a phasing plan, including phasing of infrastructure provision, showing how each phase of the development will contribute to the implementation of the policy.

Delivery Mechanism:

A Planning Brief will be prepared to guide the redevelopment of Fort Halstead, in consultation with, amongst others, the site owners, local parish councils, the Kent Downs AONB Unit and infrastructure providers.

Chaucer Business Park

Chaucer Business Park is located in Kemsing along Watery Lane. It covers an area of approximately 3.9 ha and there is no available developable land.

The site is primarily used for transport and storage or general business use with some manufacturing.

The site and most of the buildings are new and in good condition. There is on-site parking and good HGV access.

The Council promotes the continuation of the site in its current form. A plan showing the extent of the employment site is included in Appendix 6.

North Downs Business Park

North Downs Business Park is located in Dunton Green and is being used for a variety of activities including manufacturing and various business uses.

The business area is in good condition and the majority of the surveyed buildings are well maintained. There is on-site parking and good HGV access in most areas.

The Council promotes the continuation of the site in its current form. A plan showing the extent of the employment site is included in Appendix 6.

Glaxo Smith Kline, Powder Mills, Leigh

In February 2010 Glaxo Smith Kline announced its intention to close its pharmaceutical site at Leigh, where it is the sole occupier.

The Council commissioned consultants to undertake an independent report into the potential to re-use the site in employment use. The Report undertaken by URS Scott Wilson set out that it was not viable for re-use solely for employment and that a residential led mixed use development would be the most appropriate re-use of the site.

Taking this into consideration the Council has allocated the site for residential mixed use development under Policy H2 of this document. This allocation may involve the preparation of a Planning Brief as a supplementary planning document to guide future redevelopment.

Broom Hill

The Broom Hill development site, adjacent to the M25 in Swanley, is a longstanding employment land allocation. The Core Strategy proposes that it should be carried forward in the Allocations and Development Management Plan, subject to further consideration of the traffic impacts and the impact on on-site biodiversity. Employment development on the Broom Hill site has the potential to support the economic regeneration of Swanley.

The 'Employment Land Review' (2008) and the URS 'Employment Land Review Update' (2011) are based on the development of 4.1ha of the total 8.1ha allocated for employment use at Broom Hill. This provides the opportunity to consider a mix of uses on the site. The Council consider that the site is suitable for a mix of employment, as well as providing opportunities for improved open space provision on the site and on land in the Green Belt to the north.

POLICY EMP4: BUSINESS ALLOCATION AT BROOM HILL, SWANLEY

A comprehensively planned employment development at Broom Hill, Swanley, as defined in Appendix 4, will be supported by the Council, subject to confirmation through a Transport Assessment that the transport impacts of development will be acceptable. Proposals should include:

- Development of 4.1 ha of employment land;
- Improved public access to open space through on site provision and improvements in the quality and connectivity of open space on Green Belt land to the north

The proposed layout of development should take account of the noise and air quality constraints that exist on the site and should be sensitive to the existing topography, green infrastructure features of the site and its surroundings and the amenity of nearby properties.

Access to employment development on the site will be provided through the existing employment site to the south.

Enhancement of habitats on Green Belt land to the north of the site will ensure that there is no net adverse impact on biodiversity and, where possible, a net improvement should be secured.

Delivery Mechanism:
See employment allocation sheets in Appendix 4

Non- allocated employment sites

Redevelopment for mixed use of business sites in urban areas may exceptionally be permitted where such development would facilitate the regeneration of the site to more effectively meet the needs of modern business, where the employment capacity of the site, represented by the commercial floorspace, is maintained and where a mixed use development would represent a sustainable approach consistent with the general distribution of development.

Policy EMP5 below relates to Core Strategy Policy SP8 and acts as a supplementary development management policy to cover non-allocated employment sites. These sites will usually be below 0.2 ha, as sites above this threshold will have been assessed through the Council’s Employment Land Review, and either be allocated for employment purposes or recommended for release.

POLICY EMP5 – NON ALLOCATED EMPLOYMENT SITES

When considering proposals for the creation or loss of employment on unallocated sites, the Council will assess the impact of the proposals on the environment, local economy and the local community.

For new proposals the Council will also consider the impact on the transport network and ensure there is no harm to surrounding uses, including nature conservation areas.

Proposals for mixed use redevelopment on existing unallocated business sites will be

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permitted providing the proposal includes a significant element of business use and the proposal complies with all other relevant planning policies.

The Council will permit the loss of non-allocated lawful business premises and sites to other uses provided it can be demonstrated, to the satisfaction of the Council, that the site has been unsuccessfully marketed for re-use in employment for a period of at least 6 months and that there is no longer a demand for business use at the site/premises.

Performance Indicators for The Economy and Employment:

Maintenance of Employment Allocations and Major Developed Employment Sites in the Green Belt;

Progress on Broom Hill development;

Change in Employment floor space in non allocated sites;

5 TOWN AND LOCAL CENTRES

The NPPF identifies the aims of town centres and suggests that the main uses which should be focused within them are retail development, leisure and entertainment facilities, offices and arts, culture and tourism development.

The Core Strategy includes the objective:

- To focus the majority of new housing, employment and retail development in the towns of Sevenoaks and Swanley and, to a lesser extent, in Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities.

Policy LO1 of the Core Strategy identifies the generic distribution of development and confirms the roles of the main settlements within the district during the plan period. It confirms the following settlement hierarchy:

Sevenoaks Settlement Hierarchy	
Principal Town:	Sevenoaks
Secondary Town:	Swanley
Rural Service Centre:	Edenbridge
Local Service Centres:	Westerham, New Ash Green and Otford
Service Village	Brasted, Crockenhill, Eynsford, Farningham, Halstead, Hartley, Hextable, Horton Kirby, Kemsing, Knockholt Pound, Leigh, Seal, Sevenoaks Weald, Shoreham, South Darenth, Sundridge and West Kingsdown.

New development will focus on the larger settlements, principally Sevenoaks, Swanley and Edenbridge, in line with Government planning advice and the principles of sustainability. However, local shopping provision is also an important facility within many of the District’s neighbourhoods and smaller settlements. In these localised shopping centres small scale retail development should be allowed appropriate in scale to the settlements.

Defined town centre boundaries in previous Local Plans have worked well in focusing town centre uses in areas where there are the best opportunities for linked trips and for access by public transport, cycling and walking. The provision of sustainable transport and sufficient town centre parking also plays a key role in helping to maintain the vitality and viability of town centres. The Council will seek to broadly maintain the existing parking provision.

Town and Local Centre Definitions
Town centre – A defined area, including the primary shopping area and areas predominately occupied by main town centre uses within or adjacent to the primary shopping area.
Primary shopping area – defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage.
Primary shopping frontage – primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods

Secondary shopping frontage – secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

Town centre uses:

- Retail Development (including warehouse clubs and factory outlet centres);
- Leisure, entertainment facilities and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls);
- Offices, and
- Arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Local centre – locally significant areas of retail to which specific retail protection policies apply, in accordance with the NPPF. This excludes small parades of purely neighbourhood significance and existing out-of-centre developments. Local centres have been divided into neighbourhood and village centres in this plan.

Dead Town Centre Frontage – A façade that is blank, e.g. lacking in a window display, entrance and offers no life or activity to the street.

Under the town centre policies and designations, set out in the following sub-sections, ground floor development and changes of use which result in a reduction of town centre uses, i.e. not meeting the town centre definition above, within the designated town centres will be restricted. The policies also include a specific focus to ensure that the town centres remain the key areas for retail (Use Class A1) and other ‘A Class’ uses within the District. ‘A Class’ uses are:

- A1 – Shops
- A2 – Financial and Professional Services
- A3 – Restaurants and Cafes
- A4 – Drinking Establishments
- A5 – Hot Food Takeaways.

Applicants will be expected to show that proposals for change of use away from retail uses (Use Class A1) in certain areas within the town centres will meet the tests set out in the policies. In line with the NPPF (paragraph 24), proposals for retail development should look to locate within the town centre boundaries before considering alternative edge-of-centre or out-of-centre sites.

The Council will support the provision and enhancement of markets, in accordance with the NPPF (paragraph 23).

The aim of the town centre policies is to achieve and maintain vital and viable town centres in Sevenoaks, Swanley and Edenbridge that offer the quality, range and diversity of retail, services and community facilities to meet the needs of the populations they serve.

Sevenoaks

Sevenoaks has a successful town centre, which faces competition from larger centres outside the District and has suffered an increase in vacant premises as a result of the recession. Figure 4 of the Core Strategy identifies the town centre boundary for Sevenoaks and Policy L03

sets out the strategic policy for development of the town centre, which includes maintaining a mix of uses (including retail, offices, cultural, leisure, hotel and residential development). The 2009 Retail Study Update forecasts that there is likely to be some capacity for additional retail provision in Sevenoaks Town during the short to medium term. Core Strategy Policy L03 makes provision for the development of approximately 4,000 sq m of new shopping floorspace. This will include redevelopment of land west of Blighs Meadow (which has planning consent) and land east of the High Street in the longer term. In addition, the Council will seek to broadly maintain the existing retail floorspace within the town. Within the Sevenoaks Primary Retail Frontage ground floor, approximately 70% of the Primary Retail Frontage was in A1 use (including those vacant units considered to have last been in A1 use) in July/August 2011 and July/August 2012.

Within Sevenoaks town centre, an area dominated by retail uses can be identified, designated as the Primary Retail Frontage (see Appendix 7). Policy LC1 below seeks to maintain this predominance of retail within the Primary Frontage. A Secondary Retail Frontage is also identified in Sevenoaks town centre. This frontage contains a wider mix of uses, including banks, estate agents and restaurants, and is separated from the Primary Frontage by a significant physical barrier, such as a main road (Pembroke Road). The Secondary Frontage is characterised by an active frontage that contributes to the vitality of the town centre. Policy LC1 seeks to maintain this active frontage, whilst allowing for a range of uses.

POLICY LC1 – SEVENOAKS TOWN CENTRE

- a) Within Sevenoaks Town Centre, residential, business, leisure, entertainment, arts, culture, tourism or community facility uses will be permitted where consistent with criteria b), c) and d):
 - outside the Primary Retail Frontages and the area defined in Policy EMP1(g) for B1 Business Use, and
 - on the upper floors of units within Sevenoaks Primary Retail Frontages where there will be no adverse impact on the functioning of the ground floor use.
- b) Within the Sevenoaks Primary Retail Frontage, at least 70% of the ground floor frontage will be maintained in A1 use. Where proposals would not lead to the percentage of A1 frontage falling below this level, A Class uses will be permitted where they would complement the predominant retail function and not lead to a dead town centre frontage during regular shopping hours.
- c) Within the Sevenoaks Secondary Retail Frontage, proposals for the use of ground floor premises for retail and other A Class uses will be permitted where they would not lead to a dead town centre frontage. Ground floor A Class uses will be maintained except where evidence is provided by the applicant to show that these uses are no longer financially viable. In such circumstances, non-residential town centre uses at ground floor level would be permitted.
- d) Within the areas defined in Policy EMP1 Business Uses will be retained or permitted.

Swanley Town Centre

Swanley town centre contains a pedestrianised shopping centre, which includes a large food superstore, to the north-west of the railway line and a range of predominately smaller retail and

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service units to the south-east. The Core Strategy notes that the centre suffers from a high level of vacancies and a limited range of stores.

The Retail Study Update 2009 shows that the town is only capturing a low proportion of available expenditure, particularly for non-food goods, and suggests that the attractiveness of the centre needs to be increased if local shoppers are to be brought back into the town. The Core Strategy (Policy LO5) promotes regeneration to achieve a development that enables the town centre to better meet the needs of the community it serves, increasing its attractiveness so that its market share can increase. It is proposed that the regeneration scheme includes a mix of uses (including retail, offices, residential and community facilities).

The proposed approach in Policy LC2 below is based on the existing town centre boundary (from Figure 5 of the Core Strategy) and frontages. It seeks to maintain a predominance of retail uses within the existing Primary Retail Frontage of the pedestrianised centre (see Appendix 7) and an active frontage and range of uses within the Secondary Retail Frontage. Proposals for the redevelopment of Swanley town Centre should identify a new Primary Retail Frontage to take account of changes to the built form and secure a proportion of these to remain in A1 use through condition. Within the Swanley Primary Retail Frontage ground floor, approximately 83% of the Primary Retail Frontage was in A1 use (including those vacant units considered to have last been in A1 use) in July/August 2011 and July/August 2012 though this does include a significant length of the superstore frontage.

POLICY LC2 – SWANLEY TOWN CENTRE

- a) Within Swanley Town Centre, residential, business, leisure, entertainment, arts, culture, tourism or community facility uses will be permitted where consistent with criteria b), c) and d):
- outside the Primary Retail Frontages, and
 - on the upper floors of units within Swanley Primary Retail Frontages where there will be no adverse impact on the functioning of the ground floor use.
- b) Within the Swanley Primary Retail Frontage, at least 80% of the ground floor frontage will be maintained in A1 use. Where proposals would not lead to the percentage of A1 frontage falling below this level, A Class uses will be permitted where they would complement the predominant retail function and not lead to a dead town centre frontage during regular shopping hours. Proposals resulting in the change of use of existing non-A1 uses within the Primary Frontage to retail and other A class uses will be permitted where this would be complementary to the predominant retail function.
- c) Within the Swanley Secondary Retail Frontage, proposals for the use of ground floor premises for retail and other A Class uses will be permitted where they would not lead to a dead town centre frontage. Ground floor A Class uses will be maintained except where evidence is provided by the applicant to show that these uses are no longer financially viable units in these uses. In such circumstances, non-residential town centre uses at ground floor level would be permitted.

Edenbridge Town Centre

Edenbridge town centre provides a range of shops and facilities to serve the town and surrounding area. Policy LO6 seeks to maintain a mix of retail and service uses. Edenbridge

Town Centre also contains a number of dwellings along the main High Street, which make a positive contribution towards the mix of uses. However, in accordance with Policy LO6, the Council will resist any proposals for new ground floor residential units where this would reduce the range of retail and service uses.

The Retail Study Update forecasts only limited scope for increasing convenience shopping provision. The Core Strategy does not identify a town centre boundary for Edenbridge but does suggest the need for ‘a consolidated town centre’ and a revised boundary to reflect the completion of the Co-operative food store and a greater focus to the south than the boundary in the Local Plan.

A Primary Retail Frontage in the town centre can be identified, as proposed in Policy LC3 below, which should be the focus of future retail activity. The Primary Retail Frontage excludes the area of the town centre designated in the Local Plan to the north of the Police Office and the Catholic Church of St Laurence. It is proposed that the area to the north of the Primary Retail Frontage is designated as the Northern Area of the town centre and an area to the south of the river, which includes protected retail units in the Local Plan, is designated as the Southern Area. In these areas, ground floor town centre uses and residential redevelopment will both be acceptable. The aim of this approach is to primarily focus new retail development on the Primary Retail Frontage and reduce the number of vacant units. Within the Edenbridge Primary Retail Frontage, approximately 48% of the Primary Retail Frontage ground floor was in A1 use (including those vacant units considered to have last been in A1 use) in July/August 2011 and July/August 2012.

POLICY LC3 – EDENBRIDGE TOWN CENTRE

- a) **Within Edenbridge Town Centre, residential, business, leisure, entertainment, arts, culture, tourism or community facility uses will be permitted where consistent with criteria b) and c)**
 - outside the Primary Retail Frontage, and
 - on the upper floors of units within Edenbridge Primary Retail Frontages where there will be no adverse impact on the functioning of the ground floor use.

- b) **Within the Edenbridge Primary Retail Frontage, at least 45% of the ground floor frontage will be maintained in A1 use. Where proposals would not lead to the percentage of A1 frontage falling below this level, A Class uses will be permitted where they would complement the predominant retail function and not lead to a dead town centre frontage during regular shopping hours. Proposals resulting in the change of use of existing non-A1 uses within the Primary Frontage to retail and other A class uses will be permitted where this would be complementary to the predominant retail function.**

- c) **In the Northern and Southern Areas of Edenbridge town centre, the balance between shops, services and community facilities and residential uses should be maintained, except, where evidence is provided by the applicant to show that these non-residential uses are no longer financially viable. In such circumstances, residential redevelopment will be acceptable. Proposals that would result in changes between town centre uses in these areas will be permitted.**

Local Centres

Local centres play an important role in meeting the day-to-day needs of many people in the District without the need to travel to a town centre. Local centres provide a range of small shops of a local nature, serving a small catchment and may include a small supermarket, post office, sometimes a pharmacy, a newsagent, launderette and hairdresser. Few local shopping centres within Sevenoaks District contain all of these shops and services, however, these centres still play an important role in meeting people's needs.

A distinction has been drawn between local centres within urban areas that contain a defined town centre (Sevenoaks, Swanley and Edenbridge) and other local centres. Centres meeting the former criteria have been identified as 'neighbourhood centres', whilst those meeting the latter are identified as 'village centres'.

Some local centres in Sevenoaks District also contain community facilities, such as libraries and doctors surgeries. In rural areas, Core Strategy Policy L07 seeks to ensure that these community facilities are retained. Policy CF2 of this DPD would offer similar protection to community facilities in urban areas.

The aim of the local centre policies are:

- To ensure that shops and services in defined neighbourhood and village centres provide a range of day to day facilities for local residents and, therefore, reduce the need to travel.

Neighbourhood Centres

Neighbourhood centres should provide local shops and services that can meet the day-to-day needs of local residents with a reduced need to travel but should not undermine the vitality and viability of the town centre.

In order to be designated as a neighbourhood centre a group of shops and services should include a minimum number of retail units, one or more of which meets a day-to-day or routine need, and be of a large enough size to warrant designation. Centres have been designated if they meet the following criteria:

- They contain 5 or more A1 units; and
- They contain a supermarket, convenience store, newsagent, pharmacy or post office.

A key characteristic of neighbourhood centres is that they provide a cluster of units in Use Class A within convenient walking distance of one another. This ensures that centres provide opportunities for linked trips. In identifying local centres, units in Use Class A (occupied or vacant) have only been considered if they are less than 50m (as the crow flies) from another unit in Use Class A (occupied or vacant). However, some units that are less than 50m have been excluded where the physical form of a settlement indicates that a particular unit does not form part of a cluster of units within convenient walking distance of one another (e.g. where a unit is separated from the centre by a major road or longer walking distance).

Under these criteria, the following areas within the urban areas of Sevenoaks and Swanley are defined as neighbourhood centres and would be subject to Policy LC4.

- Northern St John's
- Southern St John's
- Tubs Hill and Station Parade
- London Road, Dunton Green (near Lennard Road)
- Riverhead
- Manse Parade, Swanley

Plans showing the extent of each of these neighbourhood centres are included in Appendix 8.

No neighbourhood shopping centres are designated in Edenbridge. Those existing retail units in Edenbridge and those in Sevenoaks and Swanley not designated as a neighbourhood centre should be protected where they are meeting a local need. These units would be subject to Policy CF2.

Village Centres

Policy L07 of the Core Strategy seeks to support the provision and retention of services and facilities that meet a local need and existing employment opportunities. It states:

'The loss from rural settlements of services and facilities that serve the local community will be resisted where possible. Exceptions will be made where equivalent replacement facilities are provided equally accessible to the population served, or where it is demonstrated, through evidence submitted to the Council, that the continued operation of the service or facility is no longer financially viable'.

In accordance with the aims and policies of the Core Strategy, the primary function of village centres should generally be to provide day-to-day shops and services for local residents that are appropriate for the scale and location of the settlement that they serve. However, some village centres that do not currently contain day-to-day shops and services for local residents may make a significant contribution towards the local economy, for example by providing shops and services for visitors. Given this, village centres are designated if they contain:

- 5 or more A1 units; or
- a supermarket and/or convenience store and 3 additional A1 units.

A key characteristic of village centres is that they provide a cluster of units in Use Class A within convenient walking distance of one another. This ensures that centres provide opportunities for linked trips. In identifying local centres, units in Use Class A (occupied or vacant) have only been considered if they are less than 50m (as the crow flies) from another unit in Use Class A (occupied or vacant). Some units that are less than 50m have been excluded where the physical form of a settlement indicates that a particular unit does not form part of a cluster of units within convenient walking distance of one another (e.g. where a unit is separated from the centre by a major road or longer walking distance).

On the basis of these criteria, the following areas are designated as village centres:

- Kemsing – The Parade
- Seal – High Street
- Otford – High Street
- Otford – Bubblestone Parade
- Brasted – High Street and the Green

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- Westerham Centre
- Crockenhill – Broadway
- West Kingsdown – Hever Road
- New Ash Green Centre
- Hartley – Cherry Trees
- Hextable – Upper Main Road

Plans showing the extent of each of these local centres are included in Appendix 8.

In accordance with the Core Strategy, Westerham is no longer designated as a town centre and is instead designated as a village centre, subject to Policy LC4.

Core Strategy Policy LO7 states that New Ash Green village centre will be regenerated so that it better meets the needs of the local community whilst respecting the distinctive character of the settlement. Policy LC4 will apply to the village centre, see Appendix 8, until the centre is redeveloped. Following the redevelopment, the policy will apply to the main retail and service area of the village centre, which should be identified through any planning application. In order to ensure consistency with other village centre boundaries, the car parks in New Ash Green village centre are identified as within the centre boundary.

POLICY LC4 – NEIGHBOURHOOD AND VILLAGE CENTRES

Within neighbourhood and village centres, as defined in Appendix 8, a range of shops (including Use Class A1) and services (including Use Classes A2, A3, A4 and A5) will be maintained.

Changes of use between shopping and service uses within neighbourhood and village centres will be permitted where this would not lead to the loss of A1 units serving the day to day needs of the community or required to ensure that the centre is capable of meeting the day to day needs of the community during the plan period. Proposals resulting in a net loss of shopping or service uses will not be permitted unless evidence is provided to the Council to show that the operation of the facility is no longer financially viable and where there are no other realistic proposals for retail or service uses on the site, including through Community Right to Buy.

Appropriately located additional retail or service units in neighbourhood and village centres will be permitted where the proposal is of a scale appropriate to the centre and would not materially undermine the existing balance of uses.

Residential, business or community uses of the upper floors of units within village centres will be encouraged where there will be no adverse impact on the functioning of the ground floor retail or community use.

Performance Indicators for Town and Local Centres:

Change in Retail floorspace in Main Settlements; *(CS Indicator)*

Town Centre Health Check; *(CS Indicator)*

Proportion of A1 units within Primary Frontages of Sevenoaks Town Centre;

Swanley regeneration scheme; *(CS Indicator)*

Proportion of A1 units within Primary Retail Frontage of Edenbridge Town Centre;

Changes in Settlement Hierarchy services and facilities score for individual settlements; (*CS Indicator*)

6 GREEN INFRASTRUCTURE AND OPEN SPACE

Protecting and improving the environment has always been a central aim of the planning process and is a key element of the Core Strategy. The District has extensive countryside and a unique landscape character, including designated areas of biodiversity value, AONB and many areas of open space.

The importance of these open spaces is that they are often multifunctional, with a variety of uses and designations. They may provide for formal and informal recreation, they are valuable to local communities contributing to their character and landscape and providing important areas for wildlife.

The following key Core Strategy Objectives are relevant to Green Infrastructure and Open Spaces:

- To safeguard and maintain the openness of the Green Belt and the distinctive character and biodiversity of the district's landscapes, particularly in the Kent Downs and High Weald Areas of Outstanding Natural Beauty, whilst facilitating the economic and social well-being of these areas including the diversification of the rural economy by adopting a positive approach to small scale economic development proposals which re-use existing buildings.
- To ensure that a new development is designed to a high quality and where possible makes a positive contribution to the distinctive character of the area in which it is situated.
- To safeguard existing open space, sport and recreational facilities that meet community needs and improve provision where necessary;
- To maintain and enhance the biodiversity of the District.

The policies for the protection and enhancement of the landscape character, open space, sport and recreational facilities and biodiversity are contained in Core Strategy Policies L08, SP10 and SP11.

Green Infrastructure

The NPPF (paragraphs 73-77) encourages the creation and enhancement of a network of open spaces and natural habitats and the Core Strategy specifies the need to identify the Green Infrastructure (GI) Network across the District.

The following areas can form part of networks of green infrastructure:

- **Parks and gardens - including urban parks, country parks and formal gardens.**
- **Natural and semi-natural urban greenspaces - including woodlands, urban forestry, scrub, grasslands (e.g. downlands, commons and meadows), wetlands, open and running water, wastelands and derelict open land and rock areas (e.g. cliffs, quarries and pits).**
- **Green corridors - including river and canal banks, cycleways, and rights of way**
- **Outdoor sports facilities (with natural or artificial surfaces, either publicly or**

privately owned) including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields, and other outdoor sports areas.

- Amenity greenspace (most commonly, but not exclusively, in housing areas) – including informal recreation spaces, greenspaces in and around housing, domestic gardens and village greens.
- Provision for children and teenagers - including play areas, skateboard parks, outdoor basketball hoops, and other more informal areas (e.g. 'hanging out' areas, teenage shelters).
- Allotments, community gardens, and city (urban) farms.
- Cemeteries and churchyards.
- Accessible countryside in urban fringe areas.
- River and canal corridors.
- Green roofs and walls.

Sevenoaks District's Green Infrastructure Network

In the District, the Green Infrastructure Network includes nationally designated areas such as:

- Land of biodiversity value, including Biodiversity Opportunity Areas
- Sites of Special Scientific Interest, (SSSIs)
- Historic parks and gardens
- Land designated under The Countryside and Rights of Way Act 2000 (CROW) including Common Land and Public Rights of Way (PROW)

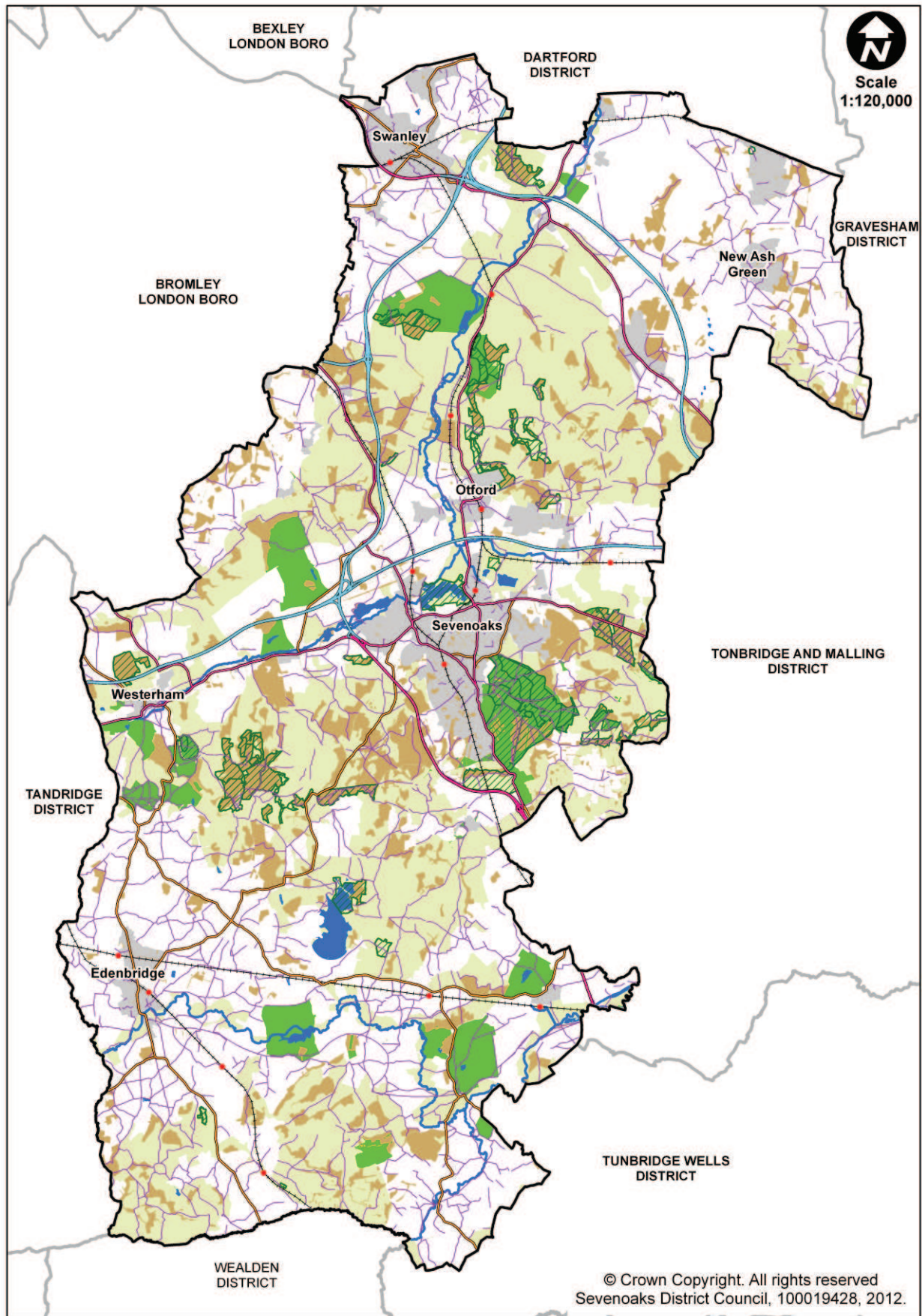
and locally recognised sites such as:

- Local Wildlife Sites, identified by the Kent Wildlife Trust
- Kent Wildlife Trust Reserves
- Local Nature Reserves
- Roadside Nature Reserves
- Ancient woodlands
- Country Parks
- Tree Preservation Orders
- River corridors and open bodies of water
- Cycle routes
- Amenity Greenspace
- Parks and Gardens
- Natural and Semi-Natural Green Space
- Provision for Children and Young People
- Outdoor Sports Facilities
- Allotments and Community Gardens
- Green Corridors
- Cemeteries and Churchyards

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Map 1 Showing Existing Green Infrastructure Network across the District



Legend

-  SDC Boundary
-  Adjoining Districts
-  Motorway
-  A Road
-  B Road
-  Railway Stations
-  Railway Lines
-  River Corridors and Areas of Open Water
-  Biodiversity Opportunity Areas
-  Biodiversity Sites
 - SSSI's
 - Local Wildlife Sites
 - Roadside Reserves
 - Local Nature Reserves
 - KWT Reserves
-  Public Rights of Way and Cycle Routes
-  Trees
 - Ancient Woodland
 - TPO's
-  Parks and Open Spaces
 - Common Land
 - Country Parks
 - Historic Parks and Gardens
-  Urban Areas

Green Infrastructure Opportunities across the District

The Core Strategy focuses development within the built confines of existing settlements and in allocating development seeks to protect sites designated for their wildlife, open space, amenity or recreational value. This approach means that the potential harmful effects of new development on the GI Network will be minimised.

The District's provision of new sites for development is relatively modest and this limits the scope for enhancing or creating additional green infrastructure as part of new development. Consequently it is important for the Council will also work with partner organisations to deliver both landscape scale schemes as well as more localised projects, which both enhance the existing GI Network and increase the network across the District.

The definition of the Green Infrastructure Network has allowed opportunities to be identified which enhance and extend the network, including improving cross boundary linkages, which could be implemented during the plan period.

- Landscape and Countryside –e.g. Kent Orchards Project
- Habitats and Biodiversity - e.g. NWCP Living Churchyards Project
- Cross Boundary Linkages –e.g. Extension of the Tonbridge to Penshurst Cycle Route
- Linkages within Sevenoaks District – e.g. Enhancement along the Darent Valley
- River Corridors and Areas of Open Water – e.g. Removal of Invasive Plant Species

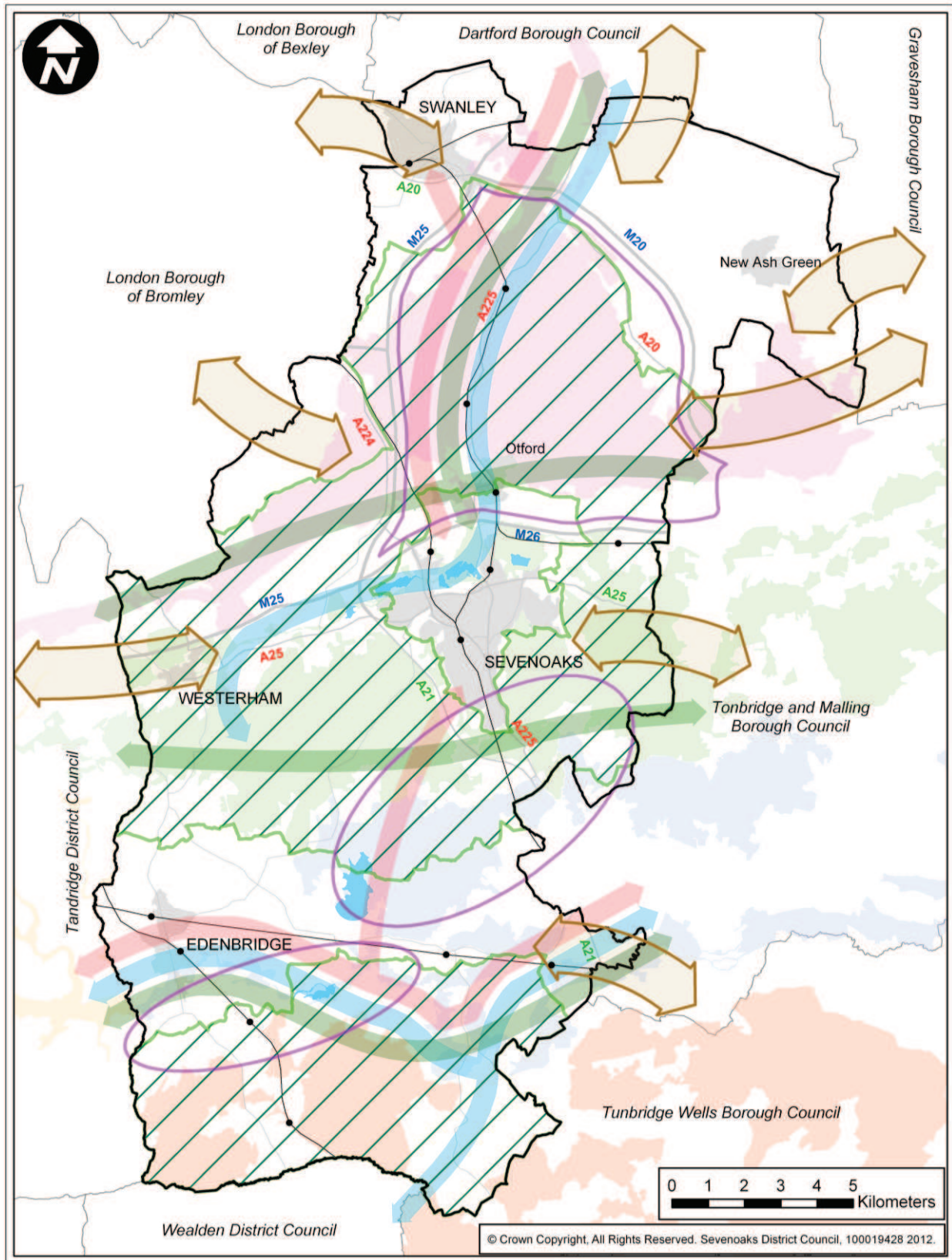
Legend

-  Cycling Route Opportunities
 - improvements/extensions to existing routes
 - creation of new routes
-  Walking Route Opportunities
 - improvements to existing routes
 - creation of new connections
-  Rivers and Areas of Open Water
 - habitat and biodiversity improvements
 - removal of invasive species
-  Opportunities for Cross Boundary Linkages
-  Areas of Outstanding Natural Beauty
 - North Downs AONB (North)
 - High Weald AONB (South)
-  Landscape Scale project areas
 - Darent Triangle Living Landscape
 - Sevenoaks Living Landscape

Biodiversity Opportunity Areas

-  Central North Downs
-  Greensand Heaths & Commons
-  High Weald
-  Medway & Low Weald Greensand & Gault

Map 2 showing Green Infrastructure Opportunities across the District within the LDF Plan Period



Green Infrastructure and New Development

The provision of green infrastructure is a key aspect in delivering development of high quality. The use of landscaping and green spaces in development benefits the health and wellbeing of future occupants and allows new development to integrate with its surroundings. However GI provision goes beyond traditional site based landscaping, it requires development proposals to take into account not only the natural/semi natural features and biodiversity within a site (as sought by Policy EN1) but also its links with the natural environment of its surroundings and where appropriate the wider character of the area (as sought by Policy EN2 and Core Strategy Policies SP10 and SP11).

The existing GI Network in the District is extensive and due to the extent of the Green Belt designation many GI features are already linked to each other by areas or corridors of undeveloped land, agricultural land, forestry or domestic gardens. Despite this it is important to give consideration to the possibilities for strengthening and enhancing these linkages particularly between wildlife corridors and open spaces within or connecting to urban areas.

Retaining existing features such as open space, trees and hedgerows, can help development to be more sensitively integrated into its surroundings and will allow the important links with the established GI Network to be maintained.

Incorporating existing features is also important for local biodiversity. Biodiversity is not confined to protected sites but occurs throughout rural and urban areas. New development, whether on previously developed or greenfield sites, provides opportunities to create or restore areas of biodiversity. It is therefore expected that any GI associated with development will be based on the use of native or local species. Priority habitats and species for the District are set out in Kent Biodiversity Action Plans (BAPs) and in Biodiversity Opportunity Areas (BOA's).

It is also important that the GI within the site reinforces the character of the wider landscape. Key landscape features are identified in The Sevenoaks Countryside Assessment SPD and the AONB Management Plans. It is important not to underestimate the cumulative impact of smaller developments. The conservation and enhancement of key landscape features contributes to the GI Network and must be taken into account in all proposals.

GI also plays an important role in helping development adapt to climate change. Climate change is expected to cause increased winter rainfall and summer temperatures across the South East. GI can help reduce surface water runoff, provide natural shading and create important areas for species migration and help to regulate the temperature of the building. Sustainable drainage systems should be included as part of on site green infrastructure to reduce the risk of surface water flooding. Any systems should have appropriate management arrangements.

GI can be incorporated into new development in a wide variety of ways. The nature and scale of the GI will depend upon the type of development proposed and the existing character of the site and its surroundings. A range of GI should be explored in order to determine what is most appropriate for the site.

Examples include:

- Incorporating Living Roofs
- Sustainable drainage systems
- Connecting with existing PROW network
- Using plants and trees which extend existing habitats around site boundaries

- Using GI which reflects the special character of the landscape or BOA.
- Formal and informal recreational GI (including the provision for children and young people where appropriate)

Occupiers of new development can increase the pressure on the GI Network particularly on open space and recreation facilities. The Council will require the provision of new or enhanced GI if development is proposed in areas where there is a deficiency in existing provision or in situations where the development itself would result in a deficiency in provision.

POLICY GI 1 – GREEN INFRASTRUCTURE AND NEW DEVELOPMENT

Proposals will be permitted where opportunities for provision of additional Green Infrastructure have been fully considered and would be provided where justified by the character of the area or the need for open space.

Any open spaces provided as part of new development should, wherever practical and appropriate, be located where they can provide a safe link for the population and connectivity for biodiversity with the existing features of the Green Infrastructure Network.

Additional green infrastructure and habitat restoration and/or re-creation, should be provided in accordance with the appropriate guidance contained in the Kent Design Guide and the Countryside Assessment SPD and should take account of the guidance within the AONB Management Plans and associated guidance where appropriate.

Delivery Mechanism:

The Kent Design Guide, the Countryside Assessment SPD and the AONB Management Plans provide further guidance on Green Infrastructure. As well as developers, KCC Countryside Access, the AONB Countryside Management Partnerships, the AONB unit and Parish Councils will advise on, and coordinate implementation of, improvement opportunities.

Open Space

The term open space includes both public and private spaces and covers any open space which contributes to the character of the locality and is important to the local community. It can be amenity and/or equipped play areas, sports pitches, allotments, burial land, parks and gardens, civic spaces, urban fringe or areas of water such as rivers, lakes and reservoirs. These open spaces are important for recreational uses but also as part of the Green Infrastructure assets of the District.

Open space and associated leisure facilities perform a wide variety of important functions, as well as providing space for recreation. The Core Strategy recognises the importance of such facilities for health and well being and their value to the local community:

- community health benefits are increased by providing areas for outdoor leisure, both formal and informal, facilitation of greater social interaction and fostering local identity and ownership;

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- economically, open spaces are beneficial as they improve the perception of the local area which can make for a more enjoyable working and leisure experience. Property values are also likely to be higher in the vicinity of an open space; and
- natural and semi-natural open spaces can provide habitat and biodiversity corridors that help safeguard natural heritage, provide water stores to reduce the potential for flooding and 'green lungs' that play an active role in achieving carbon neutral development.

All types of open space across the District were surveyed in the Open Space, Sport and Recreation Study 2009 and Core Strategy Policy SP10 protects open space. The open spaces specifically protected by this policy are the larger sites of over 0.2ha and are defined in Appendix 9. Smaller areas are protected by Policy EN2 and Core Strategy Policies SP10 and SP11.

School Playing fields provide an important component of the Green Infrastructure Network and can provide for important habitats and ecological benefits to an area. In accordance with the NPPF (paragraph 74), playing fields and other forms of open space that could be of value to the local community should be protected from development unless it can be demonstrated that the land is surplus to requirement. The Council therefore considers that where school playing fields become available, in the first instance use for sport and recreation should be retained.

Development that is ancillary to the use of the site as a playing field, such as new changing rooms, may be permitted where it does not affect the quality or quantity of the pitches or their use, nor impact upon the quality and extent of the Green Infrastructure Network.

The NPPF (paragraphs 76-77) supports the idea that local communities should be able to identify for special protection green areas of particular importance to them. Where appropriate, the District Council will support communities in designating Local Green Space via Neighbourhood Planning.

POLICY GI 2 – LOSS OF OPEN SPACE

Change of use or redevelopment of Green Infrastructure, Open Space, Sport or Recreation sites within the urban confines of towns and villages, as defined in Appendix 9, and redundant school playing fields will not be permitted unless the applicant demonstrates that:

- the open space is surplus to requirements; and that there is no need for an appropriate alternative community, sports or recreational use, or
- the loss will be mitigated by equivalent replacement provision (in terms of quality, quantity and accessibility, or
- the development is for alternative sports/recreational use.

Supporting development will be permitted where it is appropriate and ancillary to the use of the site as a community playing field or sports pitch.

There should be no significant adverse impact on the character of the local environment and any potential loss of biodiversity interests should be mitigated.

Proposals for built development on redundant school playing fields in the Green Belt, other than for essential facilities for outside sport and recreation will be refused.

Delivery Mechanism:

See detailed open space allocation maps in Appendix 9

Performance Indicators for Green Infrastructure and Open Spaces:

Change in the Green Infrastructure Network; (*CS Indicator*)

Protection of Open Space Allocations; (*CS Indicator*)

Development of school playing fields;

7 THE GREEN BELT

Sevenoaks District adjoins London and is predominantly rural in character with 93% of the District designated as Metropolitan Green Belt.

The general purposes of the Green Belt are stated in the NPPF:

- (i) to check the unrestricted sprawl of large built-up areas;
- (ii) to prevent neighbouring towns merging into one another;
- (iii) to assist in safeguarding the countryside from encroachment;
- (iv) to preserve the setting and special character of historic towns; and
- (v) to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

The Sevenoaks District lies entirely within the Green Belt. The particular function of the Green Belt in Kent is to preserve the open countryside between the edge of Greater London and the urban areas of the Medway towns, Maidstone, Tonbridge and Tunbridge Wells.

The approved Green Belt in West Kent extends to about 12-15 miles from the built-up edge of Greater London. Within West Kent, the Green Belt has an important role in preserving the identity of the separate communities and in curbing urban pressures by restraining the growth of towns and other settlements.

The most important attribute of Green Belts is their openness and the NPPF states that the fundamental aim of Green Belt policy is to keep land permanently open. Once Green Belts have been defined, the use of land in them has a positive role to play in fulfilling the following objectives:

- to provide opportunities for access to open countryside for the urban population;
- to provide opportunities for outdoor sport and outdoor recreation near urban areas;
- to retain attractive landscapes and enhance landscapes, near to where people live;
- to improve damaged and derelict land around towns;
- to secure nature conservation interest; and
- to retain land in agricultural, forestry and related uses.

The Green Belt also plays an important role in encouraging regeneration within existing built confines and this is particularly relevant at settlements such as Sevenoaks, Swanley and New Ash Green within the Sevenoaks District. The Core Strategy provides further detail on these regeneration proposals.

Core Strategy

The Spatial Vision of the Core Strategy supports national guidance and sets out that Sevenoaks District will provide for future development requirements by making effective use of urban land within existing settlements, while protecting the environment. Further to this the Council's development requirements for housing, employment and other such development as set out in the Core Strategy are based on maintaining existing Green Belt boundaries and not releasing any Green Belt land for development.

The detailed objectives of the Core Strategy include:

- To safeguard the countryside around the District’s towns and villages and promote change within them by making the best use of previously developed land.
- To safeguard and maintain the openness of the Green Belt and the distinctive character and biodiversity of the district’s landscapes, particularly in the Kent Downs and High Weald Areas of Outstanding Natural Beauty, whilst facilitating the economic and social well-being of these areas including the diversification of the rural economy by adopting a positive approach to small scale economic development proposals which re-use existing buildings.

**PREPARATION OF A GREEN BELT
SUPPLEMENTARY PLANNING DOCUMENT**

To support the policies for development in the Green Belt, the Council has prepared a Supplementary Planning Document (SPD) to provide applicants with advice on the way the Council will consider applications and how best to prepare Green Belt schemes.

The following key areas are included within the SPD;

Overview of Green Belt policy;
Principles for new buildings, including limited infilling in existing villages;
Residential development proposals;
Agriculture and re-use of farm buildings;
Leisure, tourism and equestrian development;
Change of use within the Green Belt;
Design considerations for Green Belt development; and
Very special circumstances.

The SPD is subject to a separate six-week consultation.

Control Over Development

The NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this include:

- buildings for agriculture and forestry;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- the re-use of buildings provided that the buildings are of permanent and substantial construction;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The following policies set out the approach which the District Council will take to specific forms of development in the Green Belt.

Limited Extensions to dwellings in the Green Belt

It is reasonable for those living in the Green Belt to be able to extend their properties to some degree, to cater for changing family needs or to provide essential basic amenities where these are not available or are inadequate. To support the emerging policies for development in the Green Belt, the Council has prepared a Supplementary Planning Document to provide applicants with detailed advice on the way the Council will consider applications and how best to prepare Green Belt schemes.

The NPPF (paragraph 89) states that the extension or alteration of a building in the Green Belt is not inappropriate development as long as the extension does not result in a disproportionate addition over and above the size of the original building. It is within this context that proposals for extensions and alterations to dwellings will be considered.

It is important to note that existing dwellings in the Green Belt are entitled to the same permitted development rights as dwellings elsewhere (provided permitted development rights have not been removed), and therefore the local planning authority cannot control all extensions or alterations to dwellings in the Green Belt. The Council will give consideration to the removal of permitted development rights when assessing proposals to extend a dwelling in the Green Belt.

Through previous Local Plans the Council has applied a policy that allows the extension of dwellings in the Green Belt by up to 50% over and above the gross floor area of the original building.

Whilst the approach is considered to be successful in principle, it is acknowledged that floorspace does not always fully reflect the impact of extensions on the size of the original building and that alterations can be made to a building that increase the floorspace without significantly affecting the size of the building. For example some loft conversions create extra floorspace accommodation in the roof space but do not involve significant change to the roof form. Conversely development can occur that adds significantly to the physical size of the building without affecting floorspace, for example a replacement roof that is much bulkier but does not include extra accommodation.

Taking these considerations into account the Council has revised its Green Belt policy approach to ensure that the overriding principles that would determine the acceptability of a scheme are based on design and the impact on the form and appearance of the original building, volume and bulk increase and associated impact that development would have on the openness of the Green Belt.

In order to ensure consistency the Council have continued to apply the same 50% floorspace increase allowance to extensions, however the criteria is considered to be secondary to good design and proposals that comply with the 50% rule will not necessarily be approved if the extension is poorly designed or overly intrusive in the Green Belt. The Council have also acknowledged that schemes in excess of the 50% rule may exceptionally be permitted where they do not result in an inappropriate design or unacceptable level of additional volume and bulk and do not materially impact upon the openness of the Green Belt.

In view of the above, any proposals for extensions or alterations to dwellings in the Green Belt will be required to meet the criteria set out in Policy GB1. They should also comply with other relevant Development Management Policies. Extensions to non-residential buildings in the Green Belt will be subject to Policy GB8.

For the purpose of Policy GB1 “Original” means the dwelling as existing on 1st July 1948 even if the original dwellings has since been replaced. If no dwelling existed on that date, then “original” means the dwelling as first built after 1st July 1948. Extensions will only be allowed under the policy where the dwelling proposed to be extended remains intact on site.

Unlike previous versions of the Sevenoaks District Local Plan, the floorspace of the “original” dwelling does not include outbuildings. Policy GB3 sets out the approach to outbuildings and any proposals for outbuildings within 5m of the existing dwelling will be treated as an extension under Policy GB1.

Where applicants seek to demonstrate that an extension in the Green Belt complies with policy GB1, the planning application must include justification of how the proposal complies with criteria a) and b) together with detailed floor space calculations to provide evidence of compliance with criterion c).

POLICY GB1 - LIMITED EXTENSIONS TO DWELLINGS IN THE GREEN BELT

Proposals to extend an existing dwelling within the Green Belt which would meet the following criteria will be permitted:

- a) the existing dwelling is lawful and permanent in nature; and
- b) the design is in keeping with the original form and appearance of the building and the proposed volume of the extension, taking into consideration any previous extensions, is proportional and subservient to the ‘original’ dwelling and does not materially harm the openness of the Green Belt through excessive scale, bulk or visual intrusion; and

If the proposal is considered acceptable when considered against criteria a) and b), the following criterion will then be assessed and must also be met for the proposal to be considered appropriate:

- c) the applicant provides clear evidence that the total floorspace of the proposal, together with any previous extensions, alterations and outbuildings would not result in an increase of more than 50% above the floorspace of the “original” dwelling (measured externally).

Planning applications that include the conversion of loft space through the addition only of roof lights will be permitted and will not be subject to the floorspace allowance in criterion c), provided there is no increase in volume or bulk as result of the proposal. Proposals for loft conversions that include the addition of dormer windows or other alterations that create volume or bulk will be subject to criterion c).

Delivery Mechanism:

The Green Belt SPD and Residential Extensions SPD will provide further guidance on development in the Green Belt

Basements in the Green Belt

The construction of dwellings in the Green Belt with basements would not generally result in overly intrusive, bulky or high dwellings, or impact on the openness of the Green Belt in terms

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of the physical presence, providing that the basements are located entirely underground, are not visible externally and are not artificially raised above natural ground level.

Single storey basements will be permitted for new and replacement dwellings in the Green Belt, in addition to the 50% increase in floorspace for above-ground extensions permitted within Policies GB1 and GB4. However, such structures must not exceed the footprint of the original dwelling (based on the footprint of the original building as at 1st July 1948 or, when it was first constructed, if this is later).

In addition where a basement is acceptable, permitted development rights for extensions to dwellings in the Green Belt may be removed to prevent unreasonably large sized dwellings (by controlling their scale and appearance) and to prevent any potential negative impact on the openness of the Green Belt.

POLICY GB2 - BASEMENTS WITHIN RESIDENTIAL DEVELOPMENTS IN THE GREEN BELT

Proposals to extend or replace a dwelling in the Green Belt that includes the provision of a basement which would meet the following criteria will be permitted and will not be subject to the floorspace allowance as set out in Policies GB1 and GB4:

- a) The basement would not exceed the footprint of the original dwelling (based on the footprint of the original building as at 1st July 1948 or, when it was first constructed, if this is later;
- b) The basement would be situated entirely underground with no part of it visible at any point externally;
- c) There would be no external windows, entrances or exits to the basement;
- d) The extension or replacement dwelling would not be artificially raised above natural ground level to accommodate the extension; and
- e) The elements of the proposal situated above ground would comply with Policy GB1 (extension) or GB4 (replacement dwellings) in all other respects;

For basement proposals that do not comply with the above, the floorspace of the basement shall be included within the calculation for the purpose of Policy GB1 or GB4.

Delivery Mechanism:

The Green Belt SPD will provide further guidance on development in the Green Belt

Residential Outbuildings in the Green Belt

In order to maintain the openness of the Green Belt, it is important to ensure that new ancillary domestic outbuildings, such as garages and sheds, are considered appropriately.

Clusters of buildings would have a more intrusive impact upon Green Belt openness and therefore proposals for residential outbuildings will be treated as an extension under Policy GB1 if the proposed outbuilding would be located within 5m of the existing dwelling.

It is recognised that permitted development rights exist for certain outbuildings, therefore where planning permission is required for these structures in the Green Belt, and where the outbuildings are more than 5m from the existing dwelling, they will be permitted in addition to the allowance under Policy GB1 if the design and cumulative impact would not materially harm the openness of the Green Belt through excessive bulk or visual intrusion.

The Council will seek to ensure that such proposals do not dominate the main dwelling or its setting, and do not have an adverse impact on the openness of the Green Belt. Such buildings should be clearly ancillary to the main dwelling in terms of function and design.

Where permission is granted for an outbuilding, a condition may be imposed, or legal agreement required, to ensure that outbuildings are retained for purposes ancillary to the main dwelling and to prevent their conversion without the approval of planning permission. Consideration will also be given to the need to remove permitted development rights.

POLICY GB3 - RESIDENTIAL OUTBUILDINGS IN THE GREEN BELT

Proposals for residential outbuildings, within the curtilage of an existing dwelling in the Green Belt, will be treated as an extension under Policy GB1 if the proposed outbuilding would be located within 5m of the existing dwelling.

Outbuildings located more than 5m from the existing dwelling will be permitted where the building, including the cumulative impact of other outbuildings and extension within the curtilage of the dwelling, would be ancillary to the main dwelling in terms of function and design and would not materially harm the openness of the Green Belt through excessive bulk or visual intrusion

Delivery Mechanism:

The Green Belt SPD will provide further guidance on development in the Green Belt

Replacement Dwellings in the Green Belt

The NPPF (paragraph 89) states that the replacement of an existing building in the Green Belt is not inappropriate development if it is within the same use and not materially larger than the building it replaces. Proposals for replacement dwellings in the Green Belt will be considered against Policy GB4 below. Proposals for non-residential replacement buildings will be considered against Policy GB8.

In order to minimise the impact of new development, replacement dwellings should be sited on, or close to, the site of the original dwelling, unless an alternative siting would reduce the visual impact of the building on the openness of the Green Belt. In such circumstances, a condition or Section 106 Agreement will be required to ensure the demolition of the existing dwelling.

Some building operations can be carried out under permitted development rights. These can have a significant impact on the character of the plot and its setting, and adversely affect the openness of the Green Belt. Therefore, consideration will be given to the removal of relevant permitted development rights when assessing proposals to replace a dwelling. Proposals for replacement dwellings in the Green Belt will be required to meet the criteria set out in terms of design and amenity as well as other relevant Development Management Policies.

To ensure consistency with Policy GB1 above, it is considered that the gross floor area of a replacement dwelling can be up to 50% greater than the floor area of the original dwelling. In order to avoid a cumulative increase in the size of dwellings being replaced, the baseline will be made to the gross floor area of the original dwelling that existed on the site.

For the purpose of Policy GB4, “Original” means the dwelling as existing on 1st July 1948 even if the original dwellings has since been replaced. If no dwelling existed on that date, then “original” means the dwelling as first built after 1st July 1948. Replacements will only be allowed under the policy where the dwelling proposed to be replaced remains fully intact on site.

Where applicants seek to demonstrate that a replacement dwelling in the Green Belt complies with Policy GB4, the planning application must include justification of how the proposal complies with criteria a), b) and c), together with detailed floor space calculations to provide evidence of compliance with criterion d).

POLICY GB4 - REPLACEMENT DWELLINGS IN THE GREEN BELT

Proposals to replace an existing dwelling within the Green Belt which would meet the following criteria will be permitted:

- a) the existing dwelling is lawful and permanent in nature;
- b) the design and volume proposed does not materially harm the openness of the Green Belt through excessive scale, bulk or visual intrusion;
- c) the proposal adheres to the “original” dwelling curtilage; and
- d) the applicant provides clear evidence that the total floorspace of the replacement dwelling, together with any retained extensions, alterations and outbuildings would not result in an increase of more than 50% above the floorspace of the “original” dwelling (measured externally).

Construction of permanent dwellings as replacements for mobile homes or caravans will not be permitted.

Delivery Mechanism:

The Green Belt SPD will provide further guidance on development in the Green Belt

Dwellings Permitted Under Very Special Circumstances or As Rural Exceptions

Policies GB1, GB2, GB3 and GB4 will not apply to dwellings permitted under Very Special Circumstances or as rural exception (local needs) affordable housing schemes.

Since the introduction of Planning Policy Guidance Note 2: Green Belts and the subsequent publication of the NPPF opportunities exist to pursue development in the Green Belt based on Very Special Circumstances where proposals are contrary to Policy. Where developments are or have been allowed under Very Special circumstances they have been permitted in instances where development would not usually have been allowed, and as such it is reasonable that

further extensions that would impact upon the openness should be resisted. The Council will therefore remove permitted development rights for developments allowed under Very Special Circumstances and will refusal future proposals for extensions and outbuildings that impact upon Green Belt openness.

In a parallel process, Core Strategy Policy SP4 and predecessor policies from earlier versions of the Local Plan, have allowed small scale affordable housing developments in the Green Belt where rural housing needs surveys have demonstrated a local need for affordable housing. As these developments are, or have been, allowed as exceptions to normal Green Belt policy, and as affordable units to be maintained as such in perpetuity, it is not reasonable to allow significant future extensions and additions. Therefore as with Very Special Circumstance dwellings, the Council will remove permitted development rights and refusal future proposals for extensions and outbuildings that impact upon Green Belt openness.

POLICY GB5 - DWELLINGS PERMITTED UNDER VERY SPECIAL CIRCUMSTANCES OR AS RURAL EXCEPTIONS

Where new dwellings are permitted in the Green Belt on grounds of very special circumstances or as part of a rural exception scheme, the Council will remove permitted development rights for extensions and outbuildings to prevent future additions that cumulatively impact upon the openness of the Green Belt.

Applications to extend dwellings or erect or extend outbuildings to dwellings that have or are permitted on grounds of very special circumstances or as part of a rural exception scheme will not be permitted.

Delivery Mechanism:

The Green Belt SPD will provide further guidance on development in the Green Belt

Mobile Homes in the Green Belt

The temporary stationing of a residential mobile home or caravan, may be viewed favourably in the context of providing essential accommodation for the operation of an agricultural or forestry holding. This will usually be where a period of residence is required to establish the commercial viability of an ongoing venture, prior to demonstrating a case for a permanent dwelling. Where planning permission is granted, conditions will be imposed restricting the period of stationing, and limiting occupation to persons and direct relatives specifically employed on the holding in question. On such time as the mobile home is no longer required for these purposes it should be removed.

Mobile homes or caravans may also provide temporary accommodation during the period of construction of a new or replacement dwelling. The Local Planning Authority recognises the need that can arise, and such proposals will be viewed sympathetically subject to environmental considerations. The onus however remains with the applicant to demonstrate a genuine need. Where planning permission is granted, conditions will be imposed limiting the stationing of the mobile home or caravan to the period of construction, and requiring removal on completion of the new dwelling.

POLICY GB6 – SITING OF CARAVANS AND MOBILE HOMES

Proposals for the temporary or permanent location of a mobile home or caravan in the Green Belt which would meet the following criteria will be permitted:

- a) it is for residential accommodation, associated with an agricultural or forestry activity with a proven need; and
- b) the siting is acceptable in terms of location, access, environmental and local amenity considerations.

Re-use of Buildings in the Green Belt

Core Strategy Policy SP 8 states that the sustainable development of the District's economy will be supported by giving priority to business uses, or tourist facilities, in the conversion of buildings in the rural area.

Conversion of buildings that require substantial rebuilding in order to make them suitable for re-use will not be permitted. As a starting point when determining whether a proposal constitutes substantial new rebuilding, the Council will wish to see a substantial proportion of the original structure maintained to protect its character.

Conversions are accepted where they will have no greater impact than the present use on the openness of the Green Belt or harm the character of the area. To avoid increasing impact, conversions that involve disproportionate extensions will not be considered acceptable.

Where the proposed conversion relates to an agricultural building, the applicant should demonstrate that the building is no longer required for agricultural purposes. Where it is demonstrated and accepted that there is no longer an agricultural need for the building, the Council will not permit the future construction of new agricultural buildings of the same type and nature unless it is satisfied that circumstances have significantly changed that would warrant allowing the proposal.

POLICY GB7 – RE-USE OF BUILDINGS WITHIN THE GREEN BELT

Proposals for the re-use of a building in the Green Belt, which would meet the following criteria will be permitted:

- a) the proposed new use, along with any associated use of land surrounding the building, will not have a materially greater impact than the present use on the openness of the Green Belt or harm the existing character of the area; and
- b) the applicant can demonstrate through a detailed structural survey and method statement that the buildings are of permanent and substantial construction and are capable of conversion without major or complete re-construction that would detract from their original character.

Where a proposal seeks the re-use of an agricultural building constructed within the last 10 years, it will be necessary for the applicant to demonstrate that there is no longer an agricultural need for the building, or that the building is no longer fit for its agricultural purpose.

Where it is accepted that there is no future agricultural need for the building, the Council will resist future proposals for new agricultural buildings, unless it is apparent that they are of a different type and nature than that previously identified as being surplus to requirements.

Delivery Mechanisms:
The Green Belt SPD will provide further guidance on development in the Green Belt

Extension and Replacement of non-residential buildings in the Green Belt

Paragraph 89 of the NPPF states that the extension or alteration of a building in the Green Belt is not inappropriate development as long as the extension does not result in a disproportionate addition over and above the size of the original building.

Paragraph 89 also goes on to state that the replacement of an existing building in the Green Belt is not inappropriate development if it is within the same use and not materially larger than the building it replaces.

Since this approach applies to a much wider range of uses and scale of proposals, from the extension or replacement of a small workshop to that of a very large scale warehouse, the Council do not feel that it would be appropriate to include a floor space figure to guide what is acceptable.

Proposals for extensions and replacements to non-residential buildings in the Green Belt will therefore be considered against Policy GB8 below.

POLICY GB8 - LIMITED EXTENSIONS TO NON-RESIDENTIAL BUILDINGS IN THE GREEN BELT

Proposals to extend an existing non-residential building within the Green Belt which would meet the following criteria will be permitted:

- a) the existing building is lawful and permanent in nature; and
- b) the design and volume of the proposed extension, taking into consideration the cumulative impact of any previous extensions, would be proportional and subservient to the ‘original’ building and would not materially harm the openness of the Green Belt through excessive scale, bulk or visual intrusion.

POLICY GB9 – REPLACEMENT OF A NON-RESIDENTIAL BUILDING IN THE GREEN BELT

Proposals to replace an existing non-residential building within the Green Belt which would meet the following criteria will be permitted:

- a) the existing building is lawful and permanent in nature;
- b) the design and volume of the proposed replacement building would not be not materially larger than the ‘original’ building and would not materially harm the openness of the Green Belt through excessive scale, bulk or visual intrusion; and
- c) the replacement building would be within the same use as the building to be demolished.

Delivery Mechanisms:
The Green Belt SPD will provide further guidance on development in the Green Belt

Green Belt Boundary Review

The NPPF states that when drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. It also states that once Green Belt boundaries are established they should only be altered in exceptional circumstances (paragraphs 83-84).

The Core Strategy established that Green Belt land was not required to meet the Council's development needs up to 2026. However, in line with paragraph 4.1.17 of the Core Strategy the Council has undertaken a detailed review of the District's Green Belt boundary and provided opportunity for land owners to promote examples of anomalies where it was felt that the land no longer contributed to Green Belt openness and where exceptional circumstances exist that would justify an amendment to the settlement boundary.

The Council considered all of the representations received during the consultation stage and concluded that there are two instances of sites demonstrating exceptional circumstances that warrant a minor amendment of the green belt boundary.

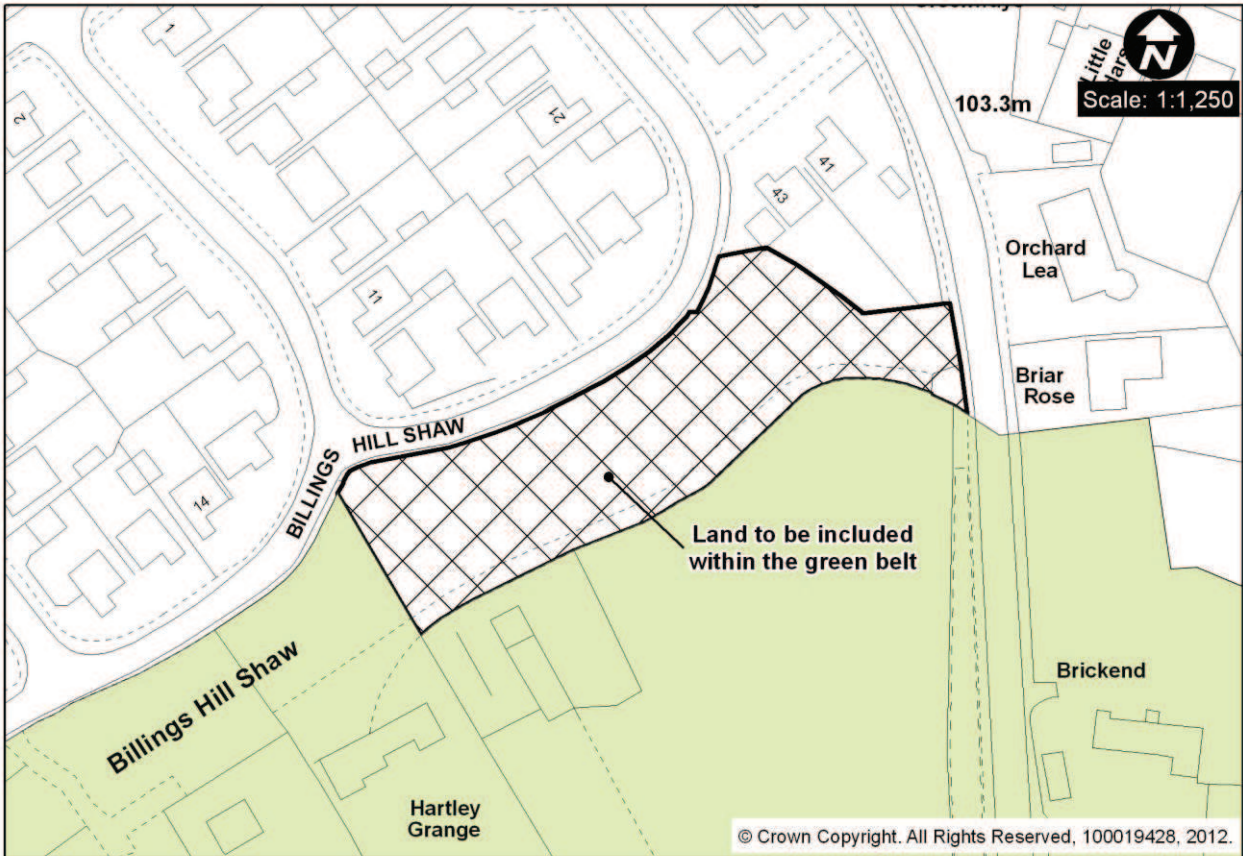
The Council is also responsible for the preparation of the Gypsy and Traveller Plan and there may be exceptional circumstances for allocating land in the Green Belt in order to meet part of the identified need.

Billings Hill Shaw, Hartley

It is proposed that the small parcel of land indicated on Map 3 below is returned to the Green Belt. This area was previously included within the Green Belt, until the adoption of the 1994 Swanley Planning Area Local Plan, when it was removed, although there is no written justification for this amendment. Representations were made by the Parish Council in relation to the subsequent Local Plan in 2000, urging that the land at Billings Hill Shaw be included in the Green Belt. The Inspector commented at that time that the non-inclusion of the land in the Green Belt was an anomaly and that there was a clear case for its inclusion in the Green Belt to provide a rational and coherent boundary along the highways margin of Billings Hill Shaw. In the Inspector's view, the apparent error in the previously defined boundary (from 1994) provided justification for an amendment. Notwithstanding the Inspector's report, the Council maintained the existing boundary in the Local Plan (2000) but noted in the Plan that: *'the Council recognises the force of the Inspector's recommendation in respect of the land at Billings Hill Shaw. In particular the need to rectify two "apparent" (cartographical) errors made in 1984 and 1994 in the line of the Green Belt boundary. This would clearly incorporate this land within the Green Belt and re-establish the Hartley Village envelope at this point. The Council will, therefore, be proposing a change in the Green belt boundary to rectify this error at the earliest opportunity'.*

The Council has reviewed the land in question, which is covered in trees and is clearly differentiated from the adjoining housing estate from which it is separated by a clearly defined boundary (Billings Hill Shaw Road). The site is subject to a Tree Preservation Order, and the continuous strip of trees extends onto the land to the west of the site. The area to the west of the site is included within the Green Belt, and the site in question is of similar character to this land. Its character is associated more closely with the surrounding countryside than the developed area. It is considered that the highways margin of Billings Hill Shaw provides a rational and coherent Green Belt boundary. These considerations, together with the comments of the previous Local Plan Inspector who recommended the site be included in the Green Belt and the Council's acceptance that the error would be rectified at the earliest opportunity, provide the exceptional circumstances to justify the amendment to the Green Belt in this location.

Map 3 Area to be designated as Green Belt



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Warren Court, Halstead

Part of the site is allocated as an employment site within the Green Belt in the adopted Local Plan and is not therefore in accordance with the NPPF. Policy H1 proposes that this site be reallocated for residential development, with a concurrent amendment of the green belt boundary to bring the area within the village envelope. The developed site is currently occupied by a poor quality commercial development and new development would not have an adverse impact on the character and openness of the Green Belt. The site abuts the village boundary. All these factors contribute to the exceptional circumstances that justify an amendment to the settlement boundary.

POLICY GB10 – GREEN BELT BOUNDARY

The Green Belt boundary will be maintained with the exception of small scale adjustments.

- a) Land at Billings Hill Shaw, Hartley, as defined in Map 3, is designated as Green Belt land
- b) Land at Warren Court, Halstead, as defined in Map 4, is removed from the Green Belt

Performance Indicators for The Green Belt:

Proportion of additional employment floor space in Urban Confines;

Proportion of completed housing in Urban Confines;

Number of new dwellings granted contrary to Green Belt Policy; (*CS Indicator*)

Proportion of residential Green Belt applications overturned at appeal for:

- Extensions
- Basements
- Outbuildings
- Replacement dwellings;

Net additional caravan/mobile home units in the Green Belt;

8 LEISURE AND TOURISM

Sevenoaks District has a wide range of natural and cultural attractions throughout the area. They form the basis of the tourism industry that is vital to the local economy. The protection and enhancement of local natural and built assets will be encouraged, whilst promoting the continued responsible growth of the industry.

The existing Green Infrastructure network provides a range of access opportunities to the natural environment which is a valuable resource in its own right providing a range of activities for visitors. Activities to explore the unspoilt countryside, via the public rights of way network, exist in the form of cycling and walking and these will be encouraged. Any proposals which affect access the countryside should have regard to Policies GI1 and GI2.

The Council has adopted an Economic Development Action Plan, which sets out a range of initiatives to support the District's economy, include supporting the rural economy and tourism.

Core Strategy

Paragraph 5.4.10 of the Core Strategy states that there is scope for further tourist-related development in the District and the location policies give support to hotel development in Sevenoaks and Swanley and improved facilities for visitors in Edenbridge, together with small scale initiatives to support tourism in rural areas.

Tourist Accommodation and Attractions

The NPPF defines the main uses to which the town centre policies apply and include hotels as key town centre uses.

The NPPF also supports the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings. It states that support should be given to sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This includes supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.

At a local level hotels and guest houses provide necessary serviced accommodation for visitors and business customers wishing to visit the District. To sustain the continued growth of the tourism industry in Sevenoaks District, the Council will seek to protect existing tourist accommodation and resist proposals to convert tourist accommodation, such as hotels, into non-tourism uses.

The impact of extensions to existing hotels and guest houses will need to be carefully considered, particularly with regard to residential amenity, under Policy EN2.

It is important to retain tourist accommodation and visitor attractions not least for economic benefit and it would be inappropriate to lose such facilities to other forms of development.

POLICY LT1 - TOURIST ACCOMMODATION AND VISITOR ATTRACTIONS

The benefits to the local economy will be recognised in considering proposals for tourist accommodation or facilities.

Existing tourist accommodation and visitor attractions will be protected from conversion to non-tourism use unless it is demonstrated that the use is no longer viable or inappropriately sited.

Equestrian Development

Horse and other equestrian-related activities are popular forms of recreation in the countryside that can fit in well with farming activities, and help diversify the rural economy.

The Core Strategy acknowledges this and identifies horse riding as a significant recreational activity which can offer benefits to rural communities. The Council will support equine enterprises that maintain environmental quality and countryside character.

The NPPF (paragraph 81) states that once Green Belts have been defined, the use of land in them has a positive role to play in providing access to the open countryside for the urban population; and in providing opportunities for outdoor sport and recreation near urban areas. It allows the construction of new buildings which provide essential facilities for outdoor sport and recreation which preserve the openness of the Green Belt and do not conflict with its purposes, e.g. small stables.

The NPPF (paragraph 109) sets out the Government's objectives for rural areas, which include the need to protect the most valued landscapes and environmental resources, as well as providing appropriate leisure opportunities that benefit rural businesses, communities and visitors, and which respect the character of the countryside. The NPPF (paragraph 28) states that, local authorities should support activities which contribute to the rural economy and/or promote recreation in, and the enjoyment of, the countryside. At the same time, account needs to be taken of the need to protect natural resources and features of landscape value. The NPPF (paragraph 112) recognises that the presence of the best and most versatile agricultural land should be taken into account alongside other sustainability considerations when determining planning applications.

While Government Guidance supports equestrian development, horse related activities such as stables and paddocks, both individually and cumulatively, can have a significant impact on the character of the area. These impacts require careful consideration. The scale of buildings is a principal consideration and for this reason. new buildings for indoor equestrian centres may not be permitted in the Green Belt. A Supplementary Planning Document will be produced giving more detailed guidance on the issues and appropriateness of such development. It should also be noted that the welfare of the animals is an important factor and guidance on standards from the British Horse Society will be taken in to consideration in determining applications for horse related activities.

POLICY LT2 - EQUESTRIAN DEVELOPMENT

Proposals for equestrian buildings, facilities and activities which would meet the following criteria will be permitted:

- a) buildings would be appropriate in scale to their setting and would be closely related to existing farm buildings or other groups of buildings that are well screened from public view;**
- b) for proposals that involve new facilities for the keeping of horses, sufficient grazing land and off road riding areas would be available and would not harm the amenities of surrounding residents;**

c) the proposal would not have an unacceptable impact on the water environment and sewage disposal, and

d) the development would not result in harm to the character of the landscape or the ecological value of the area in which it is situated.

Proposals for equestrian development in the Green Belt will be permitted where the scale of the development is appropriate to a Green Belt setting, and where the cumulative impact of other buildings, does not harm the openness of the Green Belt. Where stables or associated equestrian buildings are proposed they should be designed and constructed in materials appropriate to a rural area and should not be of a size and degree of permanence that they could be adapted for other use in the future.

The conversion of rural buildings to equestrian centres or stables would be acceptable.

Delivery Mechanism:

The Equestrian Development SPD will provide further guidance.

Brands Hatch

Part 4.5 of the Core Strategy acknowledges that that Brands Hatch (as defined on the Proposals Map) has become a centre, in the Green Belt, for sport and leisure activities based on the motor racing circuit.

Due to its location the countryside in this area must be conserved and the distinctive features that contribute to the special character of the landscape and its biodiversity will be protected and enhanced where possible. Notwithstanding, the Council is supportive of the role that Brands Hatch plays in the District’s economy and in terms of attracting visitors into the District. Motor Sport uses within the existing site extent defined on the Proposals Map, will therefore be supported provided activity does not result in increased noise levels affecting adjoining residential properties. Proposals for new development in the vicinity of Brands Hatch will be assessed against Policy EN6 Noise Pollution.

Noise generating activities or development proposals which would involve over-intensification of urban uses in the Green Belt and/or loss of natural visual and aural screening will not be supported.

LT3 – BRANDS HATCH

The Council is supportive of the role Brands Hatch plays in the District’s economy and in attracting visitors to the District. The Council will permit proposals for outdoor sport, recreation and leisure activities in connection with, or ancillary to, the existing motor sport use at Brands Hatch as defined on the Proposals Map.

The following criteria will apply to all proposals:

a) the proposed development would not result in increased noise levels experienced by nearby residential properties;

b) the character of the area, including trees and woodland would be retained and

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reinforced;

c) the proposed development would be appropriate in scale and character to the existing uses or buildings;

d) vehicular movements would be substantially confined to the existing access on the A20.

Performance Indicator:

Additional Hotel and Tourist Accommodation Units in Urban Confines and Green Belt;

Additional Tourist attractions and facilities;

Number of equestrian related applications overturned at appeal;

Development at Brands Hatch;

9 COMMUNITY FACILITIES

Re-Use of Redundant School Buildings

While most schools will continue to be used for either primary or secondary education there may be some sites that will become vacant over the plan period.

The NPPF states that Local Planning Authorities should plan positively for the provision and integration of community facilities (such as local shops, meeting places, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments (paragraph 70).

Whilst it is recognised that residential or commercial development of vacant school sites would attract much higher values, vacant school buildings and redundant playing fields could provide an opportunity to meet the shortfall for recreational or community uses as highlighted in the Council's Open Space and Leisure study, including facilities such as community centres (that could include buildings for religious purposes), allotments and health facilities.

The sites are generally located where there is good access to residential areas and public transport and could become the focus for local community facilities.

Where buildings or sites become available these should first be considered for community use. Only where there is no community need for the buildings or sites will other uses be considered.

Where it can be demonstrated that these facilities are not required residential development will be permitted but should include affordable housing. The Sevenoaks area has an ageing population and the Housing Market Assessment indicates a need to provide housing including residential care homes or sheltered housing for this group of people. Well located former school sites may be suited to this form of residential development.

All new proposals for the re-development of school sites and buildings should also have regard to Policy GI2 with regards to the loss of school playing fields.

POLICY CF1 - RE-USE OF REDUNDANT SCHOOL BUILDINGS

Where school buildings become vacant or redundant and there is no requirement for an alternative educational use, priority should be given to reusing the buildings or site to address local need for community facilities.

Proposals for change of use or redevelopment for alternative non community uses will only be considered if it is demonstrated by the applicant that there is no identified community need that can be facilitated through the site, or that community facilities that meet the identified need are incorporated into a wider mixed use scheme. Alternative uses that may be acceptable in this instance, subject being located close to services, include residential care homes or sheltered housing

Loss of Neighbourhood Services and Facilities

The provision of shops and local services, such as post offices, banks, public houses, schools, surgeries, churches, community facilities, and public transport, help to build sustainable

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communities by supporting the local economy and/or providing day-to-day facilities in locations where there is less need for people to travel by car.

Core Strategy Policy L07 seeks to retain local services and facilities within rural settlements, where possible, to maintain the sustainability of these settlements. Policy CF2 of this document extends this approach to services and facilities serving local neighbourhoods within Sevenoaks, Swanley and Edenbridge to ensure that the communities within these towns continue to have reasonable access to services that meet their day to day needs. Policy CF2 does not apply within Sevenoaks, Swanley or Edenbridge town centres or Manse Parade, neighbourhood centre Swanley, where separate policies apply. Alongside community facilities, the policy will apply to retail units that are considered to be meeting a local need outside the town and neighbourhood centres.

Community Right to Buy, which was introduced in the Localism Act, will give communities new powers to help them buy local facilities threatened with closure, which might offer communities an alternative option to retain community facilities.

POLICY CF2 LOSS OF NEIGHBOURHOOD SERVICES AND FACILITIES

The loss of neighbourhood services and facilities that are within Sevenoaks, Swanley and Edenbridge urban areas will be resisted where they are serving a local need. Exceptions will be made where equivalent replacement facilities equally accessible to the population served are provided, or where it is demonstrated, through evidence submitted to the Council, that the continued operation of the service or facility is no longer financially viable.

Performance Indicators for Sustainable Communities and Development Principles:

Changes in Settlement Hierarchy services and facilities score for individual settlements; (*CS Indicator*)

Development of redundant school buildings;

10 TRAVEL AND TRANSPORT

A Transport Strategy for Sevenoaks District has been prepared by Kent County Council, which will inform the LDF process in the future. The Strategy will propose measures to address key transport issues that arise as a result of future development proposals across the District.

The key transport issues for the District are considered to be:

- Congestion around Sevenoaks Town Centre and Swanley;
- Heavy dependency on rail for commuting, particularly to London leading to growing need and further improvements to services;
- Major gaps in the current bus network between New Ash Green and Sevenoaks and poor access to the south of the District;
- There is high car ownership;
- Provision for cycling is generally low throughout the District;
- Rural areas have a dispersed population with a reliance on the car;
- Community transport is currently provided and its importance will increase as the currently ageing population will increase its reliance on those facilities as they no longer have access to a car;
- Parking problems exist around commuter stations and in town centres
- Air quality management areas are increasing and will require traffic management to assist and mitigate.

Government policy is to promote more sustainable transport choices, to improve access to major trip generators by non-motorised modes, and to reduce the need to travel, especially by car.

Core Strategy Objectives

- To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy.

Although the potential for using public transport and non-recreational walking and cycling is more limited in small rural settlements within the Sevenoaks District, the same overall policy approach is required. In addition, in recognition of increasingly sedentary lifestyles, the health impacts of travel, and the health benefits from walking and cycling, national policy initiatives seek to improve health through encouraging use of walking and cycling which are sustainable modes.

Responsibility for transport is generally shared between central government and its agencies and Kent County Council. However, the District Council also has planning responsibilities, which can have important transport implications. For example, by ensuring development takes place in locations that are accessible by a range of modes of transport, the District Council can promote more sustainable travel patterns by reducing reliance on the private car.

Mitigating Travel Impact

It is important that all development mitigates its transport impact. 'Major development' proposals or development proposals with 'significant transport implications' will be required to produce a Transport Assessment and a Travel Plan. In determining whether or not a transport assessment is required, the Council will have regard to Kent County Council's 'Transport Assessments and Travel Plans' (2008), or any subsequent replacement, and guidance from KCC as local highway authority.

An assessment of transport implications in a Transport Statement should be submitted alongside all other development proposals where there is considered to be a transport impact to enable the applicant to demonstrate to the Council that they have properly considered the transport impact of the proposal and taken into account how to mitigate them. The level of detail will vary according to the scale and complexity of the application. Guidance on when a Transport Statement should be carried out and what it should contain has been prepared by the DfT. Planning permission will be refused where appropriate mitigation cannot be achieved.

POLICY T1 - MITIGATING TRAVEL IMPACT

New developments will be required to mitigate any adverse travel impacts, including their impact on congestion and safety, environmental impact, such as noise, pollution and impact on amenity and health. This may mean ensuring adequate provision is made for integrated and improved transport infrastructure or other appropriate mitigation measures, through direct improvements and/or developer contributions.

Vehicle Parking

Car parking standards will ensure that new developments provide adequate off-street parking to accommodate the needs they generate and to protect surrounding areas and development. Developers will be required to provide car parking spaces in accordance with the relevant standards.

Current vehicle parking standards for residential developments applied in Sevenoaks District are set out in KCC's Interim Guidance Note 3 (IGN3) to the Kent Design Guide. These standards set maxima standards in town centre and edge of centre locations and minima standards in suburban area and villages (see Appendix 2). For non-residential standards, the District Council rely on advice from Kent County Council, as the local transport authority. This advice should take into account national policy on parking, including encouraging sustainable modes of transport and maintaining road safety. Maximum standards in former Supplementary Planning Guidance 4 (SPG4) to the Kent and Medway Structure Plan provides a starting point for this advice.

The residential standards in IGN3 and some of the standards in SPG4 cover the space needs of residents, visitors, employees and customers, but do not provide for the space requirements of vehicles which deliver and collect goods. Consequently, in addition to the requirements set out in these standards, sufficient space will also be required within the site to allow for the parking and manoeuvring of such vehicles.

Insufficient parking associated with new development can lead to inappropriate parking on streets and verges creating highway safety problems and unsightly environments. A flexible approach is therefore required to reflect the availability of non-car alternatives and the

proximity of key services, shops and jobs. Generally, development will only be permitted where it is in accordance with KCC's current Parking Standards. The District Council will encourage KCC to keep parking standards under review as the evidence base behind them continues to develop.

POLICY T2 - VEHICLE PARKING

Vehicle parking provision, including cycle parking, in new residential developments should be made in accordance with the current KCC vehicle parking standards in Interim Guidance Note 3 to the Kent Design Guide (or any subsequent replacement).

Vehicle parking provision, including cycle parking, in new non residential developments should be made in accordance with advice by Kent County Council as Local Highway Authority or until such time as non-residential standards are adopted.

Notwithstanding the Council may depart from established maxima or minima standards in order to:

- a) take account of specific local circumstances that may require a higher or lower level of parking provision, including as a result of the development site's accessibility to public transport, shops and services, highway safety concerns and local on-street parking problems;
- b) ensure the successful restoration, refurbishment and re-use of listed buildings or buildings affecting the character of a conservation area;
- c) allow the appropriate re-use of the upper floors of buildings in town centres or above shop units;
- d) account for the existing parking provision (whether provided on or off-site) already attributed to the building's existing use when a redevelopment or change of use is proposed and for the use of existing public car parks outside of normal working/trading hours by restaurants and leisure uses.

Provision of Electrical Vehicle Charging Points

The Core Strategy identifies that Sevenoaks District has high average CO2 emissions and energy consumption levels, therefore new development should take account of the need to mitigate and adapt to climate change and ensure development contributes to an improvement in the District's air quality.

To do this the Council will encourage the shift to low emission electrical vehicles by promoting charging points in appropriate locations throughout the District. The Council will seek provision in places where they will be well-used and will not interfere with the safe movement of traffic.

It is expected that charging technology will advance rapidly over the next 10-20 years as the use of electric vehicles increases, however there is some uncertainty as to whether alternative technologies will develop and as such this policy will be kept under regular review. To take into account the uncertainty regarding the future of electric vehicles the policy takes a flexible approach that allows it to respond to this technological evolution or decline, with the initial emphasis on determining suitable locations and developments for public charging points rather than setting rigid standards.

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The Council will seek the inclusion of public vehicle charging points within suitable major development schemes in line with the criteria contained in Policy T3. Due to charging times, the most suitable locations are likely to be within developments in town centres, employment areas, tourist and leisure locations and any others that attract visitors for a substantial period of time.

Where under Policy T3 it is deemed that a public point is not appropriate, it would still be advisable to design the development to accommodate such provision at a later date if there is sufficient demand, for example by incorporating appropriate ducting and electrical supply capacity to avoid expensive retrofitting.

Whilst public vehicle charging points will not be suitable in all commercial development, the Council recognises that the majority of existing electric vehicle charging takes place overnight at home. Therefore all new houses with a garage or vehicular accesses should include an electrical socket with suitable voltage and wiring for the safe charging of electric vehicles. Where possible schemes for new apartments and sites with separate parking areas should include a scheme for at least one communal charging point.

POLICY T3- PROVISION OF ELECTRICAL VEHICLE CHARGING POINTS

For all major non-residential development proposals the applicant should set out within their Transport Assessment a scheme for the inclusion of electric vehicle charging infrastructure.

In considering whether a publicly accessible charging point is appropriate the Council will have regard to:

1. The accessibility of the location;
2. The suitability of the site as a long stay destination during charging;
3. The number of existing and proposed publicly accessible charging points in the surrounding area;
4. The potential impact of providing electric vehicle charging points on development viability.

Within new residential developments all new houses with a garage or vehicular accesses should include an electrical socket with suitable voltage and wiring for the safe charging of electric vehicles.

Schemes for new apartments and houses with separate parking areas should include a scheme for at least one communal charging point.

In non-residential developments where it is not appropriate to provide electric vehicle charging points, new development should be designed to include the electrical infrastructure in order to minimise the cost and disturbance of retrofitting at a later date.

Performance Indicator:

Number of developments which include publicly assessable electric vehicle charging points.

Number of developments with adopted Travel Plans; *(CS Indicator)*

Number of developments which depart from Vehicle Parking Guidance Note;

GLOSSARY

This Glossary has status only as a guide to planning terminology used in this document and should not be used as a source for statutory definitions. All definitions have been produced by Sevenoaks District Council unless referenced otherwise.

Affordable housing

'Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision'.

Air Quality Management Area (AQMA)

The Environment Act 1995 requires local councils to regularly assess the air quality in their area to see if any of the key pollutants in the National Air Quality Strategy are likely to exceed the targets currently set. In locations where this is likely to happen and where the public are exposed to the pollution, the Council is required to designate an 'Air Quality Management Area'.

Ancient Monument

Section 61(12) of the Ancient Monuments and Archaeological Areas Act 1979 defines an ancient monument as 'any scheduled monument' and 'any other monument which in the opinion of the Secretary of State is of public interest by reason of the historic, architectural, traditional, artistic or archaeological interest attaching to it.

Annual Monitoring Report (AMR)

A report prepared by local planning authorities assessing progress with and the effectiveness of a Local Development Framework.

Area of Outstanding Natural Beauty (AONB)

An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONB represent the nation's finest landscapes. AONB are designated by the Countryside Agency.

Biodiversity Opportunity Areas (BOA)

Regional priority areas of opportunity for restoration and creation of Biodiversity Action Plan (BAP) habitats areas of greatest potential for restoration and creation. They are areas of opportunity, not constraint. The BOAs are designated by the South East England Biodiversity Forum.

BREEAM (Building Research Establishment Environmental Assessment Method)

BREEAM is the world's most widely used environmental assessment method for buildings. BREEAM assesses buildings against a set criteria and provides an overall score which will fall within a band providing either a; PASS, GOOD, VERY GOOD, EXCELLENT or OUTSTANDING rating.

Climate Change Adaptation

Adjustment in natural or human systems in response to actual or expected climatic stimuli or their effects, which moderates harm or exploits beneficial opportunities. Various types of adaptation can be distinguished, including anticipatory, autonomous and planned adaptation.

Code for Sustainable Homes

The Code measures the sustainability of a new home against nine categories of sustainable design, rating the 'whole home' as a complete package. The Code uses a 1 to 6 star rating system to communicate the overall sustainability performance of a new home. The Code sets minimum standards for energy and water use at each level.

Conservation Areas

Areas of special architectural or historical interest, where development is more tightly restricted than elsewhere in order to preserve and enhance their special character and qualities. These areas are designated by the Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which gives them statutory recognition and protection.

Core Strategy

The Local Development Framework core strategy is the spatial vision for what a local authority wants to achieve. It contains a set of strategic policies that are required to deliver the vision including the broad approach to development.

Development Plan Documents (DPD)

The documents that a local planning authority must prepare, and which have to be subject to rigorous procedures of community involvement, consultation and independent examination. Should include the following elements

- Core strategy
- Site specific allocations of land
- Area action plans (where needed); and
- Proposals Map (with inset maps, where necessary).

Green Belt

Areas of land where there is a strong presumption against development except that which falls into certain limited categories. The purposes of Green Belts are to check the unrestricted sprawl of urban areas, stop the joining of neighbouring towns, safeguard the surrounding countryside, preserve the special character of the area, assist in urban regeneration and to serve as a recreational resource.

Green Corridors

Strips of land or water including river and canal banks, cycle ways and rights of way which connect areas of green infrastructure.

Green Infrastructure (GI)

Green Infrastructure goes beyond traditional site based landscaping. It requires an assessment of both the natural/semi natural features and biodiversity within the site, and further its links with the natural environment of its surroundings and where appropriate the wider character of the area.

The provision of Green Infrastructure can include :

- Incorporating Living Roofs
- Connecting with existing PROW network
- Using plants and trees which extend existing native habitats around site boundaries
- The provision Formal and informal recreational spaces (including the provision for children and young people where appropriate)

Green Infrastructure Network (GI Network)

The following areas can form part of networks of green infrastructure:

- Parks and gardens - including urban parks, country parks and formal gardens.
- Natural and semi-natural urban greenspaces - including woodlands, urban forestry, scrub, grasslands (e.g. downlands, commons and meadows), wetlands, open and running water, wastelands and derelict open land and rock areas (e.g. cliffs, quarries and pits).
- Green corridors - including river and canal banks, cycleways, and rights of way
- Outdoor sports facilities (with natural or artificial surfaces, either publicly or privately owned) including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields, and other outdoor sports areas.
- Amenity greenspace (most commonly, but not exclusively, in housing areas) – including informal recreation spaces, greenspaces in and around housing, domestic gardens and village greens.
- Provision for children and teenagers - including play areas, skateboard parks, outdoor basketball hoops, and other more informal areas (e.g. 'hanging out' areas, teenage shelters).
- Allotments, community gardens, and city (urban) farms.
- Cemeteries and churchyards.
- Accessible countryside in urban fringe areas.
- River and canal corridors.
- Green roofs and walls.

Gypsies and Travellers

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such.

Historic Parks and Gardens

A park or garden of special historic interest. Graded I (highest quality), II* or II. Designated by English Heritage.

Housing Trajectory

Local Planning Authorities are required to prepare a housing trajectory. This provides a position statement comparing past performance on housing supply with anticipated future rates of housing development. The trajectory is updated each year as part of the Annual Monitoring Report.

Infrastructure

Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.

Listed Building

A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). Designated by English Heritage.

Living Roofs

Roofs which consist of organic materials and which can be capable of supporting biodiversity.

Local Development Document (LDD)

Local Development Documents will comprise of Development Plan Documents, Supplementary Planning Documents, Statement of Community Involvement.

Local Development Framework (LDF)

The LDF contains a portfolio of Local Development Documents which provides the local planning authority's policies for meeting the community's economic, environmental and social aims for the future of their area where this affects the development of land.

Local Development Scheme (LDS)

The LDS sets out the programme for preparing the Local Development Documents

Local Wildlife Site

Local wildlife sites, previously known as Sites of Nature Conservation Interest (SNCIs), are sites which are important to nature conservation interests in a local context.

The National Planning Policy Framework (NPPF)

This is a single document prepared by the government to replace guidance previously set out in Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs). The role of the NPPF is to explain statutory provisions and provide guidance to local authorities and others on planning policy on the operation of the planning system. Local authorities must take its contents into account in preparing their development plan documents.

Renewable Energy

Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass. Low carbon technologies are those that can help reduce carbon emissions. Renewable and low-carbon energy supplies include, but not exclusively, those from biomass and energy crops; CHP/CCHP (and micro-CHP); energy-from-waste; ground source heating and cooling; hydro; solar thermal and photovoltaic generation; wind generation.

Settlement Hierarchy

The arrangement of settlements within a given area in order of importance.

Site of Special Scientific Interest (SSSI)

A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (e.g. plants, animals, and natural features relating to the Earth's structure).

Statement of Community Involvement (SCI)

The Statement of Community Involvement sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions. It is an essential part of the Local Development Framework.

Strategic Flood Risk Assessment (SFRA)

This report provides an overview of the methodology, assumptions, uncertainties, tasks undertaken and the links to the wider sustainability appraisal process. It provides policy recommendations and guidance for the application of the Sequential Test, the preparation of

flood risk assessments and the use of sustainable drainage systems, within the Council's administrative boundary.

Strategic Housing Land Availability Assessment (SHLAA)

A Strategic Housing Land Availability Assessment should:

- Assess the likely level of housing that could be provided if unimplemented planning permissions were brought into development.
- Assess land availability by identifying buildings or areas of land (including previously developed land and Greenfield) that have development potential for housing, including within mixed use developments.
- Assess the potential level of housing that can be provided on identified land.
- Where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate.
- Identify constraints that might make a particular site unavailable and/or unviable for development.
- Identify sustainability issues and physical constraints that might make a site unsuitable for development.
- Identify what action could be taken to overcome constraints on particular sites.

Strategic Housing Market Assessment (SHMA)

A Strategic Housing Market Assessment should:

- Estimate housing need and demand in terms of affordable and market housing.
- Determine how the distribution of need and demand varies across the plan area, for example, as between the urban and rural areas.
- Consider future demographic trends and identify the accommodation requirements of specific groups such as, homeless households, Black and Minority Ethnic groups, first time buyers, disabled people, older people, Gypsies and Travellers and occupational groups such as key workers, students and operational defence personnel.

Supplementary Planning Document (SPD)

SPDs provide further guidance regarding how Local Development Framework policies should be implemented.

Sustainability Appraisal (SA)

Assessment of the social, economic, and environmental impacts of the policies and proposals contained within the Local Development Framework.

Sustainable Urban Drainage System (SUDS)

An alternative approach from the traditional ways of managing runoff from buildings and hardstanding. They can reduce the total amount, flow and rate of surface water that runs directly to rivers through stormwater systems.

Use Class Order

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. In many cases involving similar types of use, a change of use of a building or land does not need planning permission. Planning permission is not needed when both the present and proposed uses fall within the same 'class', or if the Town and Country Planning (Use Classes) Order says that a change of class is permitted to another specified class. Full details of the different use classes can be found on <http://www.legislation.gov.uk>

Windfall Site

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A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most "windfalls" are referred to in a housing context. They tend to be very small sites for one or a small number of homes.

APPENDIX 1 – REPLACEMENT OF SAVED LOCAL PLAN POLICIES

Once adopted the Allocations and Development Management Plan DPD and Core Strategy will replace all of the remaining saved policies of the Sevenoaks District Local Plan.

The table below shows a comprehensive list of all of the Saved Local Plan Policies which have not already been replaced by the Core Strategy. The Saved policies continue to form part of the Development Plan and will be used to assess planning applications until such time as the Allocations and Development Management Plan is formally adopted.

The table shows how each remaining saved policy is proposed to be replaced by new Allocations and Development Management policies.

Policy No.	Policy Title	Replacement
EN1	Development Control: General Principles	SC1 - Presumption in favour of Sustainable Development EN1 – Design Principles EN2 – Amenity Protection
EN4A	Access for Persons with Disabilities	Adopted Core Strategy Policy SP5 and EN1 – Design Principles.
EN4B		
EN4C		
EN9	Green Spaces and Urban Fringe	GI1 - Green Infrastructure and New Development GI 2 - Loss of Open Space
EN17B	Nature Conservation	GI1 - Green Infrastructure and New Development will supplement Core Strategy Policy SP11 on Biodiversity.
EN23	Conservation Areas	EN4 – Heritage Assets
EN25A	Archaeology	EN4 - Heritage Assets
EN25B		
EN26	Historic Parks and Gardens	EN4 - Heritage Assets; GI1 - Green Infrastructure and New Development
EN27	Shopfronts	No replacement proposed as adequate guidance included within Adopted Core Strategy SP1 and EN1 Design Principles
EN31	Outdoor Lighting	EN5 – Outdoor Lighting
EN34	Rural Lanes	No replacement proposed as adequate guidance included within Adopted Core Strategy LO8, SP10 and SP11 and EN1 Design Principles; GI1 Green Infrastructure and New Development and GI2 Loss of Open Space
NR10	Pollution Control	EN2 – Amenity Protection; EN6 – Noise Pollution
GB1	Green Belt Boundaries	Adopted Core Strategy Policy LO8; GB10 – Green Belt Boundary
GB3A	Re-use of Buildings in the Green Belt	GB7 - Re-use of Buildings within the Green Belt
GB3B		
GB5	Major Developed Sites	EMP2 – Major Developed Employment Sites in the Green Belt

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T2	A25 Seal Road/Bat and Ball	No direct replacement
T8	Development Control Policies for Transport.	No direct replacement of T9 and T10. T8 partially replaced by EN1 Design Principles and T1 Mitigating Travel Impact
T9		
T10		
VP1	General Parking Standards	T2 – Vehicle Parking
VP10	Parking (Edenbridge)	T2 – Vehicle Parking
VP11	Parking (Rural Areas)	T2 – Vehicle Parking
H1	Housing Allocations	H1 - Residential Development Allocations; H2 - Mixed Use Development Allocations.
H3	Phasing of Allocated and Unallocated Large Sites	H1 - Residential Development Allocations; H2 - Mixed Use Development Allocations.
H6A	Residential Conversions, Subdivisions and Extensions	H3 – Residential Subdivision
H6B	Residential Extensions	EN1 – Design Principles; and Residential Extensions SPD (Adopted 2009)
H7A	Loss of Residential Accommodation	H4 - Reuse and protection of existing housing stock
H7B	Loss of Residential Accommodation	LC1 – Sevenoaks Town Centre; LC2 – Swanley Town Centre; LC3 – Edenbridge Town Centre; T2 – Vehicle Parking
H8	Care Homes	Adopted Core Strategy Policy SP5; H1 – Residential Housing Allocations
H13	Replacement Dwellings in the Green Belt	GB4 – Replacement Dwellings in the Green Belt
H14A	Extensions and Outbuildings in the Green Belt	GB1 – Limited Extensions to Dwellings in the Green Belt; GB3 – Residential Outbuildings in the Green Belt
H14B		
H16	Residential Caravans and Mobile Homes	GB6 – Siting of Caravans and Mobile Homes in the Green Belt
H17		
H18		
H19		
EP1	Employment Provision	EMP1 – Land for Business; EMP2 – Major Developed Employment Sites in the Green Belt; EMP3 – Redevelopment of Fort Halstead; EMP4 – Business Allocation at Development at Broom Hill, Swanley; EMP5 – Non Allocated Employment Sites
EP8	Development in Business Area	EMP1 – Land for Business; EMP2 – Major Developed Employment Sites in the Green Belt; EMP3 – Redevelopment of Fort Halstead; EMP4 – Business Allocation at Development at Broom Hill, Swanley;

		EMP5 – Non Allocated Employment Sites.
EP11A	The Construction of New Buildings	No direct replacement as adequate guidance included within EN1 Design Principles
EP13	Replacement of Commercial Buildings in the Green Belt	GB9 – Replacement of non residential buildings in the Green Belt
S3A S3B	Local Shops and Village Centres	LC4 – Neighbourhood Centres and Village Centres
S4	Farm Shops	No direct replacement needed.
S6	Hot Food Takeaways	EN2 – Amenity Protection
ST1A	Sevenoaks Town Centre	LC1 – Sevenoaks Town Centre
ST2	Sevenoaks Town Centre Primary Frontages	LC1 – Sevenoaks Town Centre
ST6	Blighs Meadow	Not replaced due to planning consent
ST9	Farmers Public House, Sevenoaks	Not replaced due to planning consent
ST10	Morewood Close, Sevenoaks	Not replaced due to planning consent
ST11	Waterworks, Cramptons Road	H1 – Residential Development Allocations.
SW1	Swanley Town Centre	LC2 – Swanley Town Centre
SW6	Bevan Place Swanley	H1 – Residential Development
SW7	Goldsel Road Swanley	No direct replacement. Site no longer promoted
SW8	Broom Hill Swanley	EMP4 – Business Allocation at Broom Hill
EB1 EB2	Edenbridge Town Centre	LC3 – Edenbridge Town Centre
EB3	Land Adjoining Edenbridge Town Centre	No direct replacement as no longer promoted
EB4	Edenbridge Tannery	Not replaced due to planning consent
WS1 WS2	Westerham Town Centre	LC4 – Neighbourhood and Village Centres
HL1	Land at Warren Court Farm	H1 – Residential Development Allocations.
FH1	Fort Halstead	Adopted Core Strategy Policy SP8 Land for Business; EMP1 – Land for Business; EMP 2 – Major Development Employment Sites in the Green Belt EMP3 – Redevelopment at Fort Halstead; H2 – Mixed Use Development Allocations
DG1	North Downs Business Park Dunton Green	
CBP1	Chaucer Business Park Kemsing	
SKB1	SmithKline Beecham Powder Mill Lane Leigh	
WK2	Brands Hatch	LT3 – Brands Hatch
WK6	Brands Hatch Noise	LT3 – Brands Hatch
TR5	Camping and Caravanning	EN1 – Design principles; LT1 – Loss of Tourist Accommodation and Visitor Attractions; National Planning Policy Framework
SR9	Horses and Stables	LT2 – Equestrian Development
PS2	Developer Contributions	SP9 Infrastructure Provision
PS6	Churchill School	H1 – Residential Development

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		Allocations
PS10	Rural Service Provision	L07 Development in Rural Settlements

APPENDIX 2 – ‘GUIDANCE TABLE FOR RESIDENTIAL PARKING’ FROM INTERIM GUIDANCE NOTE 3 TO THE KENT DESIGN GUIDE (2008)

LOCATION	CITY/TOWN CENTRE	EDGE OF CENTRE	SUBURBAN	SUBURBAN EDGE/VILLAGE/RURAL
ON-STREET CONTROLS	On-street controls preventing all (or all long stay) parking	On-street controls, residents' scheme and/or existing saturation (Note 3)	No, or very limited, on-street controls	No on-street controls, but possibly a tight street layout
NATURE OF GUIDANCE	MAXIMUM (Note 1)	MAXIMUM	MINIMUM (Note 6)	MINIMUM (Note 6)
1 & 2 BED FLATS	1 space per unit	1 space per unit	1 space per unit	1 space per unit
FORM	Controlled (Note 2)	Not allocated	Not allocated	Not allocated
1&2 BED HOUSES	1 space per unit	1 space per unit	1 space per unit	1.5 spaces per unit
FORM	Controlled (Note 2)	Allocation possible	Allocation possible	Allocation of one space per unit possible
3 BED HOUSES	1 space per unit	1 space per unit	1.5 spaces per unit	2 independently accessible spaces per unit
FORM	Controlled (Note 2)	Allocation possible	Allocation of one space per unit possible	Allocation of one or both spaces possible
4+ BED HOUSES	1 space per unit	1.5 spaces per unit	2 independently accessible spaces per unit	2 independently accessible spaces per unit
FORM	Controlled (Note 2)	Allocation of one space per unit possible	Allocation of both spaces possible (Note 7)	Allocation of both spaces possible (Note 7)
ARE GARAGES ACCEPTABLE (Note 4)	Yes, but with areas of communal space for washing etc	Yes, but not as a significant proportion of overall provision	Additional to amount given above only	Additional to amount given above only
ADDITIONAL VISITOR PARKING (Note 5)	Public car parks	Communal areas, 0.2 per unit maximum	On-street areas, 0.2 per unit	On street areas, 0.2 per unit

NOTES

1. Reduced, or even nil provision is encouraged in support of demand management and the most efficient use of land.
2. Parking/garage courts, possibly with controlled entry.
3. Reduced, or even nil provision acceptable for rented properties, subject to effective tenancy controls.
4. Open car ports or car barns acceptable at all locations, subject to good design.
5. May be reduced where main provision is not allocated. Not always needed for flats.
6. Lower provision may be considered if vehicular trip rate constraints are to be applied in connection with a binding and enforceable Travel Plan.
7. Best provided side by side, or in another independently accessible form. Tandem parking arrangements are often under-utilised.

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**APPENDIX 3: HOUSING ALLOCATION MAPS AND DEVELOPMENT
GUIDANCE**

APPENDIX 3

HOUSING SITE ALLOCATIONS AND DEVELOPMENT GUIDANCE

Important

Development proposals will be assessed against the guidance in this appendix alongside relevant Core Strategy and Development Management Policies. Particular reference should be had to the Policies contained within the Sustainable Communities and Development principles and Environment Chapters of the ADMP.

Key

- - - Footpath



Tree Preservation Orders

HOUSING ALLOCATIONS

POLICY H1: RESIDENTIAL DEVELOPMENT ALLOCATIONS

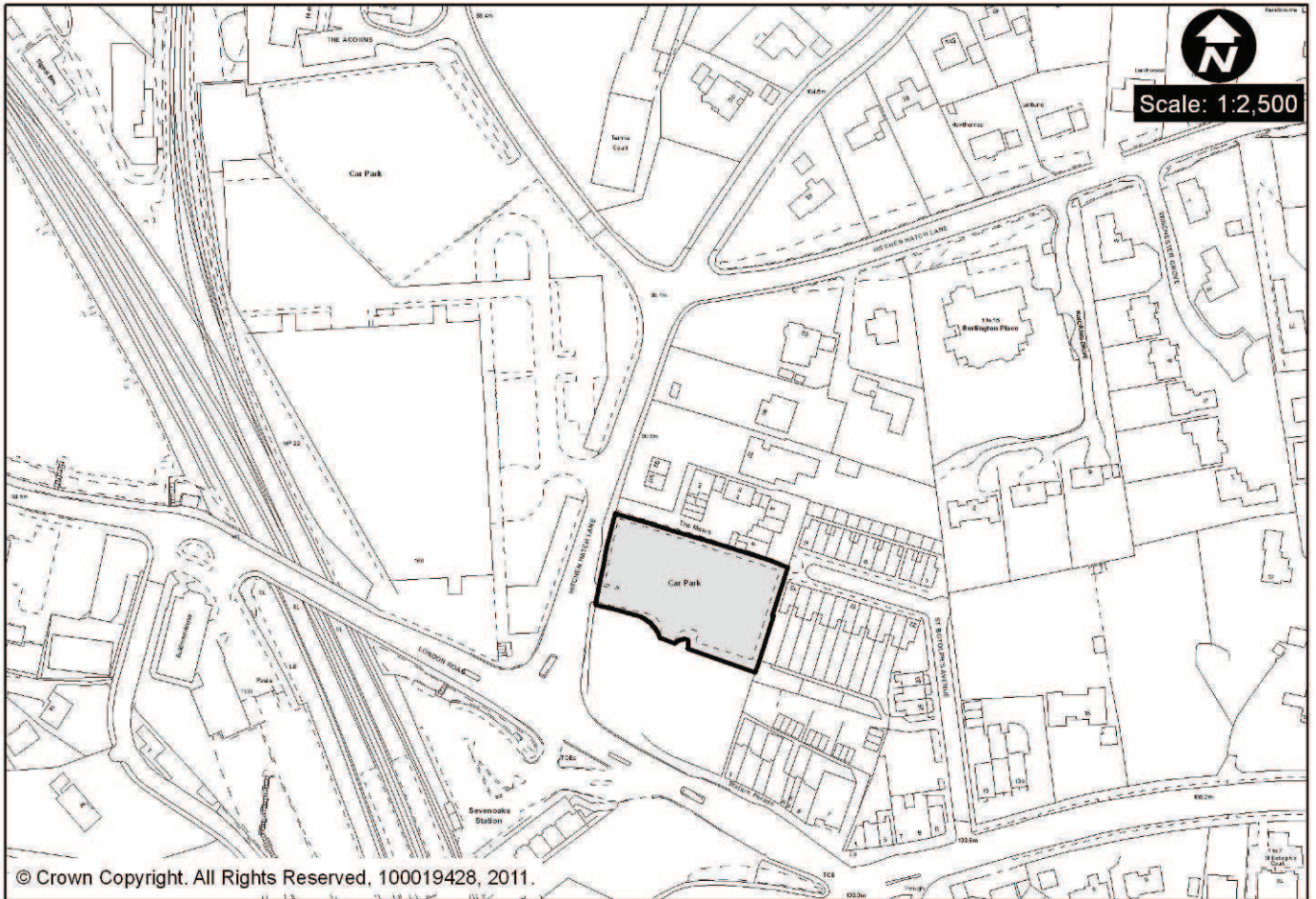
The following sites, as defined in Appendix 3, are allocated for residential development purposes to deliver the Core Strategy housing requirements (3,300 units) over the period until 2026.

These sites will provide for a range of housing types, density, mix and tenure and will be subject to the site areas and design guidance as set out in detail at Appendix 3.

REF	SETTLEMENT/SITE ADDRESS	APPROXIMATE NO. UNITS
<u>Sevenoaks Urban Area</u>		
H1(a)	Car Park, Hitchen Hatch Lane	17
H1(b)	Cramptons Road Water Works, Cramptons Road	50
H1(c)	Sevenoaks Gasholder Station, Cramptons Road	35
H1(d)	School House, Oak Lane & Hopgarden Lane	19
H1(e)	Johnsons, Oak Lane & Hopgarden Lane	18
H1 (f)	Greatness Mill, Mill Lane	20
	Sub Total	159
<u>Swanley</u>		
H1(g)	Bevan Place	46
H1(h)	Bus Garage/Kingdom Hall, London Road	30
H1(i)	Land West of Cherry Avenue (mixed housing and open space)	50
	Sub Total	126
<u>Other Settlements</u>		
H1(j)	57 Top Dartford Road, Hextable	14
H1(k)	Foxs Garage, London Road, Badgers Mount	15
H1(l)	Land adjacent to London Road, Westerham	30
H1(m)	Currant Hill Allotments, Westerham	20
H1(n)	Land at Croft Road, Westerham	15
H1 (o)	Warren Court, Halstead	15
	Sub Total	109
	GRAND TOTAL	394

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H1(a): Car Park Hitchin Hatch Lane, Sevenoaks



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Site Address:	Car Park, Hitchin Hatch Lane, Sevenoaks	Settlement:	Sevenoaks UA
Ward:	Sevenoaks Town and St John's	Proposed Allocation:	Residential
Current Use or PP:	Station car-park (SDC owned)		

Development Guidance:

Design and Layout

Sustainable location with good transport links provides the opportunity to design a high density flatted development, subject to safeguarding the amenity of adjacent residential properties (on St Botolph's Avenue and The Mews) and accommodating changing levels across the site

Development should achieve a good relationship with the adjacent development site to south (currently vacant with PP (06/2004) for mixed use scheme - 18 flats, 5 maisonettes, 3 retail (A1/A2) units). There may be future opportunities to develop a revised scheme that encompasses both sites.

Design must reflect the prominent nature of the site at the gateway to Sevenoaks.

Landscape

Landscape features at the edge of the site should be retained.

Access

The site should be accessed from Hitchin Hatch Lane (not from London Road)

Infrastructure

As well as contributions to CIL, a sewer flood alleviation scheme would be required, potentially involving a sewer diversion and provision of additional storage capacity.

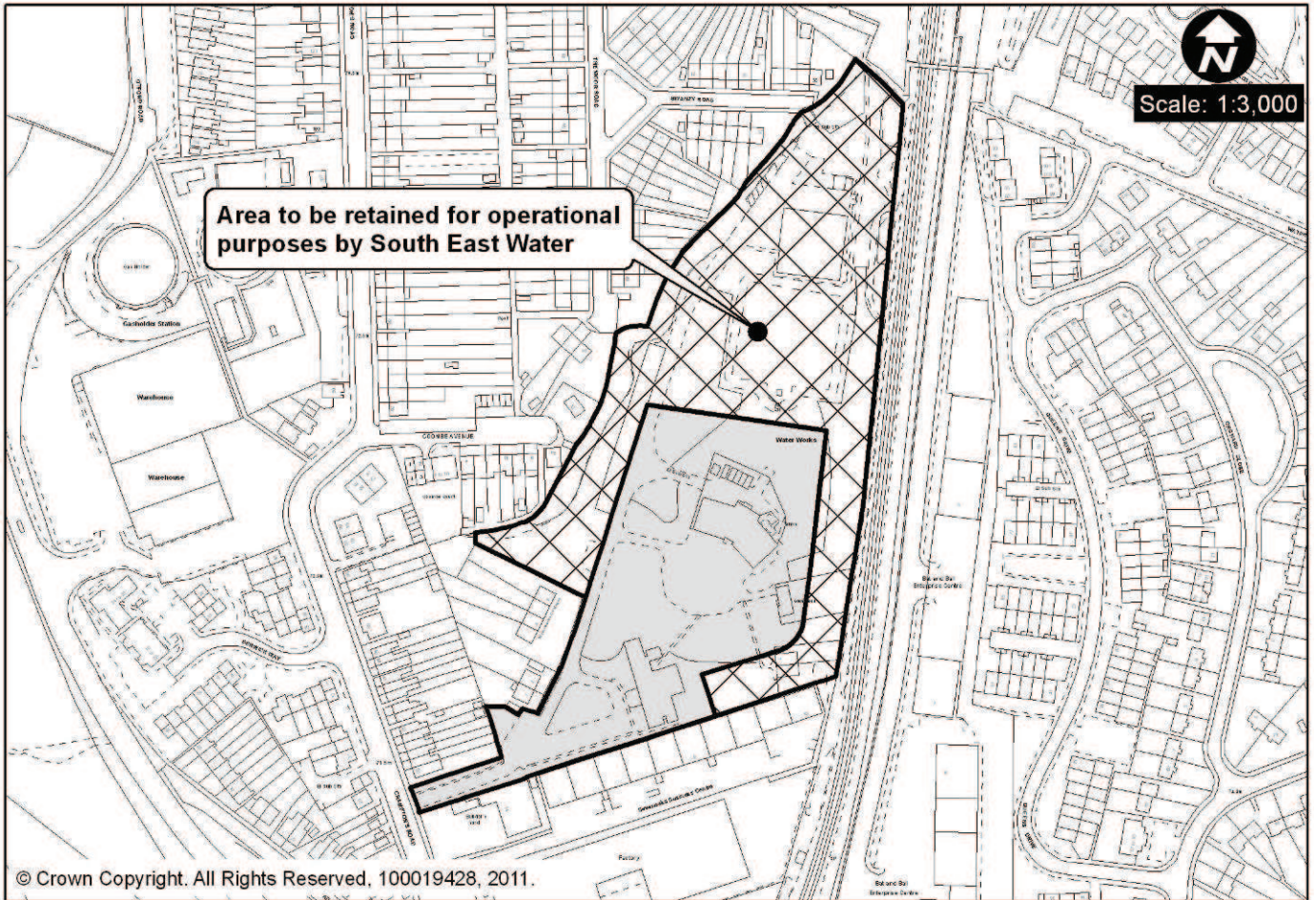
Equivalent convenient replacement car parking should be provided to serve station commuters. Initially this has been identified as to be provided at the nearby Bradbourne Car park and would involve decking a portion of the existing car park.

Delivery – SDC, as landowner, is promoting the site for residential development

Gross Area (Ha):	0.23	Net Area (Ha):	0.23
Approximate Density (DPH):	75	Approximate Net Capacity:	17
Estimated development period	0-5 years (2012-2016)	Source / Evidence Base:	Previous Local Plan Allocation

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H1(b) Cramptons Road Water Works, Sevenoaks



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Site Address:	Cramptons Road Water Works, Sevenoaks	Settlement:	Sevenoaks Urban Area
Ward:	Sevenoaks Northern	Proposed Allocation:	Residential
Current Use / PP:	Reorganisation of water treatment works.		

Development Guidance:

Design and Layout

Proposals should not prejudice the operations or access to the existing water treatment facility. The operational area as shown on the accompanying map will also provide a buffer between the residential development and the railway corridor.

The size and context of the site make it suitable for a range of housing types and tenures which should be provided as part of this development

The amenity of adjacent residential properties that abut the site and use the existing site access will need to be safeguarded

Landscape

Retention of boundary planting and provision of open space will be required to serve the development

Access

The existing access (with minor modifications) should serve the site

Infrastructure

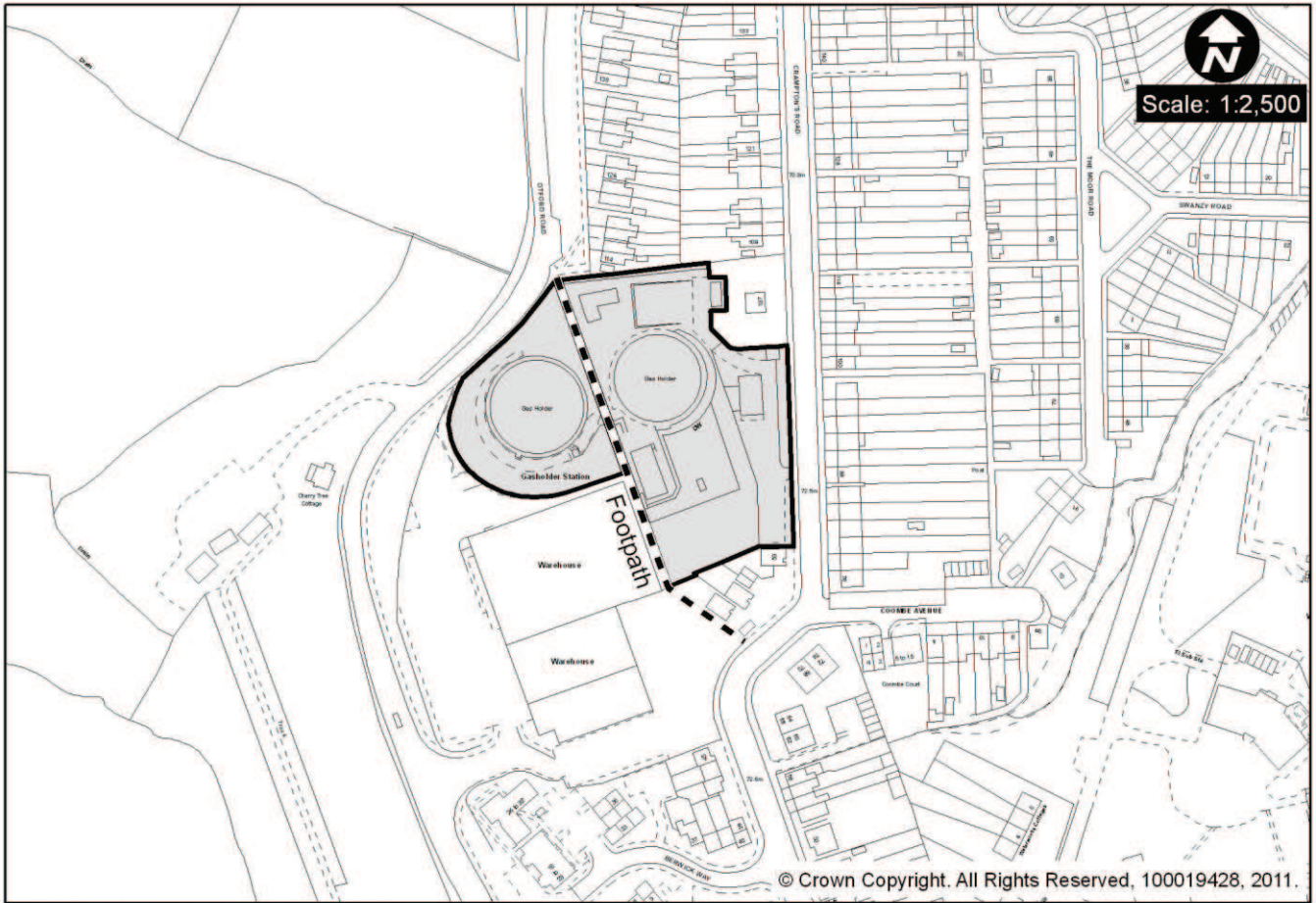
Contributions to CIL will be required

Delivery - promoted by owner (South East Water) for residential development

Gross Area (Ha):	1.26	Net Area (Ha):	1.26
Approximate Density (DPH):	40	Approximate Net Capacity:	50
Estimated Development Period:	0-5 years (2012-2016)	Source / Evidence Base:	SHLAA

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H1(c) Sevenoaks Gasholder Station, Cramptons Road, Sevenoaks



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Site Address:	Sevenoaks Gasholder Station, Cramptons Road, Sevenoaks	Settlement:	Sevenoaks Urban Area
Ward:	Sevenoaks Northern	Proposed Allocation:	Residential
Current Use / PP:	Gas Holders and Yard		

Development Guidance:

Design and Layout

Potential to extend the linear terraced residential layout that exists to the north of the site, through into the eastern portion of the site

Careful consideration of relationship with adjacent commercial premises and sympathetic boundary treatment to minimise any conflict between uses.

The size and context of the site make it suitable for a range of housing types and tenures which should be provided as part of this development

Landscape

The western edge of the site fronting Otford Road should be well landscaped.

Access

Vehicular access should be taken from Cramptons Road. The existing footpath which bisects site – should be retained. The site should link in to proposed cycle route on Cramptons Road.

Infrastructure

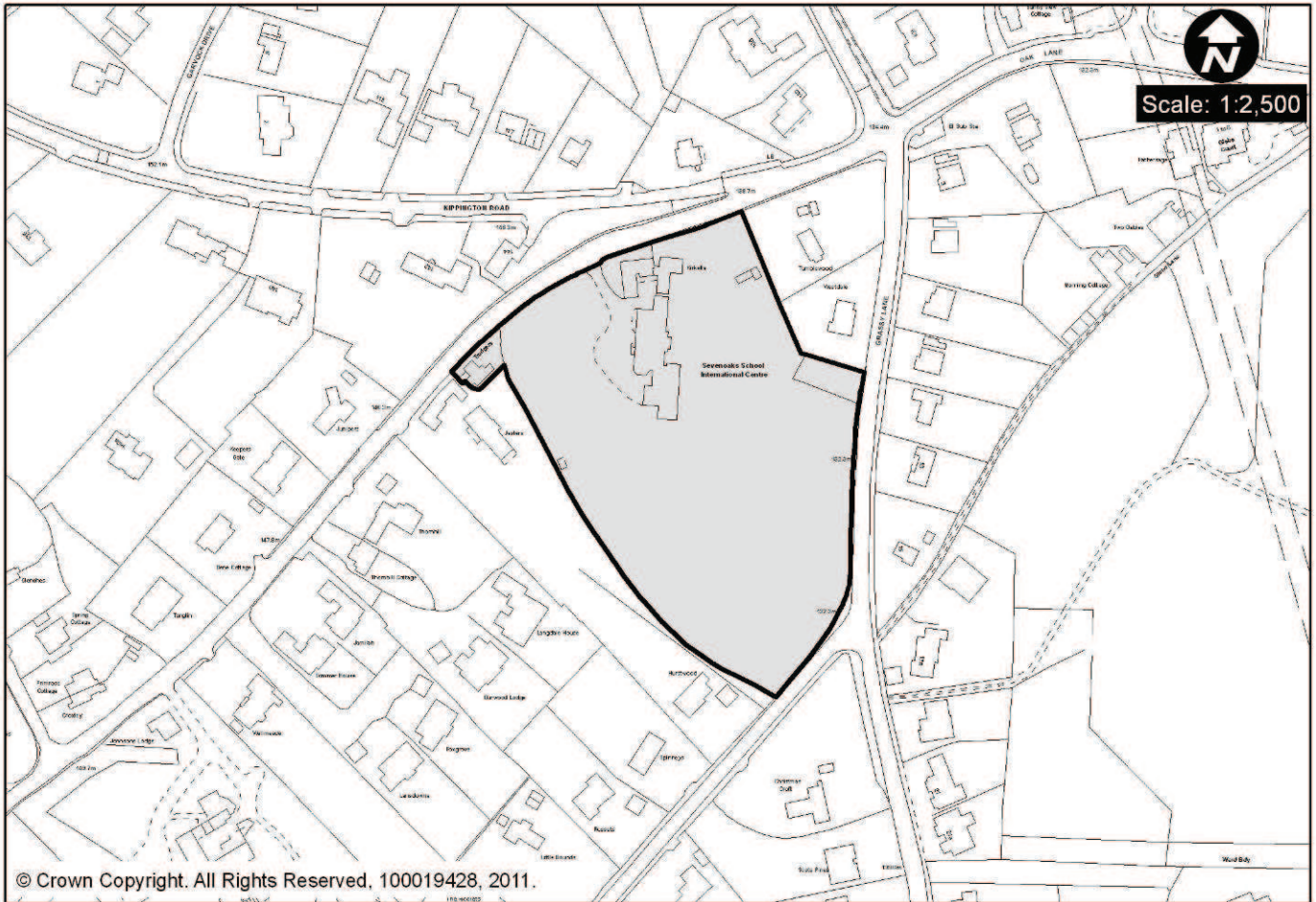
As well as contributions to CIL, any site remediation, if required, will be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. This will not preclude development opportunities on this site;

Delivery - The extent of the site is owned by National Grid who have indicated that the yard is available now for redevelopment. The gasholders themselves are owned by Southern Gas Networks, who are de-commissioning all their gasholders in the period 2013 – 2021

Gross Area (Ha):	0.88	Net Area (Ha):	0.88
Approximate Density (DPH):	40	Approximate Net Capacity:	35
Estimated Development Period:	6-10 years (2017-2021)	Source / Evidence Base:	SHLAA

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H1(d) School House (Sevenoaks School) at Oak Lane & Hopgarden Lane, Sevenoaks



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Site Address:	School House (Sevenoaks School) at Oak Lane & Hopgarden Lane, Sevenoaks	Settlement:	Sevenoaks UA
Ward:	Sevenoaks Kippington	Proposed Allocation:	Residential
Current Use / PP:	Sevenoaks School boarding house and grounds		

Development Guidance:

Design and Layout

The site should be split into upper and lower parcels of contrasting character.

The lower southern parcel should accommodate development at a density typical to the surrounding area (approximately 10 dph). The fragile balance in favour of the landscape dominating the built form should be retained. Buildings should be well screened and well set back from the front boundary to avoid a significant impact on the rural character of the lanes.

The upper northern parcel should accommodate a conversion of the existing building into apartments or a replacement block of similar size, location and character maintaining the broad balance between built development and open space. This portion of the site is also considered suitable for housing specifically designed for older people (including those with special needs), subject to improved footway access to the town centre.

Landscape

Trees within and surrounding the sites add to the generally verdant character of the area. Tree Preservation Orders apply around the boundary and across the centre of the site and development should not result in the loss or harm to any of these trees.

Access

Access should be via a narrow and hedge lined access drive to the lower part of the site should be from Grassy Lane / Hopgarden Lane Development should be served by. Access to the upper part of the site from Oak Lane likely to require modification and visibility improvement

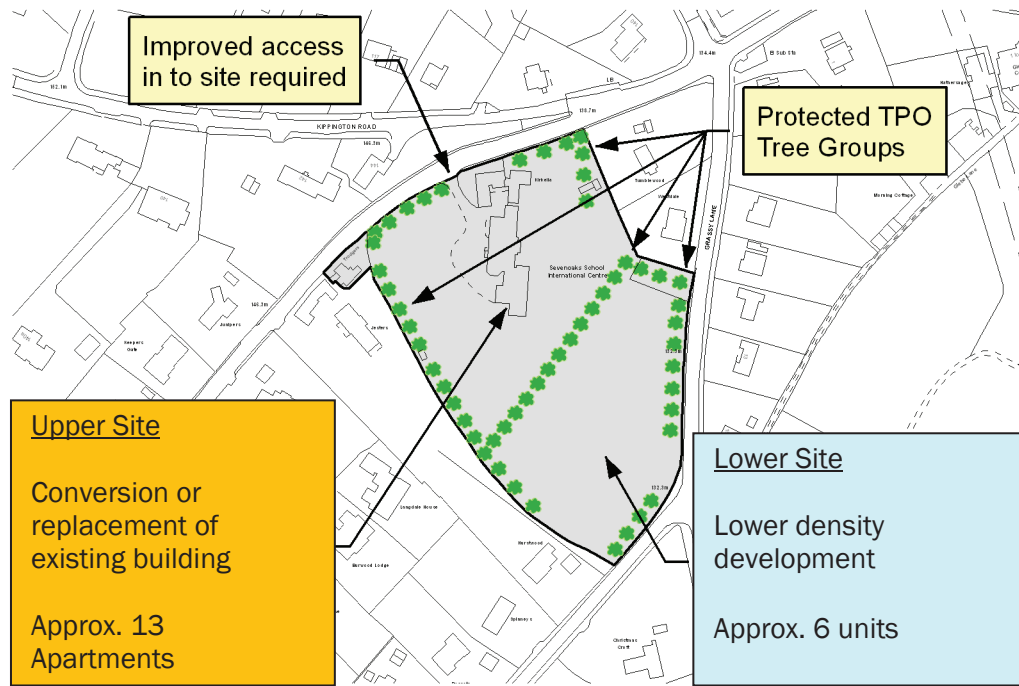
Infrastructure

Contributions to CIL will be required.

Delivery – Sevenoaks School promoting the site for redevelopment as part of their estate master-plan

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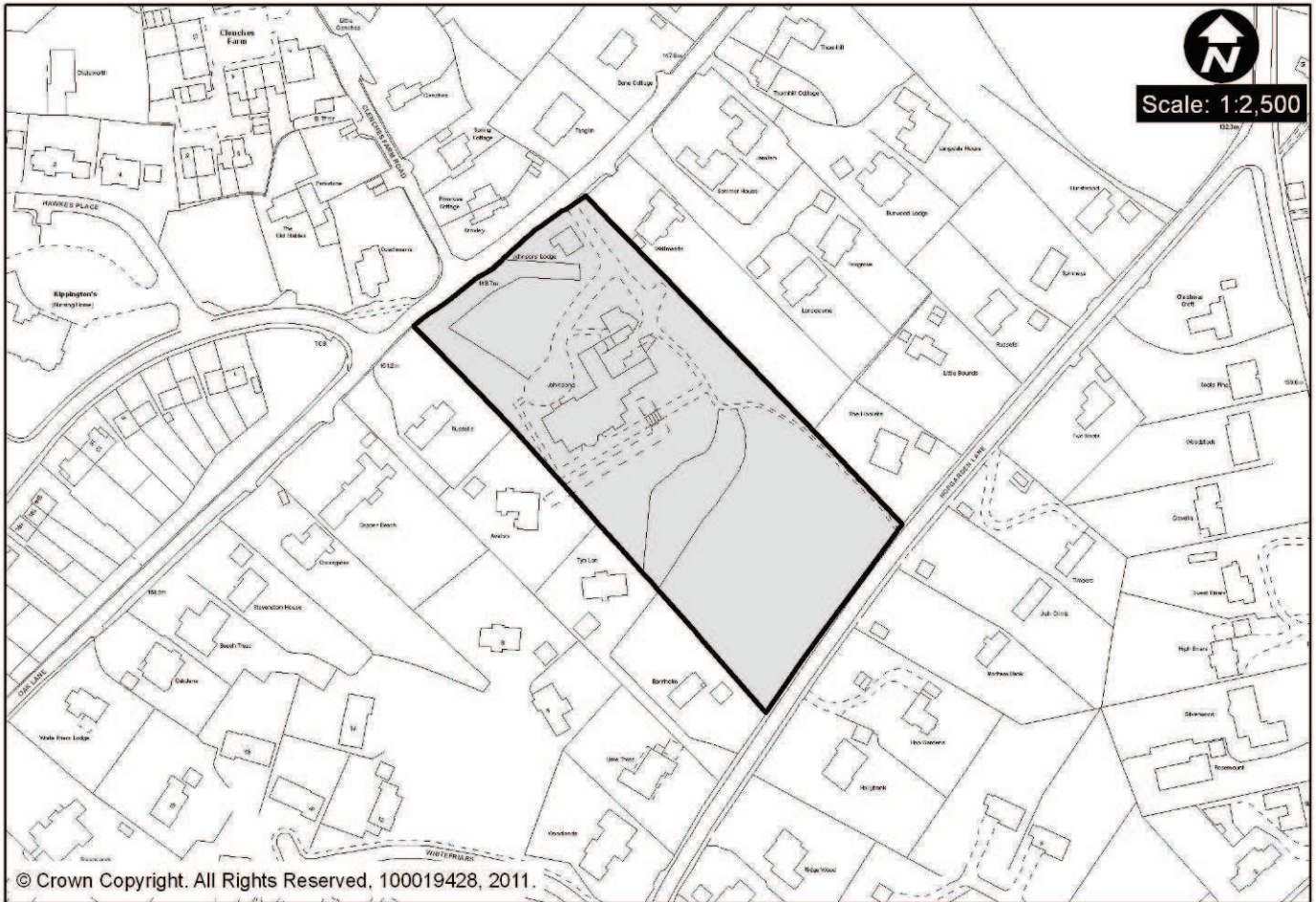


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Gross Area (Ha):	1.40	Net Area (Ha):	1.40
Approximate Density (DPH):	10 – Lower Site Conversion/ replacement on upper site	Approximate Net Capacity:	6 houses – lower site 13 flats – upper site
Estimated Development Period:	6-10 years (2017-2021)	Source / Evidence Base:	SHLAA

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H1(e) Johnsons (Sevenoaks School) at Oak Lane & Hopgarden Lane, Sevenoaks



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Site Address:	Johnsons (Sevenoaks School) at Oak Lane & Hopgarden Lane, Sevenoaks	Settlement:	Sevenoaks UA
Ward:	Sevenoaks Kippington	Proposed Allocation:	Residential
Current Use / PP:	Sevenoaks School boarding house and grounds		

Development Guidance:

Design and Layout

The site should be split into upper and lower parcels of contrasting character.

The lower southern parcel should accommodate development at a density typical to the surrounding area (approximately 10 dph). The fragile balance in favour of the landscape dominating the built form should be retained. Buildings should be well screened and well set back from the front boundary to avoid a significant impact on the rural character of the lanes.

The upper northern parcel should accommodate a conversion of the existing building into apartments or a replacement block of similar size, location and character maintaining the broad balance between built development and open space. This portion of the site is also considered suitable for housing specifically designed for older people (including those with special needs), subject to improved footway access to the town centre.

Landscape

Trees within and surrounding the sites add to the generally verdant character of the area. Tree Preservation Orders apply around the boundary and across the centre of the site and development should not result in the loss or harm to any of these trees.

Access

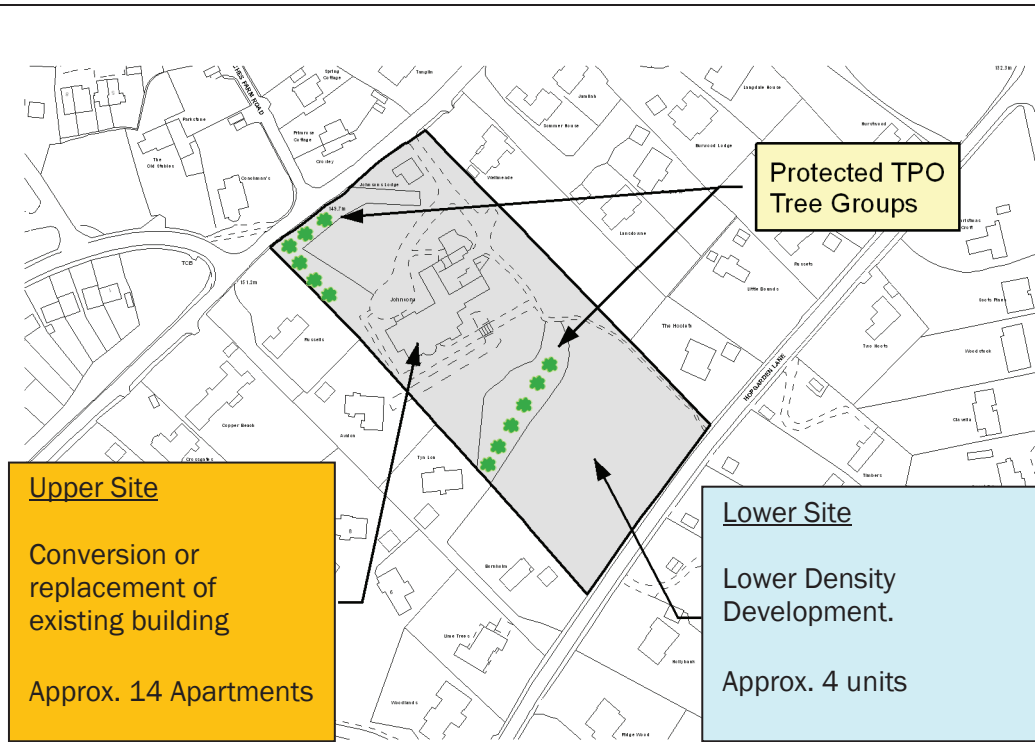
Access should be via a narrow and hedge lined access drive to the lower part of the site should be from Grassy Lane / Hopgarden Lane Development should be served by. Access to the upper part of the site from Oak Lane likely to require modification and visibility improvement

Infrastructure

Contributions to CIL will be required.

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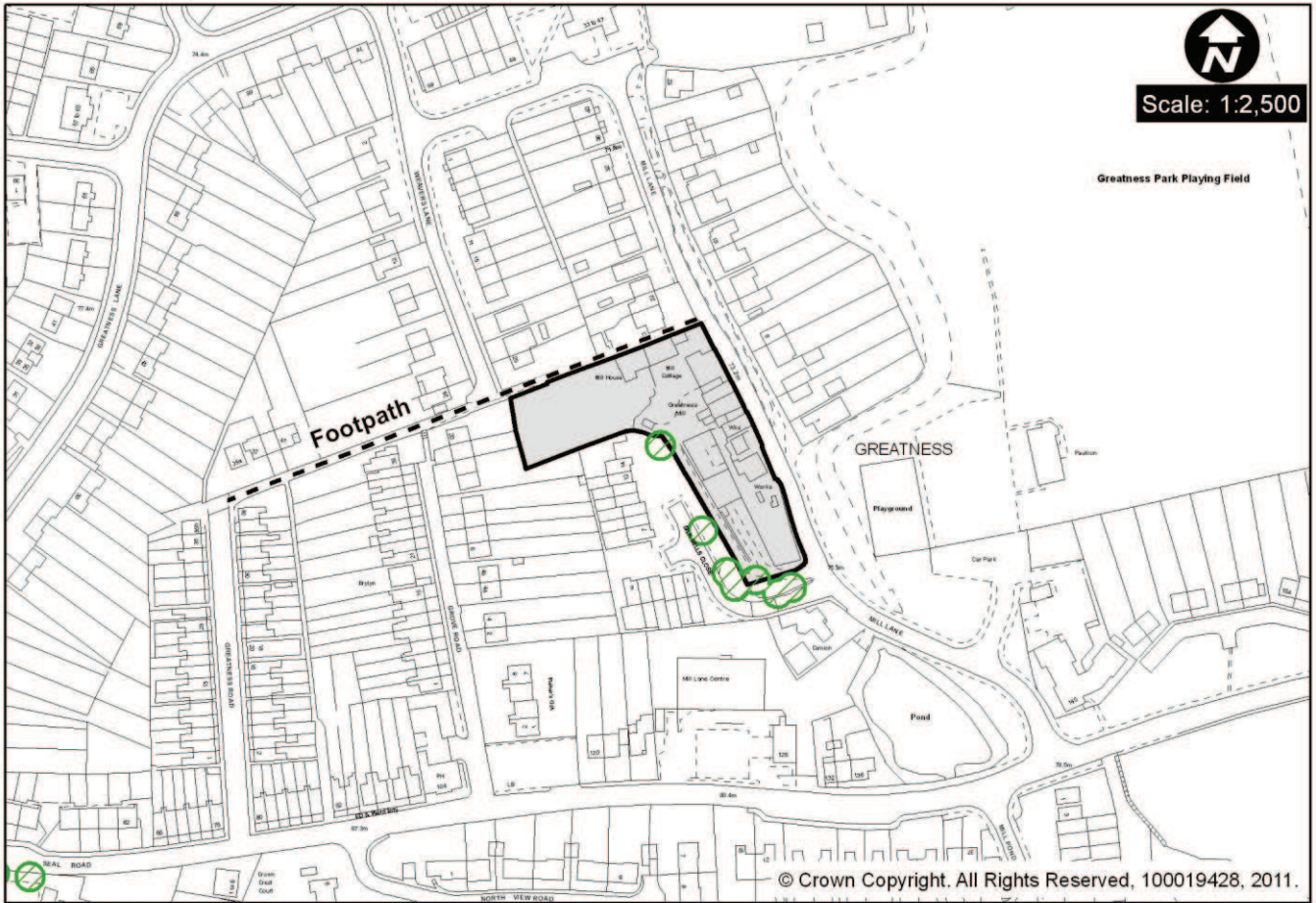


Gross Area (Ha):	1.36	Net Area (Ha):	1.36
Approximate Density (DPH):	10 – Lower Site Conversion/ replacement on upper site	Approximate Net Capacity:	4 houses – lower site 14 flats – upper site
Estimated Development Period:	6-10 years (2017-2021)	Source / Evidence Base:	SHLAA

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H1 (f) Greatness Mill, Mill Lane, Sevenoaks



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Site Address:	Greatness Mill, Mill Lane, Sevenoaks	Settlement:	Sevenoaks UA
Ward:	Sevenoaks Northern	Proposed Allocation:	Residential
Current Use / PP:	Workshops (car repair) and residential		

Development Guidance:

Design and Layout

The site contains the historic Mill House building, which contributes to the character of the local area. The building or the character of the building should be retained in any development scheme. The site is likely to be able to accommodate a mix of houses and flats

Landscape

Tree Preservation Orders apply around the southern and western boundary of the site and development should not result in the loss or harm to any of these trees.

Access

Vehicular access should be from Mill Lane. The footpath to north of the site should be retained.

Infrastructure

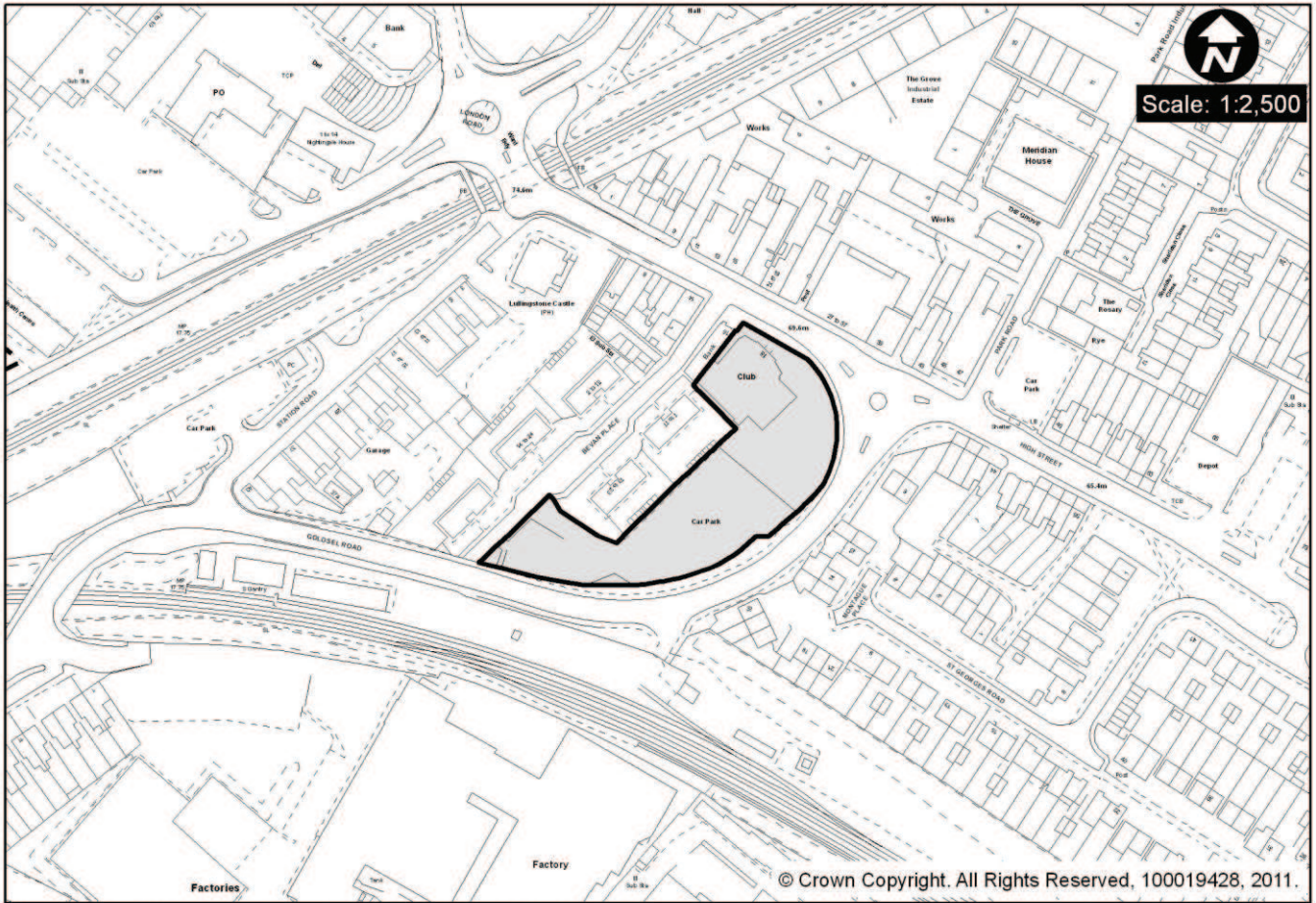
As well as a CIL contribution, site remediation may be necessary. This will not preclude development opportunities on this site.

Delivery – site owner promoting the site for residential development

Gross Area (Ha):	0.34	Net Area (Ha):	0.34
Approximate Density (DPH):	60	Approximate Net Capacity:	20
Estimated Development Period:	0-5 years (2012-2016)	Source / Evidence Base:	SHLAA

Agenda Item 5

H1(g) Bevan Place, Swanley



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Site Address:	Bevan Place, Swanley	Settlement:	Swanley
Ward:	Swanley Christchurch and Swanley Village	Proposed Allocation:	Residential
Current Use / PP:	Car park/ working men’s club, Swanley		

Development Guidance:

Design and Layout

Sustainable location with good transport links provides the opportunity to design a high density flatted development, subject to safeguarding the amenity of adjacent residential properties. The design and layout of each site should take account of the other and form a comprehensive design. Development should achieve a good relationship with the adjacent residential blocks, which abut the site on three sides. Options for inclusion of this land within the comprehensive scheme should be considered. If this is not achievable, the proposal must be carefully designed to integrate with the existing housing.

Residential is likely to be most appropriately provided in the form of apartments blocks. This site is also considered suitable for housing specifically designed for older people (including those with special needs), as it is close to a range of services that would provide for the needs of future occupants.

Careful design and/or physical measures may be needed to mitigate impact from traffic noise.

The site is located within an Air Quality Management Area and measures may be needed to mitigate air quality impact.

Landscape

Landscaping proposals should enhance the site and the wider street scene.

Access

Access should be provided from Bevan Place.

Infrastructure

As well as CIL contributions, the re-provision or relocation of the working men’s club should be provided.

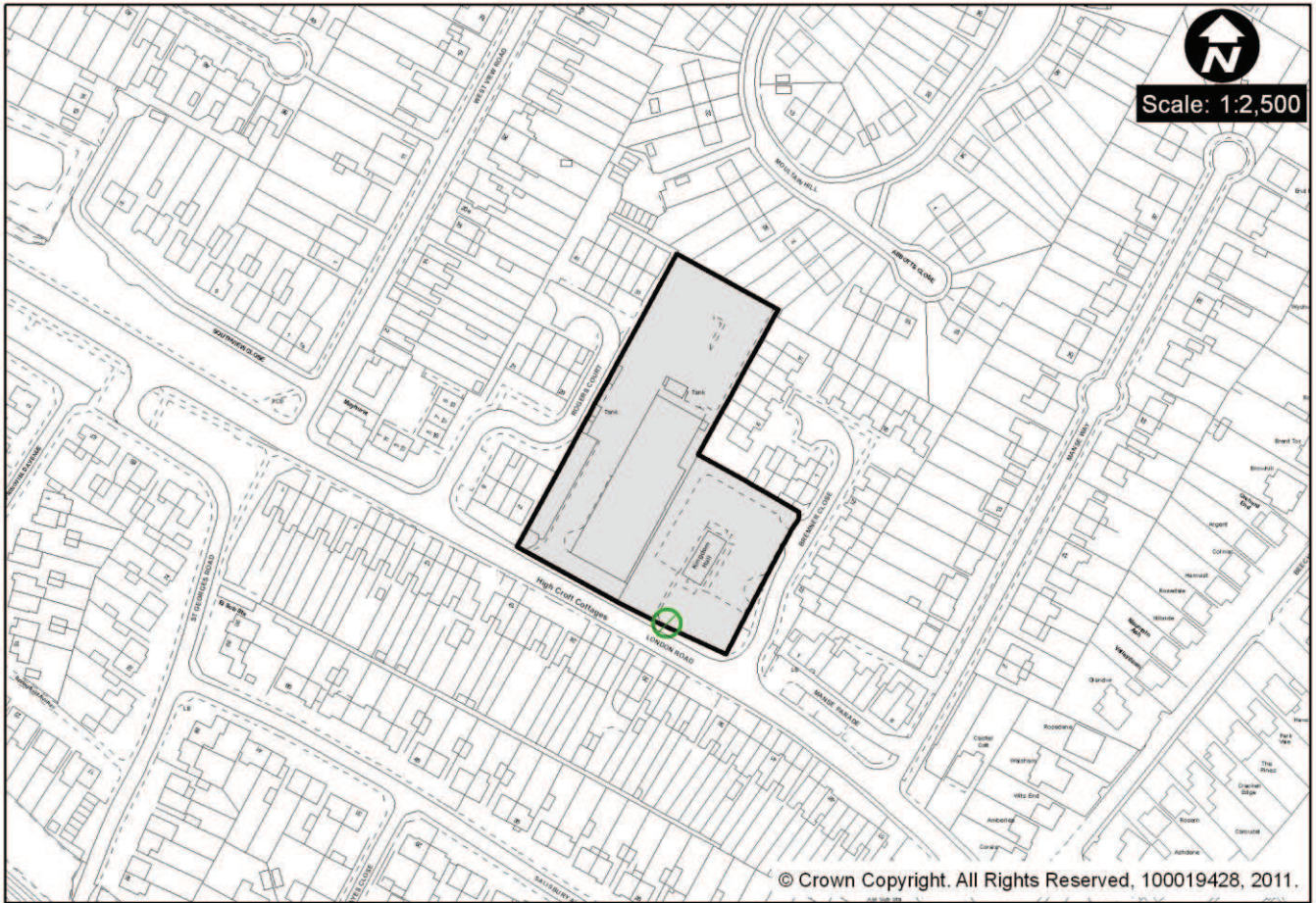
Parking surveys over the last three years have confirmed that car park average usage is at 25% occupation. The loss of this parking will not therefore impact on the vitality of the area. There is capacity in Park Road / Station Approach car parks and free parking in the town centre.

Delivery – Owners of Swanley working men’s club investigating options for redevelopment and working with SDC (owners of car park) to bring forward a comprehensive site redevelopment

Gross Area (Ha):	0.46	Net Area (Ha):	0.46
Approximate Density (DPH):	100	Approximate Net Capacity:	46
Estimated Development Period:	6-10 years (2017-2021)	Source / Evidence Base:	Local Plan / SHLAA

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H1(h) Bus Garage and Kingdom Hall, London Road, Swanley



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Site Address:	Bus Garage and Kingdom Hall Swanley	Settlement:	Swanley
Ward:	Swanley Christchurch and Swanley Village	Proposed Allocation:	Residential
Current Use / PP:	Bus Garage / Church hall		

Development Guidance:

Design and Layout

The design and layout of each site should take account of the other and form a comprehensive design. Development should front London Road, Rogers Court and Bremner Close and respect the well established building lines in London Road.

Attached housing is likely to be the most appropriate form of development on the site. This site is also considered suitable for housing specifically designed for older people (including those with special needs), as it is close to a range of services that would provide for the needs of future occupants.

Careful design and/or physical measures may be needed to mitigate impact from traffic noise.

The site frontage is located within an Air Quality Management Area and measures may be needed to mitigate air quality impact.

Landscape

The TPO should be protected on the site. Landscaping proposals should enhance the site and the wider street scene.

Access

Access – via existing access off London Road or via Bremner Close. A single access should serve the combined Bus Garage and Kingdom Hall site.

Infrastructure

As well as a CIL contribution, development should include re-provision of the existing community facility (hall of worship) in a portion of the site.

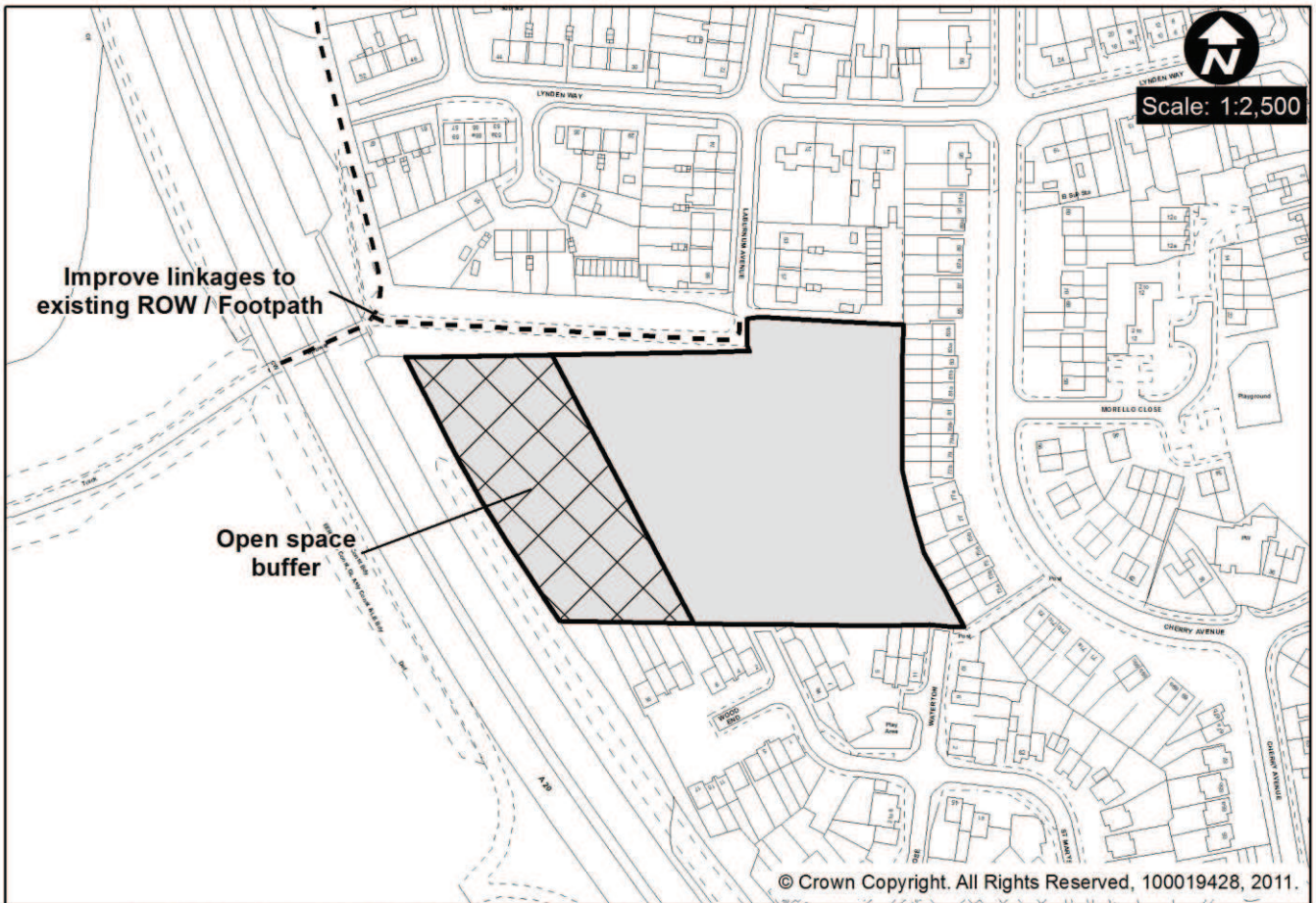
Site remediation may be necessary. This will not preclude development opportunities on this site.

Delivery – promoted by owners for residential development

Gross Area (Ha):	0.74	Net Area (Ha):	0.74
Approximate Density (DPH):	40	Approximate Net Capacity:	30
Estimated Development Period:	0-5 years (2012-2016)	Source / Evidence Base:	Local Plan / SHLAA

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H1(i) Land west of Cherry Avenue, Swanley



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Site Address:	Land west of Cherry Avenue, Swanley	Settlement:	Swanley
Ward:	Swanley St Mary's	Proposed Allocation:	Residential and open space
Current Use / PP:	Vacant open land (Private - no public access)		

Development Guidance:

Design and Layout

This large site can accommodate mix of housing types (semi-detached, terraced, detached), which respects the layout and density of the surrounding housing estate. With the proximity to the A20 to the west the open space should act as a buffer (in terms both noise and air quality) with properties designed to overlook the open space..

Landscape

Proposals should include the provision of public open space with biodiversity enhancement of approximately 0.5ha abutting the A20 as shown on the accompanying plan. The type and layout of open space will be a matter for consultation with the local community.

Access

There is potential for two vehicular access points, via St Marys Road and Laburnum Avenue, to create an extension of the existing housing estate.

Footpath connections should be provided through site, providing a safe and convenient link with existing footpath to the north

Infrastructure

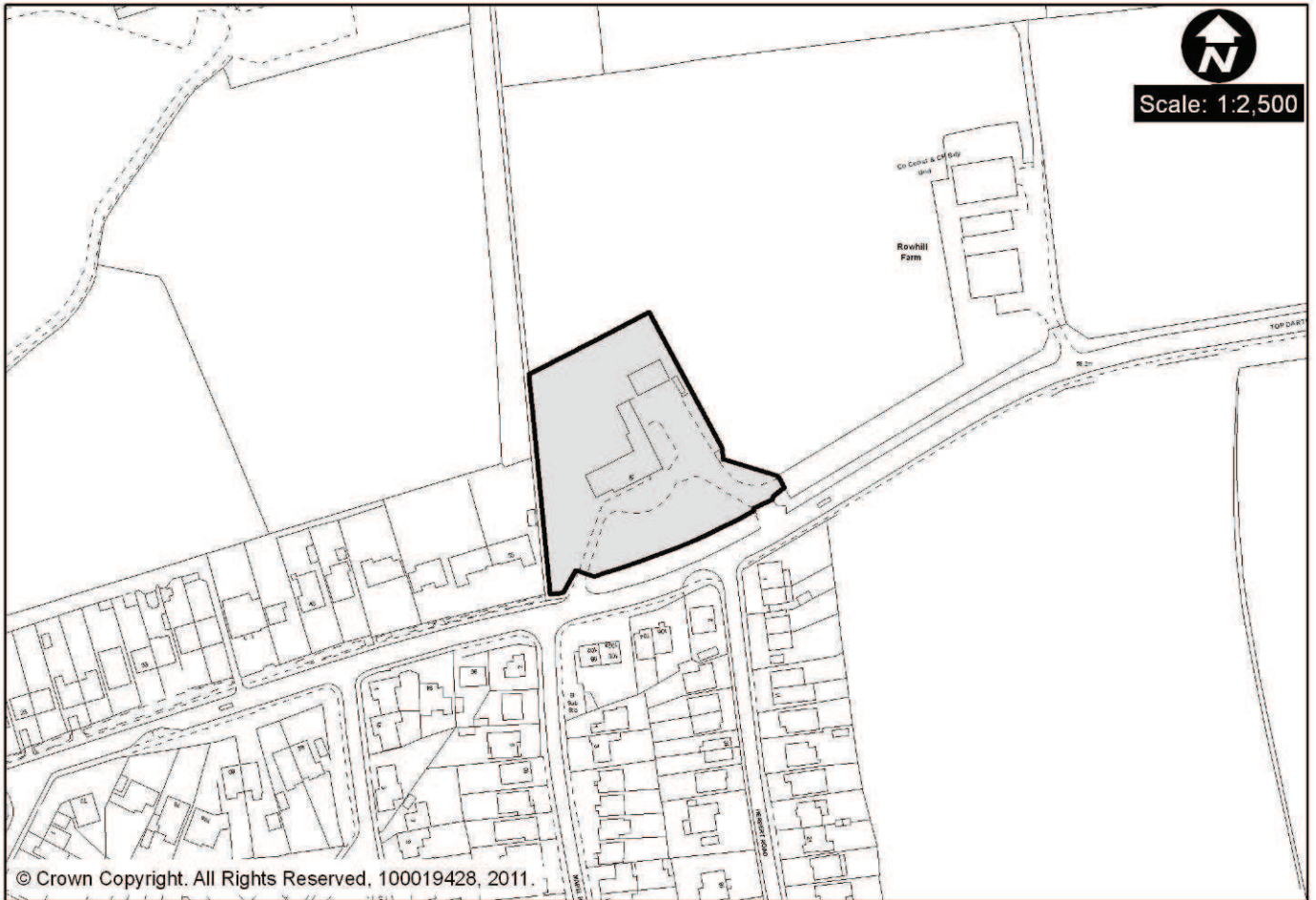
As well as CIL contributions, public open space should be provided on the site.

Delivery – KCC (site owner) promoting site for residential development

Gross Area (Ha):	1.5	Net Area (Ha):	1.00
Approximate Density (DPH):	50	Approximate Net Capacity:	50
Estimated Development Period:	0-5 years (2012-2016)	Source / Evidence Base:	SHLAA

Agenda Item 5

H1(j) 57 Top Dartford Road, Hextable



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Site Address:	57 Top Dartford Road, Hextable	Settlement:	Other settlement
Ward:	Hextable	Proposed Allocation:	Residential
Current Use / PP:	Residential		

Development Guidance:

Design and Layout

Development should be designed carefully to avoid any adverse impact on the adjoining Green Belt. Appropriate design should respond to the gateway location to the village. Development should front Top Dartford Road and respect the building line of other properties in this location.

Attached and detached housing is likely to be suitable on the site.

Landscape

Appropriate tree screening / landscaping should be incorporated in any development scheme to avoid any adverse impact on THE Green Belt or long distance views

Access

Access should be taken from Top Dartford Road (B258). The site currently has in and out driveway arrangement that straddles traffic calming measures (one-way pinch points). Any access modifications will need to be carefully designed to integrate with these measures. The footpath to the west of site should be retained.

Infrastructure

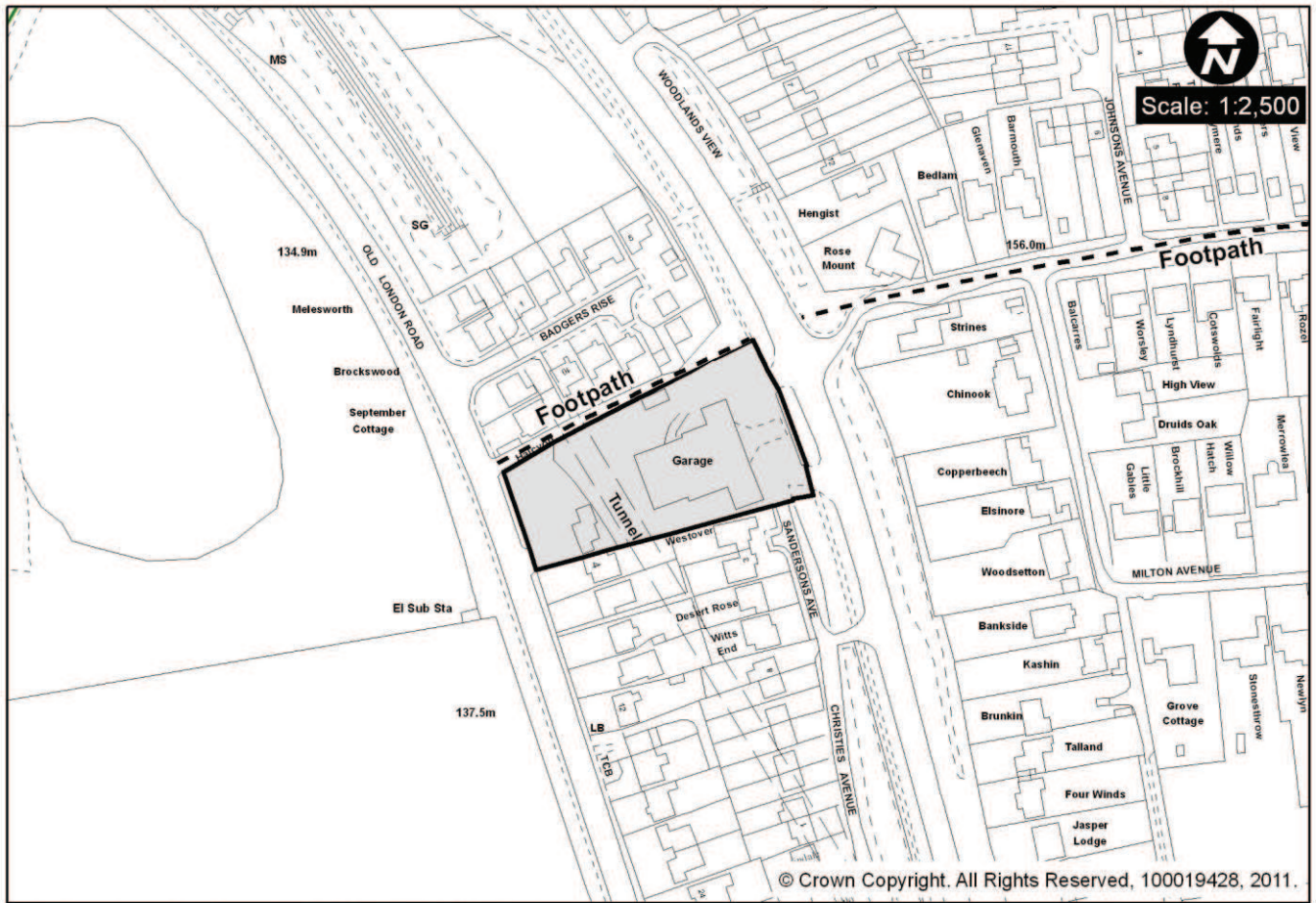
Contributions to CIL will be required

Delivery - Promoted for residential development by owner of site

Gross Area (Ha):	0.51	Net Area (Ha):	0.51
Approximate Density (DPH):	30	Approximate Net Capacity:	14
Estimated Development Period:	6-10 years (2017-2021)	Source / Evidence Base:	SHLAA

Agenda Item 5

H1(k) Foxs Garage, Orpington By-Pass, Badgers Mount



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Site Address:	Foxs Garage, Orpington By-pass, Badgers Mount	Settlement:	Other settlement
Ward:	Halstead, Knockholt & Badgers Mount	Proposed Allocation:	Residential
Current Use / PP:	Garage and MOT testing centre		

Development Guidance:

Design and Layout

Careful consideration should be given to the site topography, where the land rises steeply from Old London Road to A224 Orpington by-pass. There is potential to reflect the layout and scale of the adjacent close (Badgers Rise).

The footpath to the north of site should be overlooked.

Proposals should avoid adverse impact on/from the rail tunnel below site.

Landscape

The landscape frontage to Orpington By-pass is a characteristic of the area and should be respected on this site.

Access

A single point of access at a central location should be provided on the frontage of Old London Road, which is slower (40mph) than the Orpington By-Pass. Associated re-positioning of the existing bus stop currently located between the existing in/out access arrangement.

The footpath to the north of site should be retained.

Infrastructure

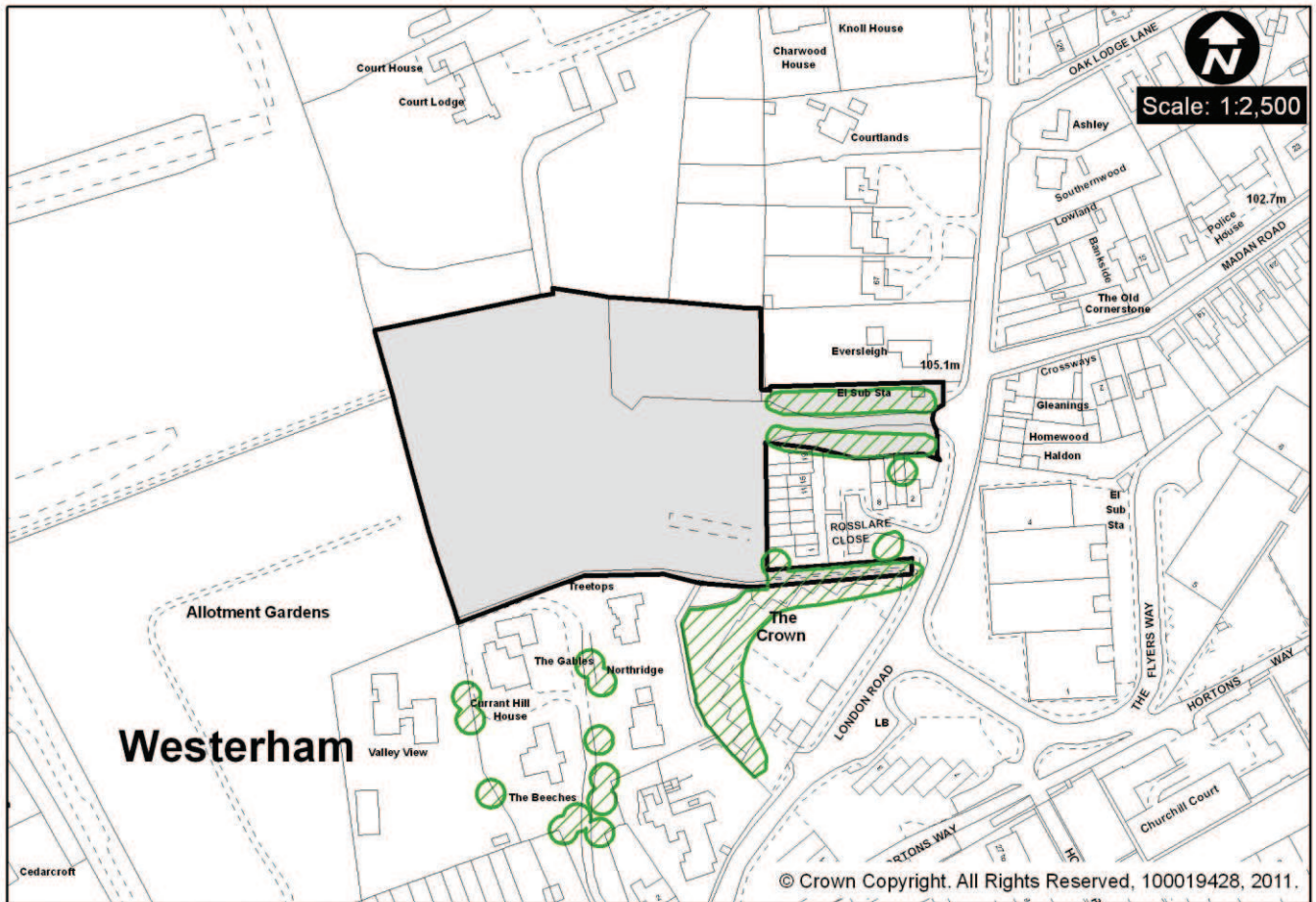
As well as CIL contributions, site remediation may be necessary. This will not preclude development opportunities on this site.

Delivery – promoted for residential development by owners of site

Gross Area (Ha):	0.50	Net Area (Ha):	0.50
Approximate Density (DPH):	30	Approximate Net Capacity:	15
Estimated Development Period:	0-5 years (2012-2016)	Source / Evidence Base:	SHLAA

Agenda Item 5

H1 (I) Land Adjacent to London Road, Westerham



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Site Address:	Land adjacent to London Road, Westerham – (Formerly Safeguarded Land)	Settlement:	Other settlement
Ward:	Westerham & Crockham Hill	Proposed Allocation:	Residential
Current Use / PP:	Field with hard-standing (former site of primary school)		

Development Guidance:

Design and Layout

The site is located within the AONB and development should protect and enhance the landscape features.

This large site can accommodate mix of housing types (detached, semi-detached, terraced). The site is also considered suitable for housing specifically designed for older people (including those with special needs), as it is close to a range of services that would provide for the needs of future occupants.

Landscape

There are Tree Preservation Orders on the site which should be protected and form an integral part of the scheme. The trees provide an attractive avenue into the site and line both the pedestrian and vehicular access from London Road. No protected trees to be removed. Ecological issues should be considered in any redevelopment. The existing tree screening should be maintained and enhanced.

Access

Access should be taken off London Road, via wide avenue to north of Rosslare Close

The development should provide vehicular access to the Westerham allotment housing allocation site to the West, from London Road.

The passageway to the south of Rosslare Close should provide pedestrian and cycle access to the site

Infrastructure

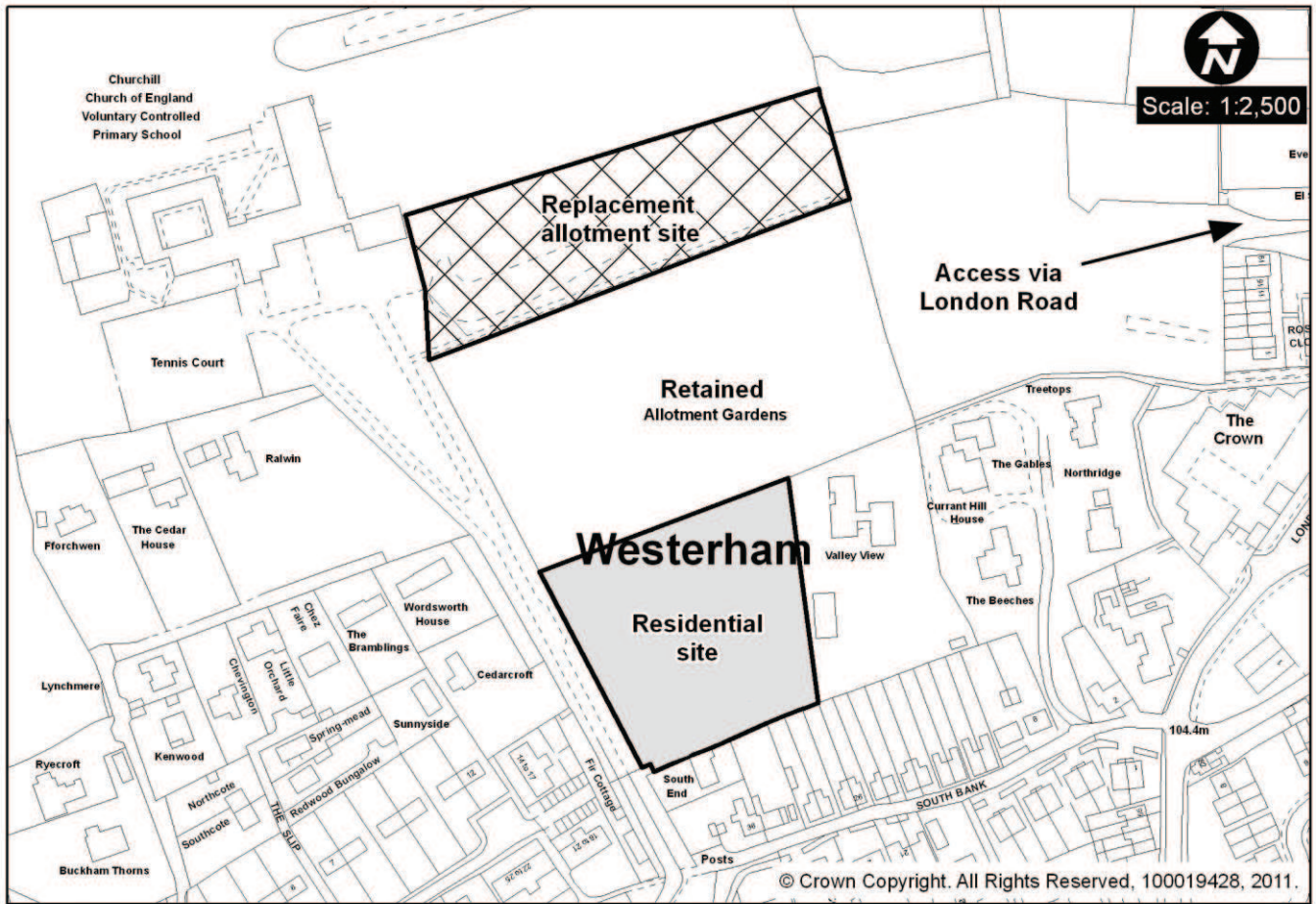
Contributions to CIL will be required

Delivery - Promoted for residential development by owner of site (KCC)

Gross Area (Ha):	1.46	Net Area (Ha):	1.24
Approximate Density (DPH):	25	Approximate Net Capacity:	30
Estimated Development Period:	0-5 years (2012-2016)	Source / Evidence Base:	Local Plan Allocation

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H1(m) Currant Hill Allotments, Westerham



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Site Address:	Currant Hill Allotments, Westerham (Formerly Safeguarded Land)	Settlement:	Other settlement
Ward:	Westerham & Crockham Hill	Proposed Allocation:	Residential
Current Use / PP:	Allotments		

Development Guidance:

Design and Layout

The site is located within the AONB and development should protect and enhance the landscape features.

The site should reflect the adjacent mix of housing types (detached, semi-detached, terraced). This site is also considered suitable for housing specifically designed for older people (including those with special needs), as it is close to a range of services that would provide for the needs of future occupants.

Low buildings heights (not greater than two storeys) should be incorporated into the development scheme to respond to the site topography and integrate with the surrounding development

Landscape

Existing tree screening should be maintained and enhanced

Site biodiversity surveys will be sought to ensure any biodiversity concerns are adequately mitigated and biodiversity enhancement will be required on the adjacent replacement allotment site

Access

Site access should be provided via the adjacent site to London Road (emergency/pedestrian access on via Rysted Lane).

Infrastructure

As well as CIL contributions, development of the site will require equivalent replacement of allotments within Westerham. The replacement allotments would need to be of equivalent or greater value, in terms of their size, location, accessibility and quality, in order to maintain the supply of allotments for the local community. Westerham Town Council, who own the site, have proposed that replacement allotments be provided in the field immediately to the north of the site, which is allocated in the ADMP. The site is currently leased to Churchill School. The school is aware of this proposal and has confirmed that it can accommodate the loss of the field without prejudicing its activities.

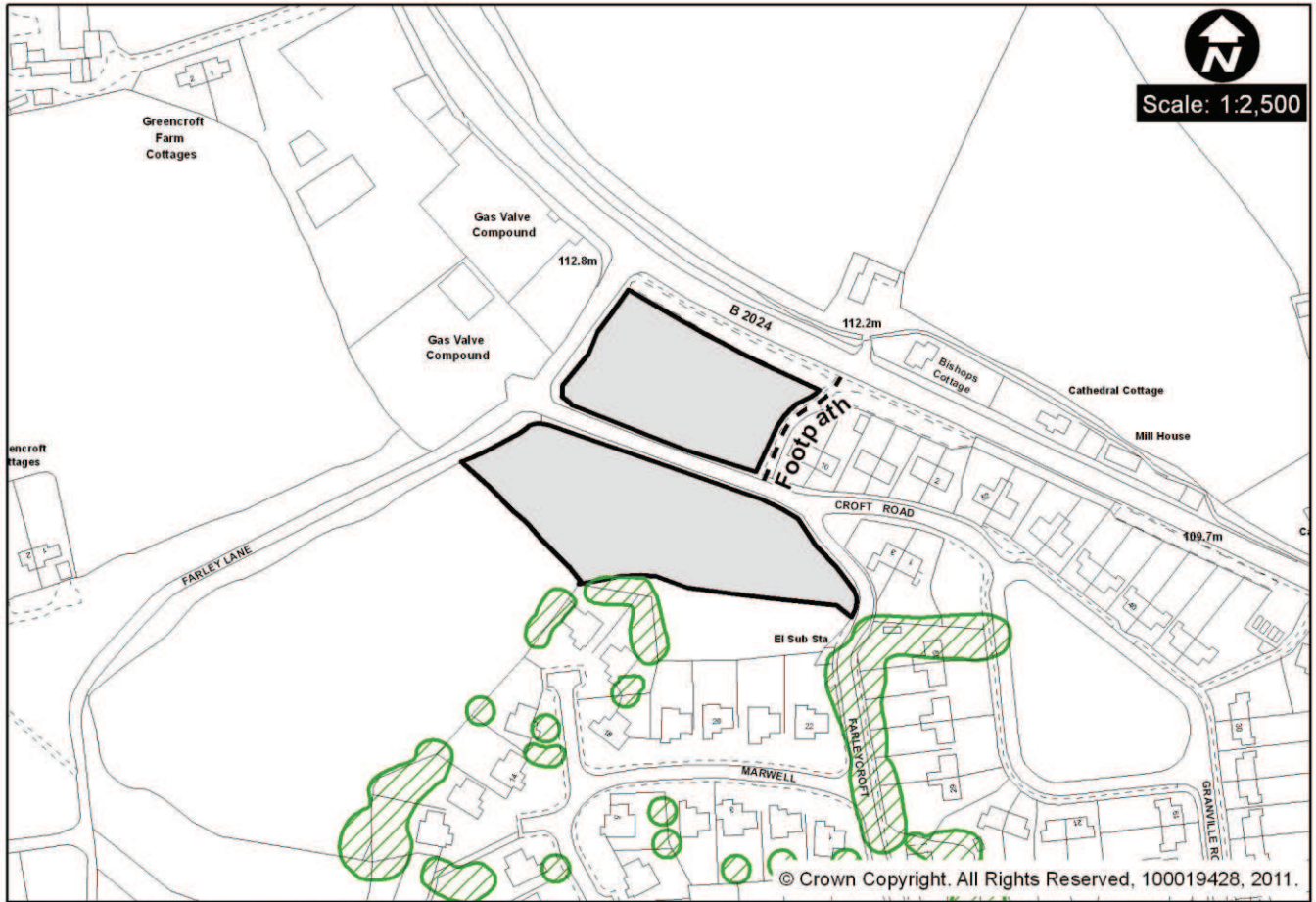
Delivery – site owners (Westerham Town Council) are promoting the site for residential development, subject to further consultation with the local community.

Note - the local authority must seek permission from the Secretary of State before selling or changing the use of a statutory allotment site under the Allotments Act 1925

Gross Area (Ha):	0.67	Net Area (Ha):	0.67
Approximate Density (DPH):	30	Approximate Net Capacity:	20
Estimated Development Period:	10-15 years (2022-2026)	Source / Evidence Base:	Local Plan (Safeguarded Land)

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H1 (n) Land at Croft Road Westerham



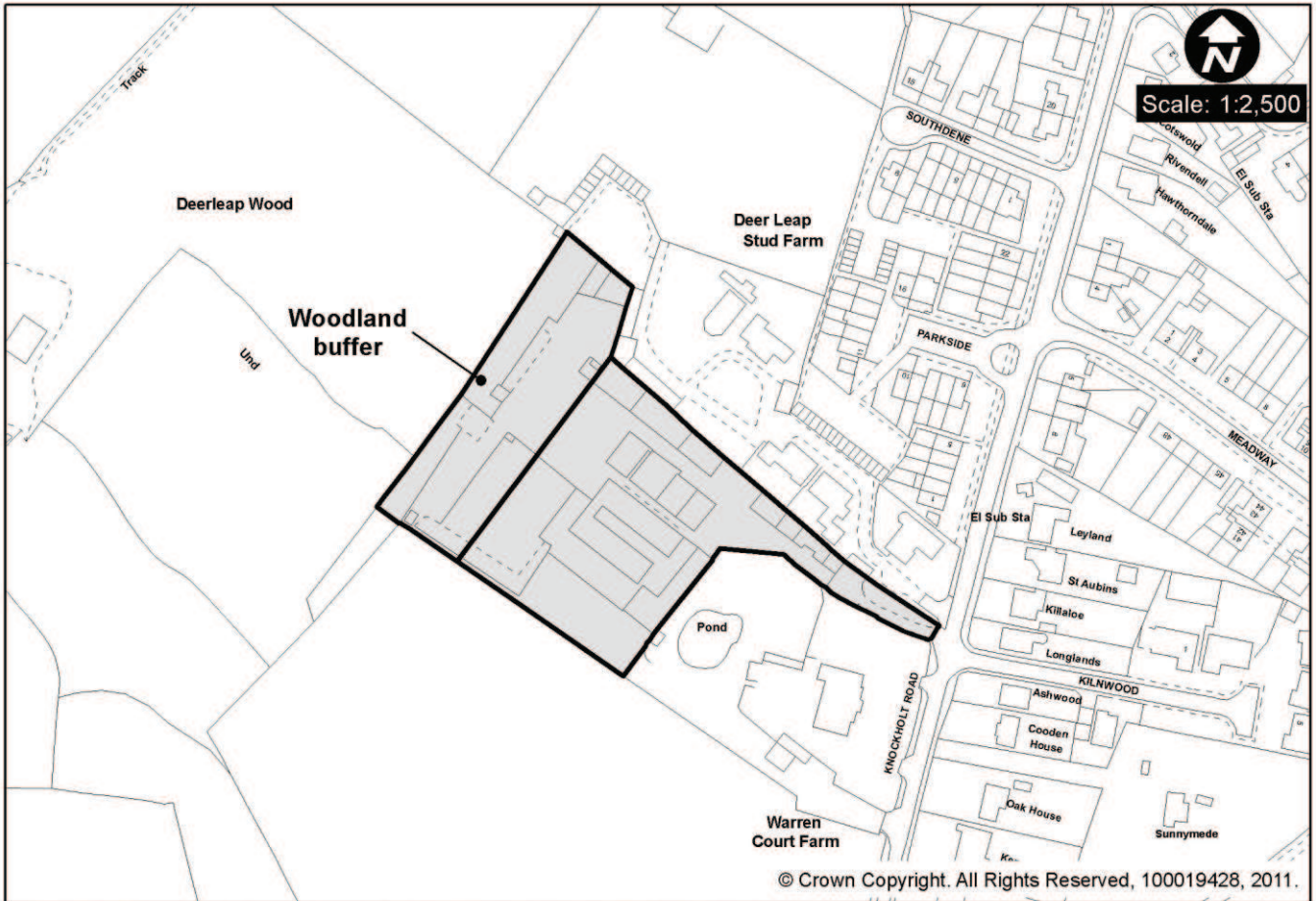
33



Site Address:	Land at Croft Road, Westerham (Formerly Safeguarded Land)	Settlement:	Other settlement
Ward:	Westerham & Crockham Hill	Proposed Allocation:	Residential
Current Use / PP:	Open Land		
Development Guidance:			
Design and Layout			
<p>The site is located within the AONB and development should protect and enhance the landscape features. Development should be designed carefully to avoid any adverse impact on the adjoining Green Belt.</p> <p>The site should reflect the layout and scale of adjacent attached and detached housing.</p>			
Landscape			
Existing tree screening should be maintained and enhanced			
Access			
<p>The site should be accessed from Croft Road and not from the B2024 Croydon Road.</p> <p>The footpath to east of northern (lower) site should be retained.</p>			
Infrastructure			
Contributions to CIL will be required			
Delivery – SDC own site and support residential development			
Gross Area (Ha):	0.77	Net Area (Ha):	0.77
Approximate Density (DPH):	25	Approximate Net Capacity:	15
Estimated Development Period:	6-10 years (2017-2021)	Source / Evidence Base:	Local Plan (Safeguarded Land)

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H1(o) Warren Court, Halstead



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Site Address:	Warren Court, Halstead	Settlement:	Halstead
Ward:	Halstead, Knockholt and Badgers Mount	Proposed Allocation:	Residential
Current use:	Mixed Use (Industry and Offices)		

Development Guidance:

Design and Layout

The residential redevelopment must be carefully designed to minimise the impact on the surrounding countryside. It is likely to be most appropriate in the form of relatively low density attached/detached housing. Dwellings should be of similar height to the existing buildings on the site i.e. 1.5/2 storey dwellings, in order to reduce their impact. The scheme design should reflect the edge of settlement location of this site.

The area around the southern and western boundary of the site (includes a large expanse of hard-standing, Leylandi planting and small-scale commercial buildings. Restoration and environmental improvement of this area will be required as part of any residential scheme, to improve the relationship of the site with the surrounding countryside.

The relationship of development to adjacent residential and farm buildings will need to be carefully addressed

Landscape

A buffer of woodland is required to protect and extend Deerleap wood to the rear of the site as shown on the accompanying map..

Landscaping and planting will be required within the site to screen the site from surrounding countryside.

Access

Access should be via the existing access.

Improvements in footway links and provision an informal pedestrian crossing facility to connect to the existing bus stop facilities will be required.

Infrastructure

As well as contributions to CIL, site remediation may be necessary. This will not preclude development opportunities on this site.

Delivery – promoted by owner of site for residential development.

Gross Area (Ha):	1.1	Net Area (Ha):	0.6
Approximate Density (DPH):	25	Approximate Net Capacity:	15
Estimated Development Period	0-5 years (2012-2016)	Source / Evidence Base:	Promoted by owner

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APPENDIX 4: LAND FOR BUSINESS ALLOCATION MAPS

APPENDIX 4

LAND FOR BUSINESS ALLOCATION MAPS

Important

Development proposals will be assessed against the guidance in this appendix alongside relevant Core Strategy and Development Management Policies. Particular reference should be had to the Policies contained within the Sustainable Communities and Development Principles and Environment chapters of the ADMP.

Key

- - - Footpath

 Tree Preservation Orders

Core Strategy Policy SP8 is the overarching strategic policy that provides for the retention and creation of employment and business facilities throughout the District, and promotes a flexible approach to the use of land for business and employment purposes.

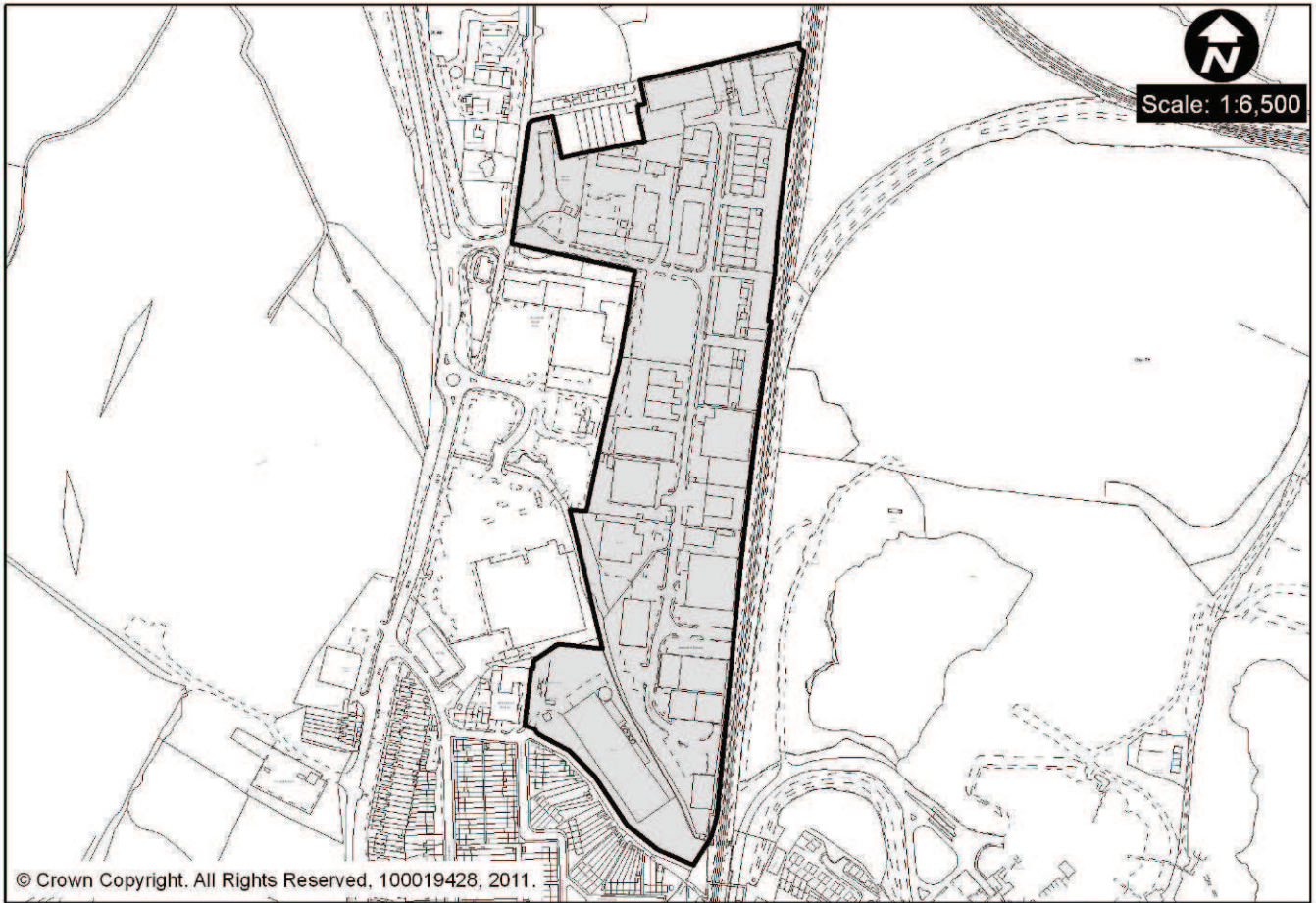
It is the role of the ADMP to formally identify the sites to which sites Policy SP8 of the Core Strategy applies.

Policy EMP1 of this document therefore identifies that the following sites will be retained or allocated for Business Use across the District for B1 – B8 uses. Site location plans are included to show the extent of the sites, whilst the site areas and existing uses are detailed below. Further detail on each of these existing employment sites can be found in the Councils Employment Land Review evidence base documents.

REF:	SETTLEMENT	SITE AREA (HA)	CURRENT USE
	<u>Sevenoaks Urban Area</u>		
EMP1(a)	Vestry Road, Sevenoaks	11.3	Office & Industry
EMP1(b)	Bat & Ball Enterprise Centre, Sevenoaks	1.8	Warehouse & Industry
EMP1(c)	British Telecom, Sevenoaks	1.8	Offices
EMP1(d)	Erskine House, Sevenoaks	0.5	Offices
EMP1(e)	Hardy's Yard, Riverhead	1.3	Office & Industry
EMP1(f)	High Street, Sevenoaks	1.5	Offices
EMP1(g)	London Road, Sevenoaks	4.0	Offices & Residential
EMP1(h)	Morewood Close (Outside Housing Area), Sevenoaks	3.7	Offices, Warehousing & Industry
EMP1(i)	South Park , Sevenoaks	0.2	Offices & Medical Centre
EMP1(j)	Tubs Hill House, Tubs Hill Road, Sevenoaks	0.4	Office
EMP1(k)	Lime Tree Walk, Sevenoaks	0.6	Office
	<u>Swanley</u>		
EMP1(l)	Wested Lane Industrial Estate, Swanley	8.2	Depot, Warehousing, Industry
EMP1(m)	Swanley Town Council Offices, Swanley	0.4	Offices, Banqueting
EMP1(n)	Swan Mill, Goldsel Road, Swanley	2.6	Industry
EMP1(o)	Horizon House, Swanley	0.3	Offices
EMP1(p)	Media House, Swanley	0.3	Offices
EMP1(q)	Moreton Industrial Estate, Swanley	1.8	Depot & Warehousing
EMP1(r)	Park Road Industrial Estate, Swanley	1.3	Offices, Warehousing & Industry
EMP1(s)	Southern Cross Ind. Estate, Swanley	1.9	Depot & Warehousing
EMP1(t)	Teardrop Industrial Estate, Swanley	3.4	Offices, Warehousing, recycling Station & Highways Depot.
EMP1(u)	The Technology Centre, Swanley	1.9	Offices, Warehousing & Industry
	<u>Edenbridge</u>		
EMP1(v)	Station Road, Edenbridge	18.8	Offices, Warehousing & Industry
EMP1(w)	Edenbridge Trading Centre/ Warsop Trading Centre	1.6	Offices, Warehousing & Industry
	<u>Other Settlements</u>		
EMP1(x)	Westerham Trading Centre, Westerham	3.7	Offices & Warehousing
EMP1(y)	Blue Chalet Industrial Park, West Kingsdown	0.9	Industry, Offices and Vehicle repairs
EMP1(z)	West Kingsdown Industrial Estate, West Kingsdown	0.5	Light industry
EMP1(zz)	Horton Kirby Trading Estate, South Darenth	0.8	Office & Industry
	<u>New Allocations</u>		
EMP4	Broom Hill, Swanley	4.1	Green Field

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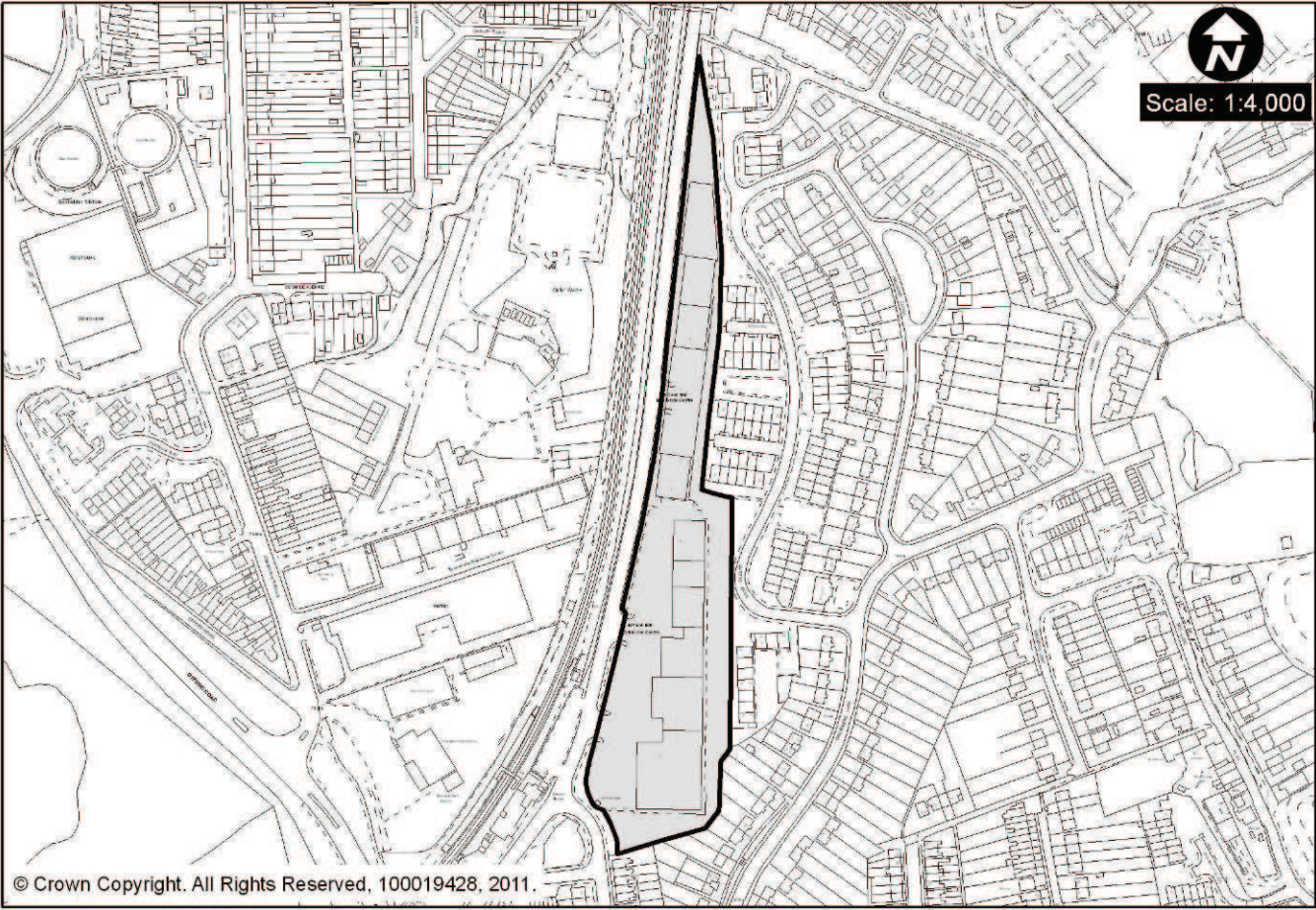
EMP1(a) Vestry Road, Sevenoaks (11.3ha)



3



EMP1(b) - Bat & Ball Enterprise Centre, Sevenoaks (1.8ha)

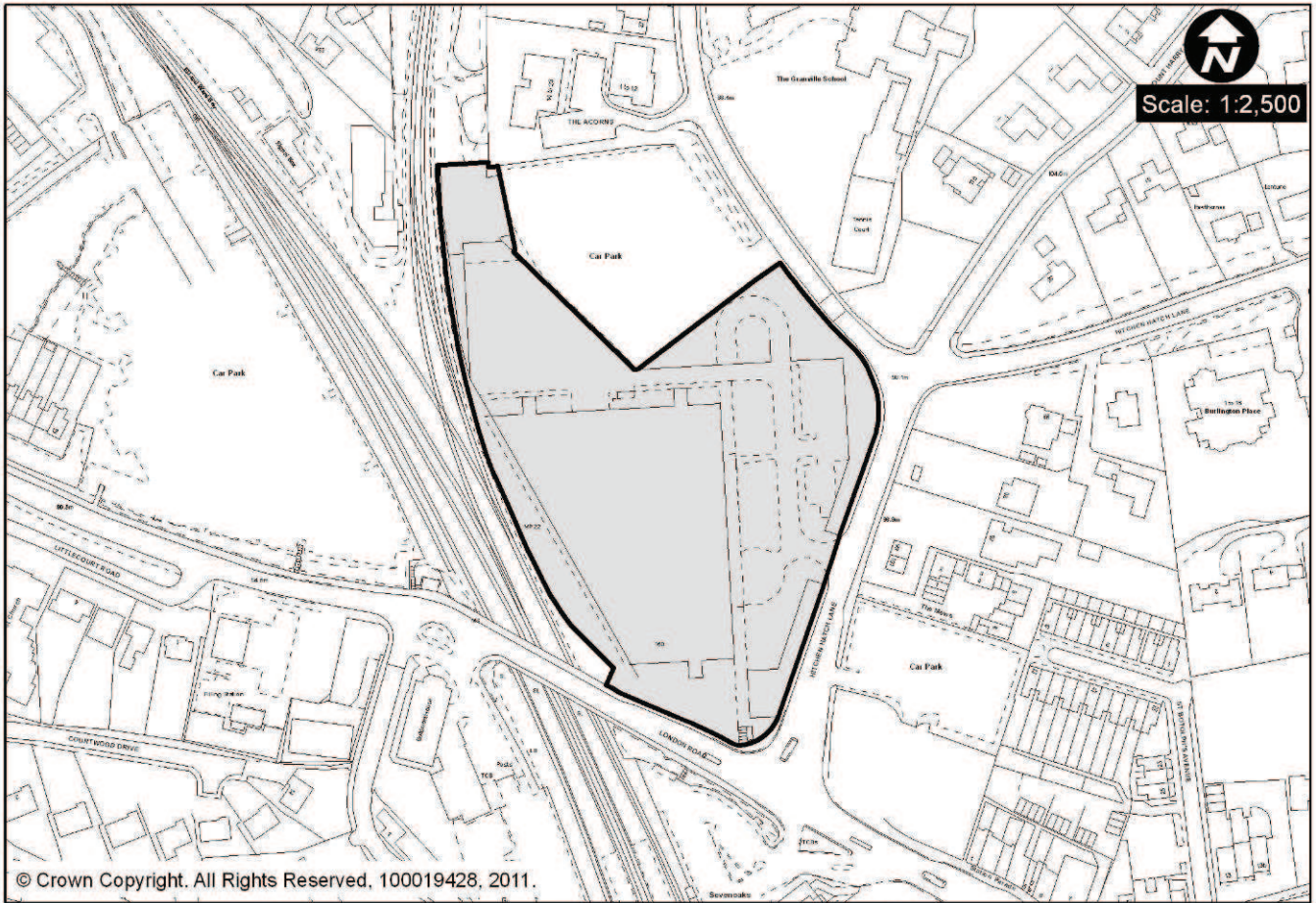


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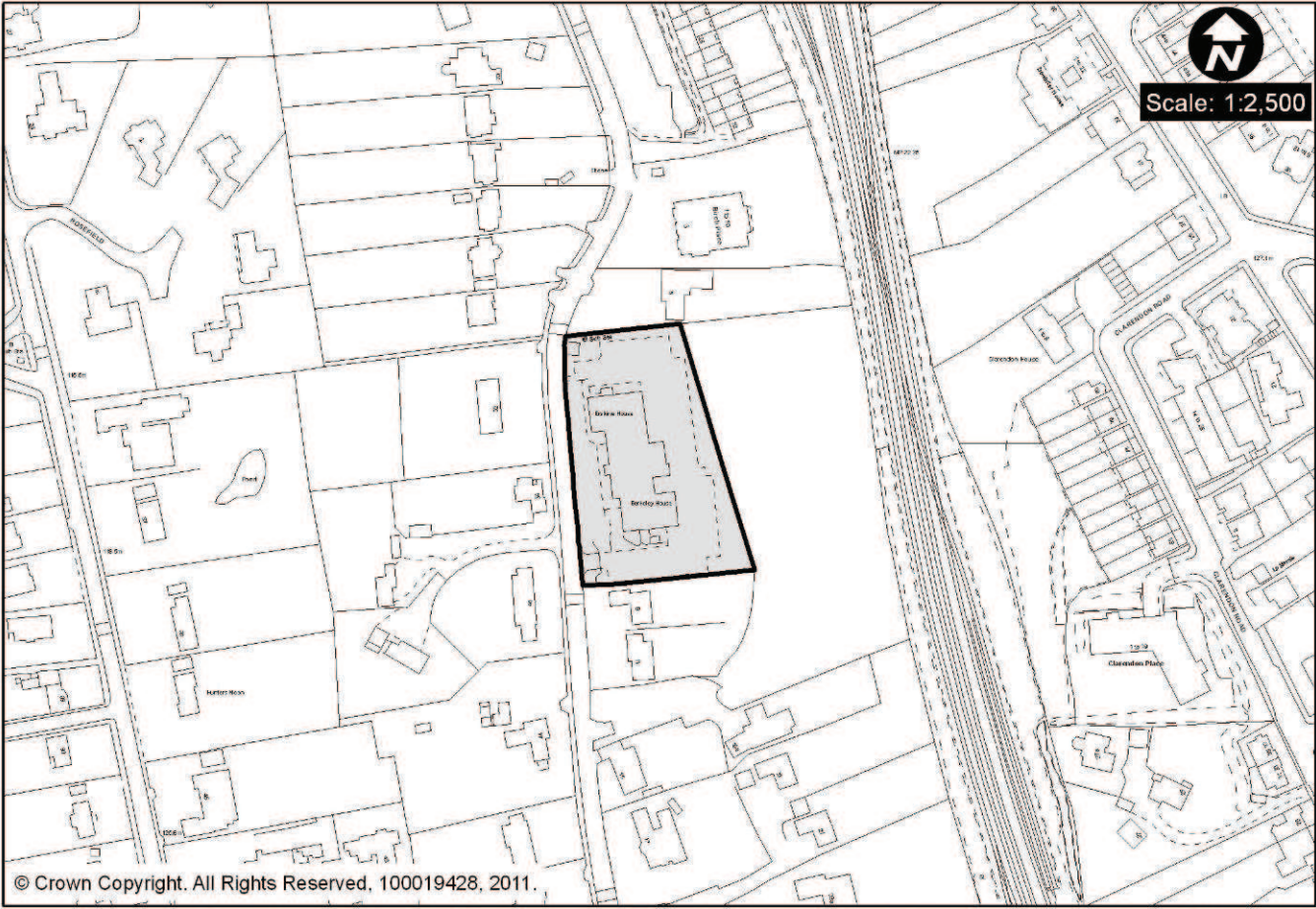
EMP1(c) British Telecom, London Road, Sevenoaks (1.8 ha)



5



EMP1(d) Erskine House, Oak Hill Road, Sevenoaks (0.5ha)



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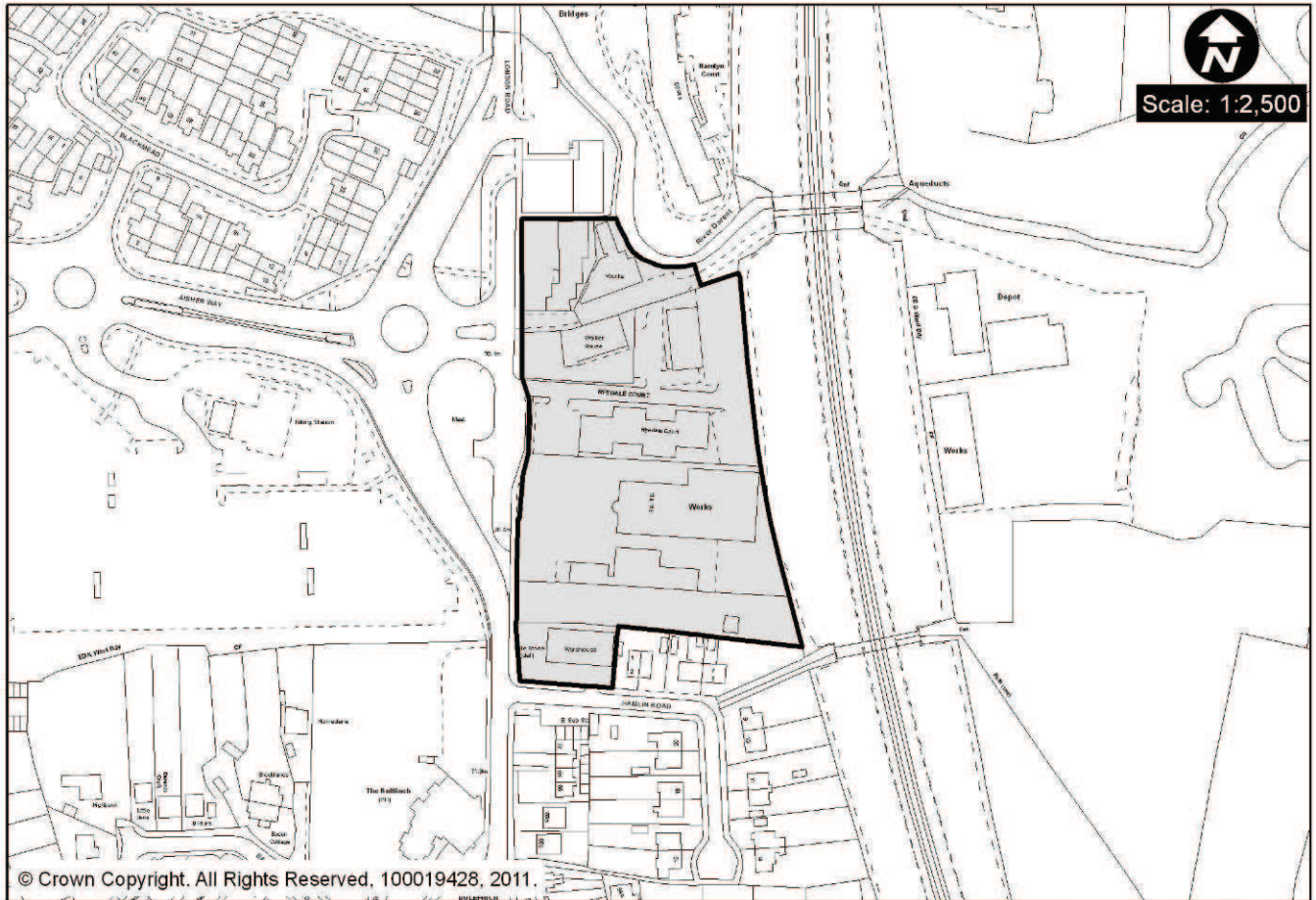
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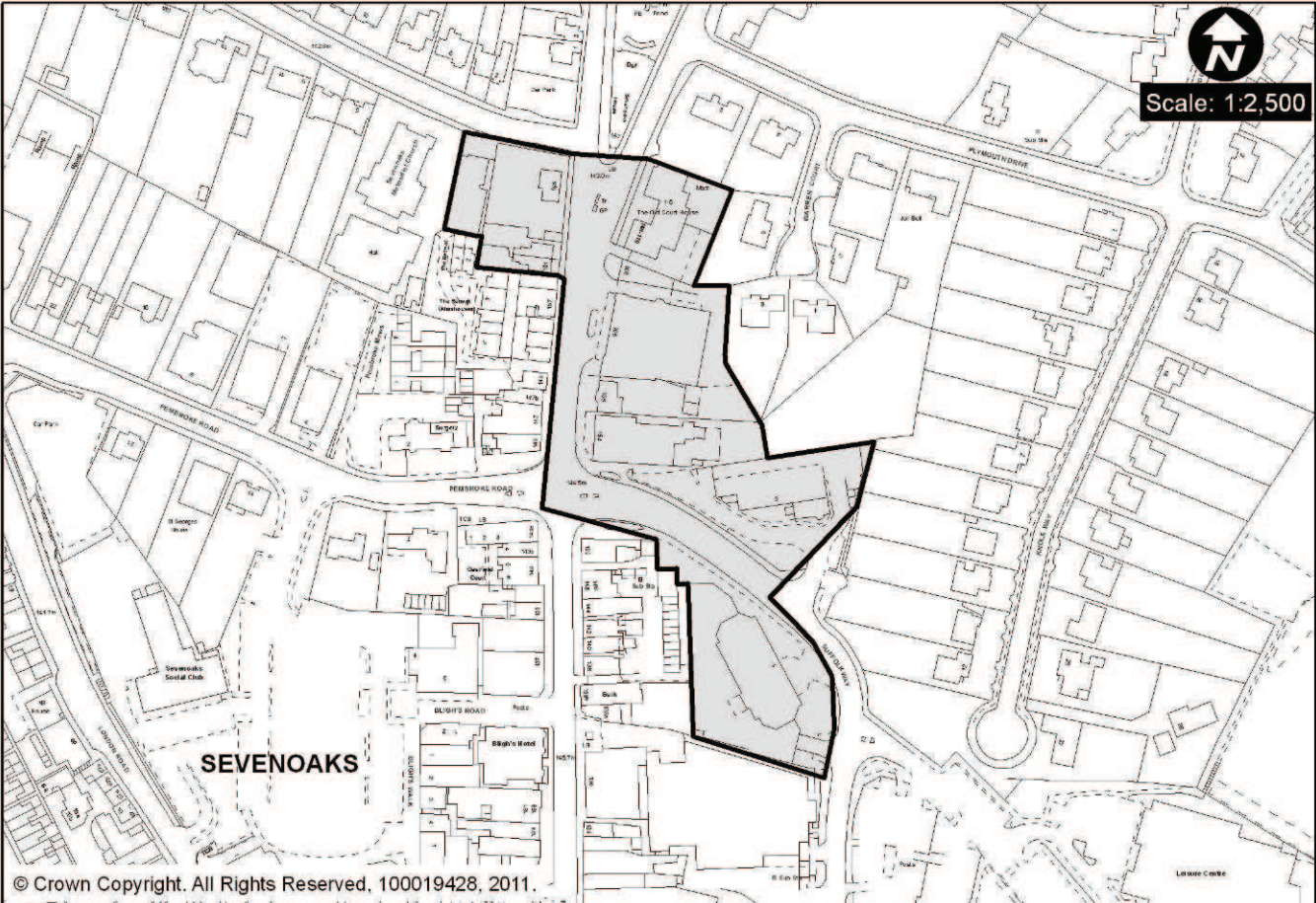
EMP1(e) Hardy's Yard, Riverhead (1.3ha)



7



EMP1(f) High Street, Sevenoaks (1.5ha)

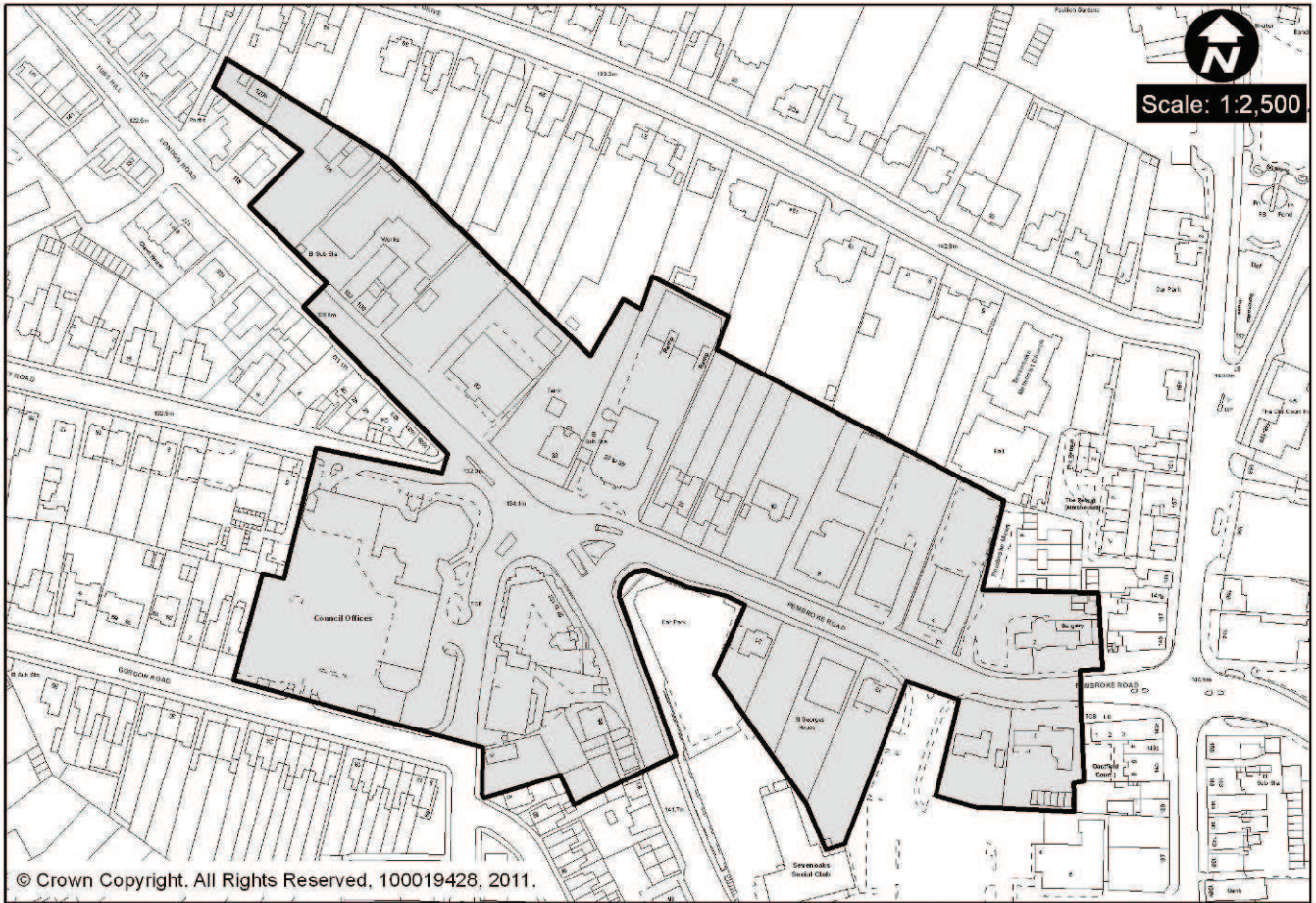


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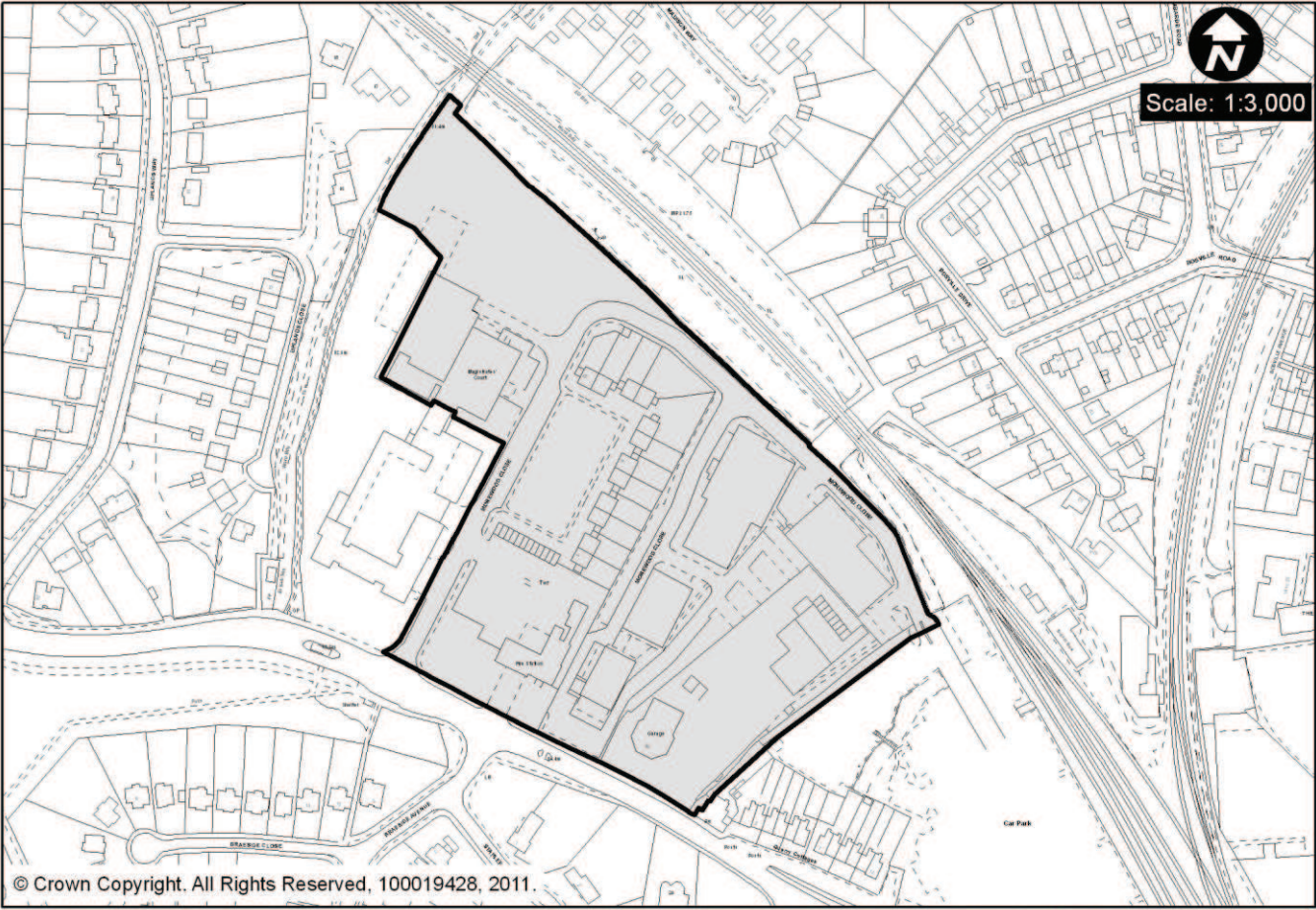
EMP1(g) London Road, Sevenoaks (4.0ha)



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EMP1(h) Morewood Close (outside housing area), Sevenoaks (3.7ha)

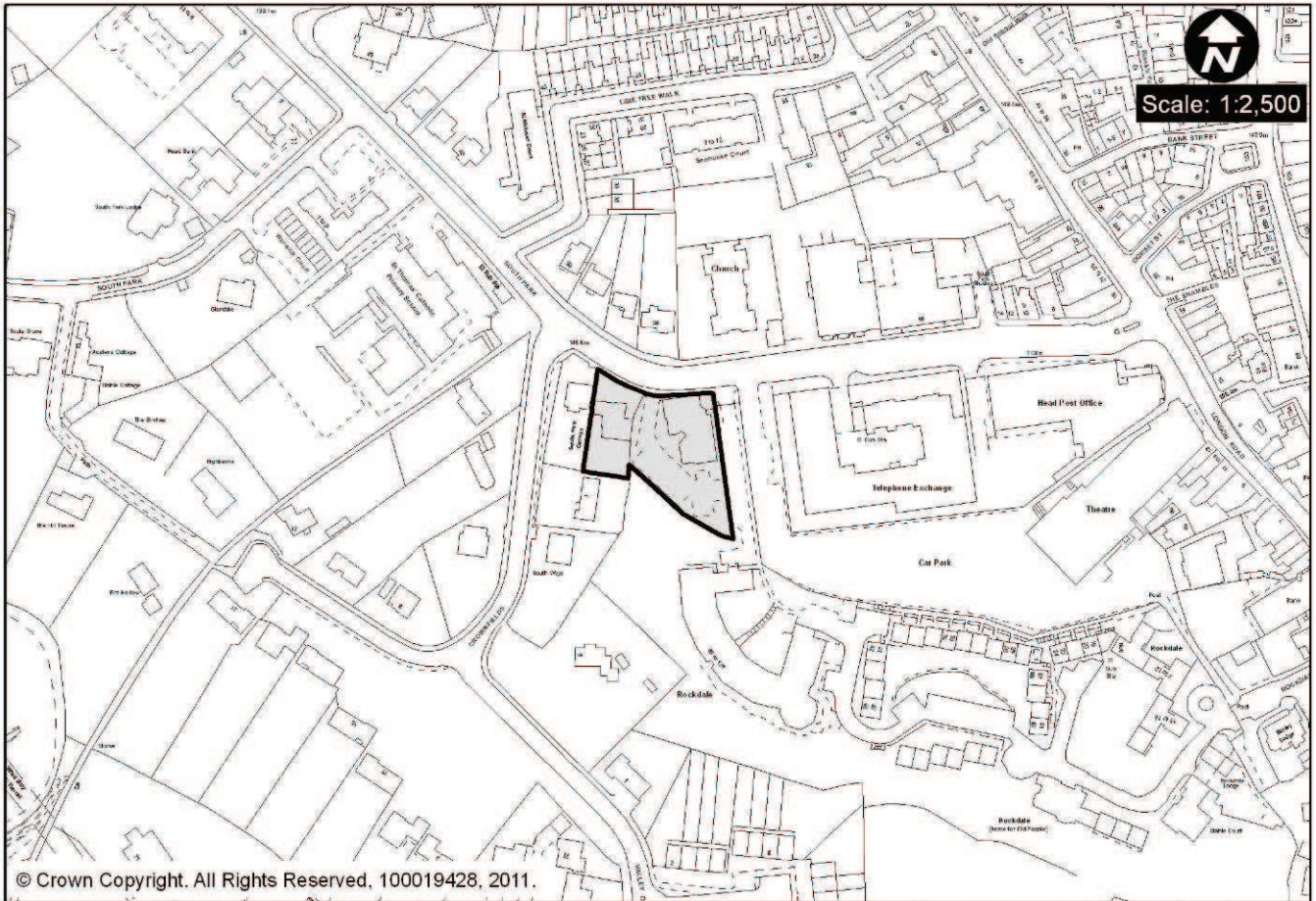


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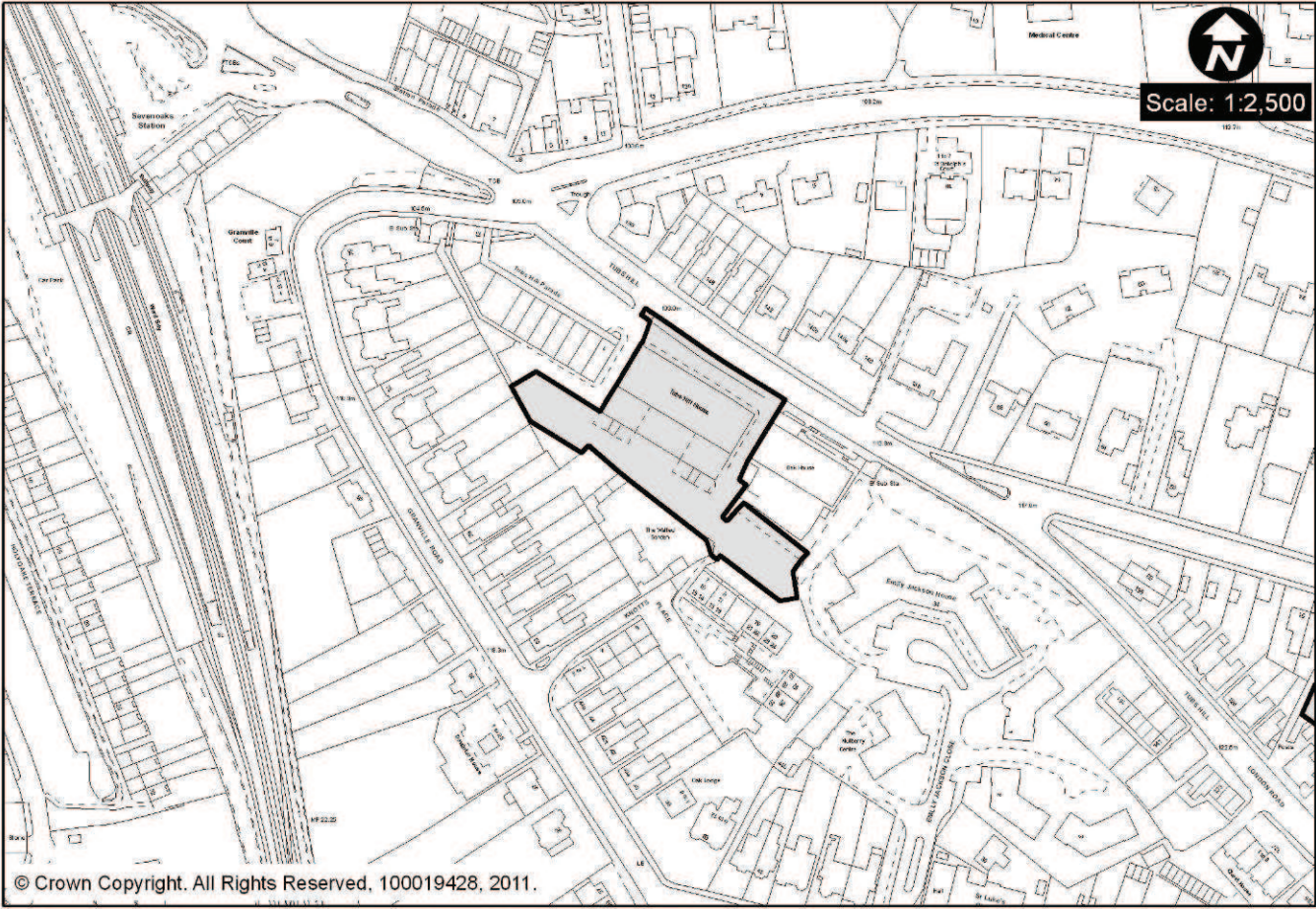
EMP1(i) South Park, Sevenoaks (0.2ha)



11



EMP1(j) Tubs Hill House, Tubs Hill, Sevenoaks (0.4ha)

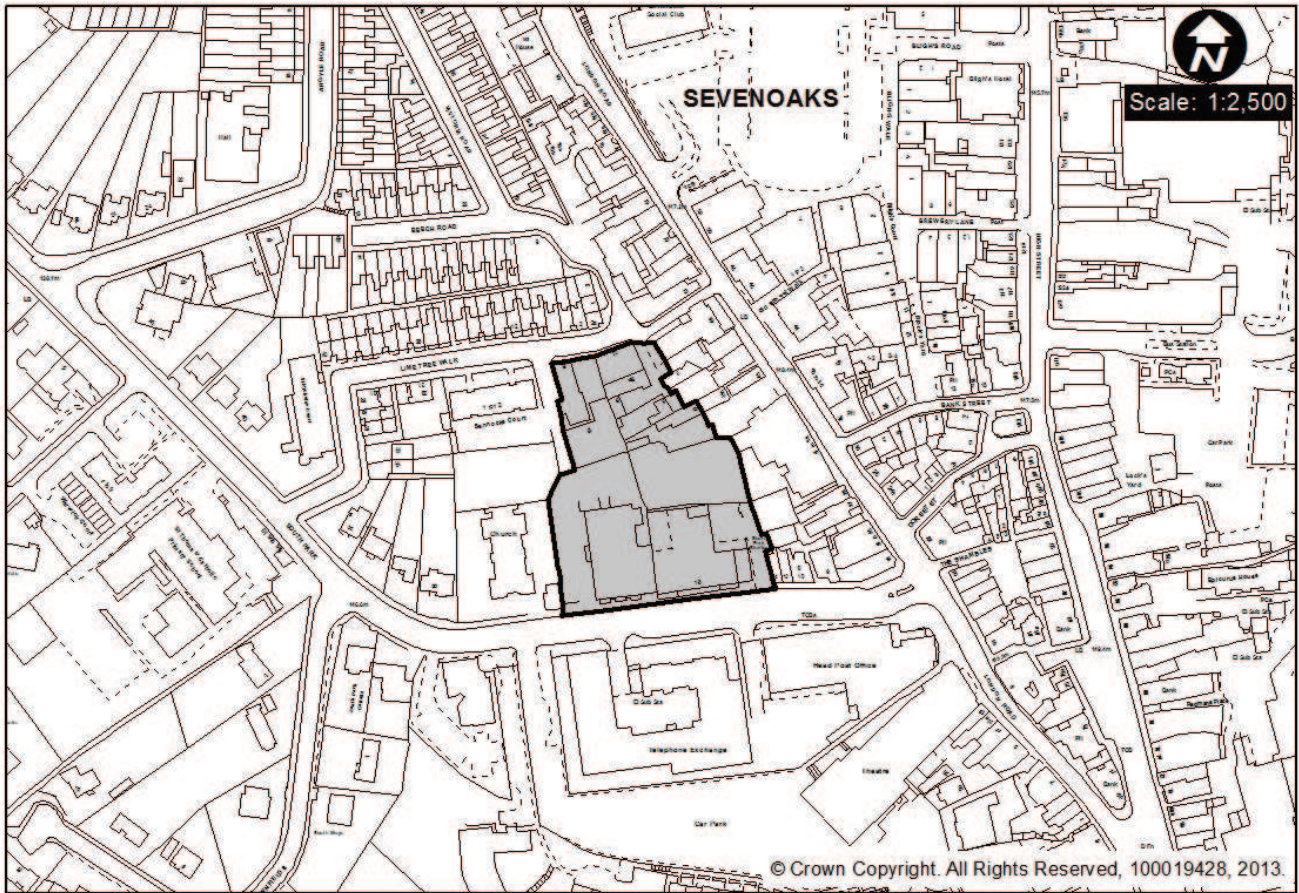


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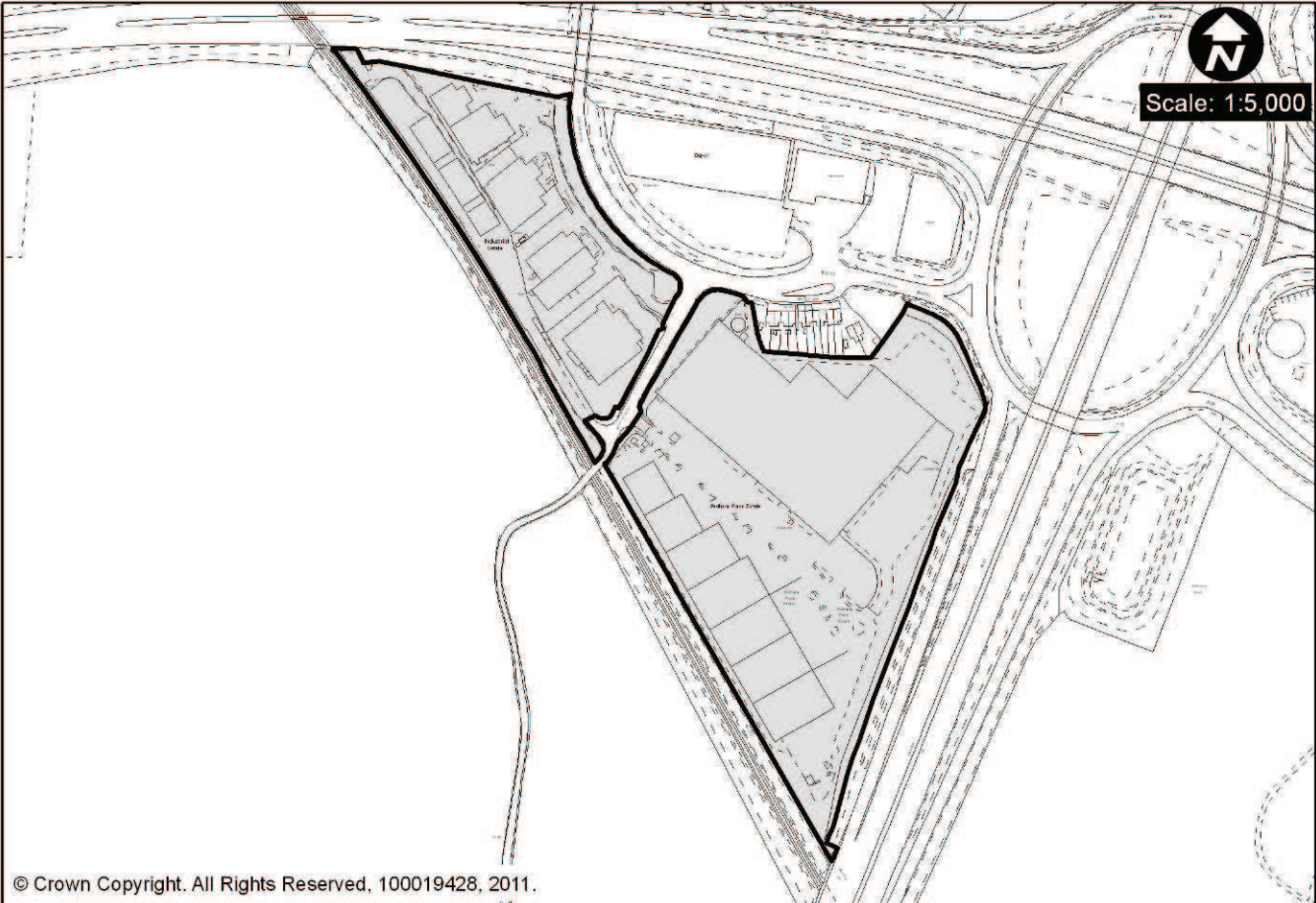
EMP1(k) Lime Tree Walk, Sevenoaks (0.6ha)



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EMP1(I) Wested Lane Industrial Estate, Swanley (8.2ha)

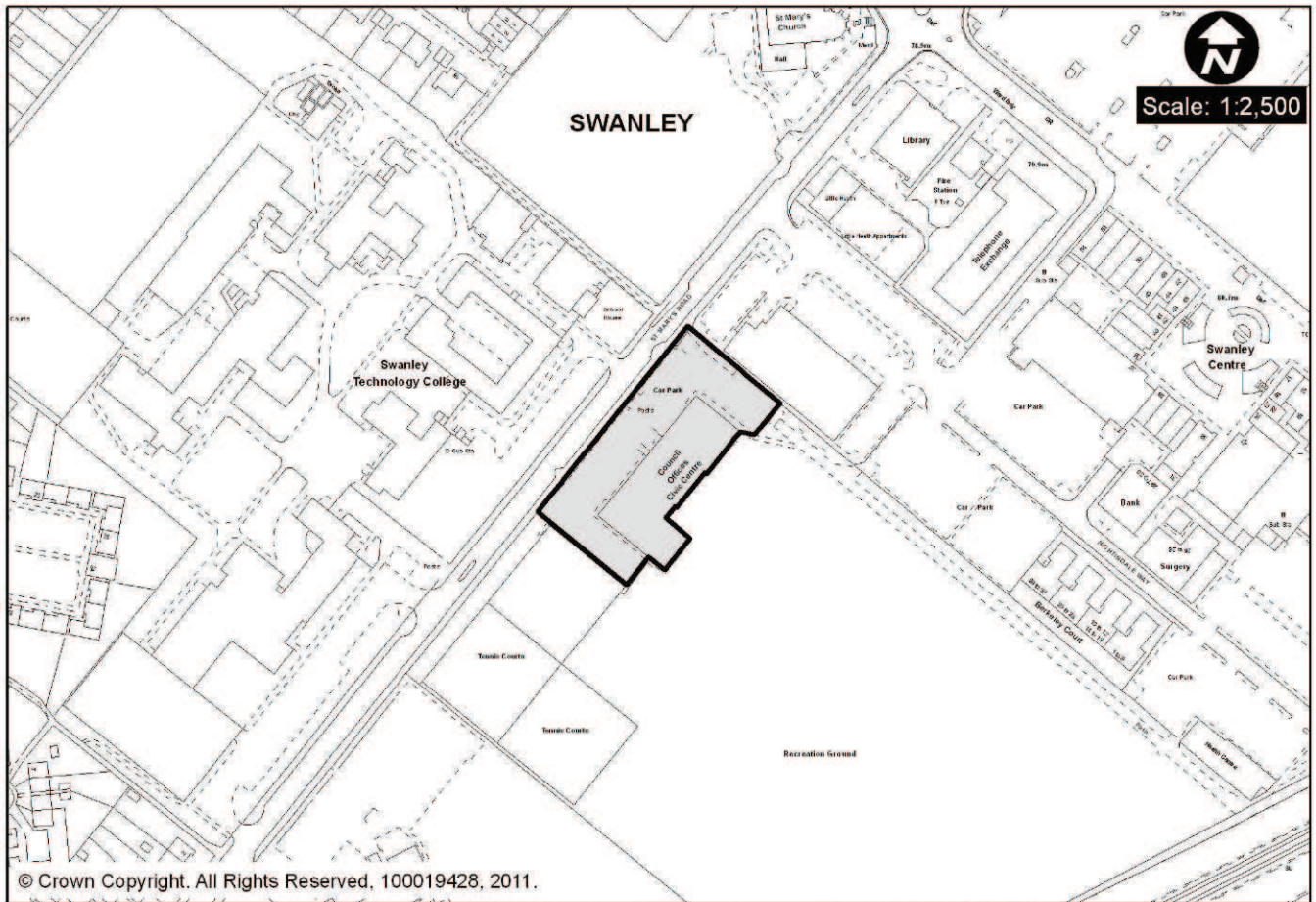


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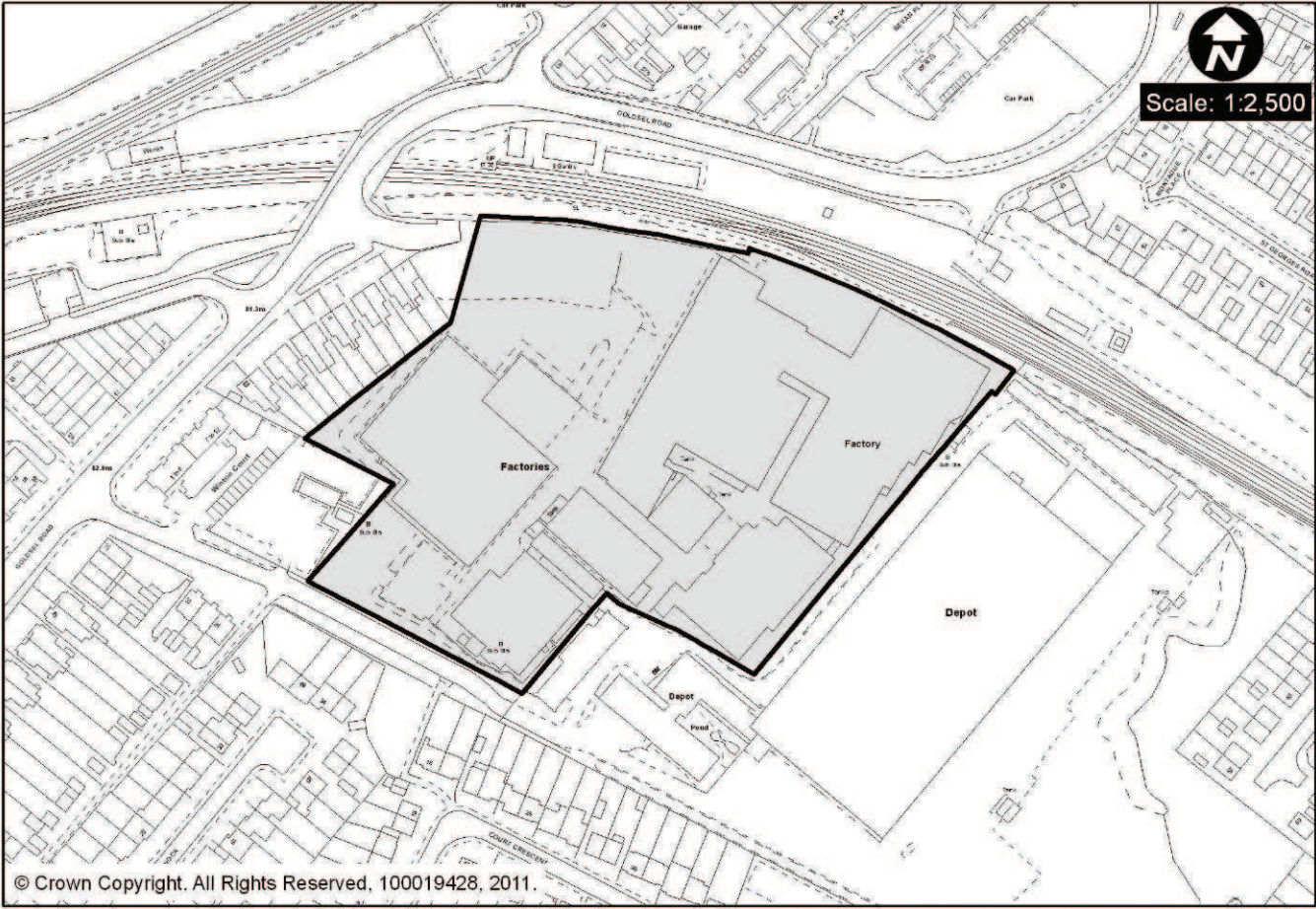
EMP1(m)Swanley Town Council Offices, Swanley (0.4ha)



15



EMP1(n) Swan Mill, Goldsel Road, Swanley (2.6ha)

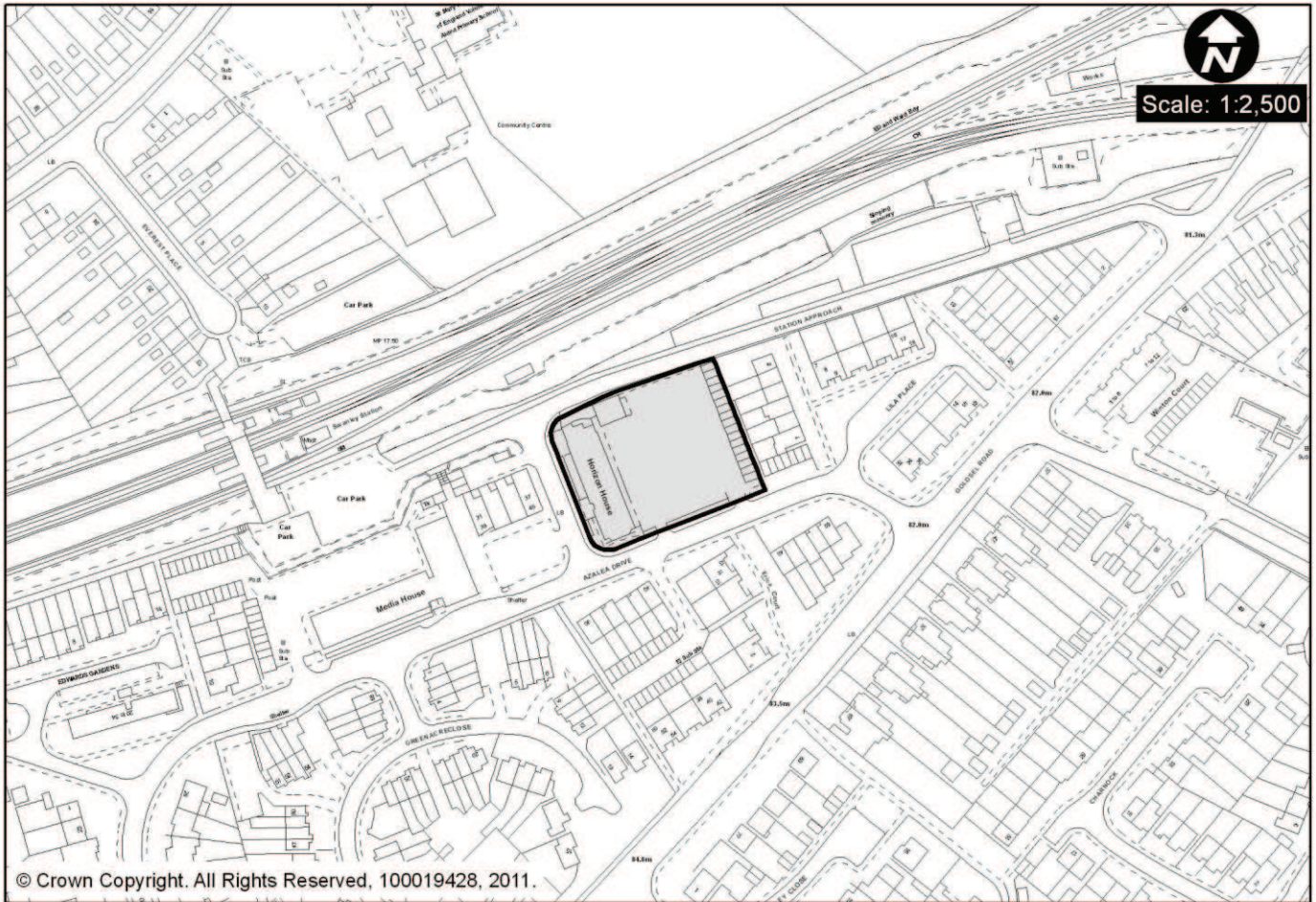


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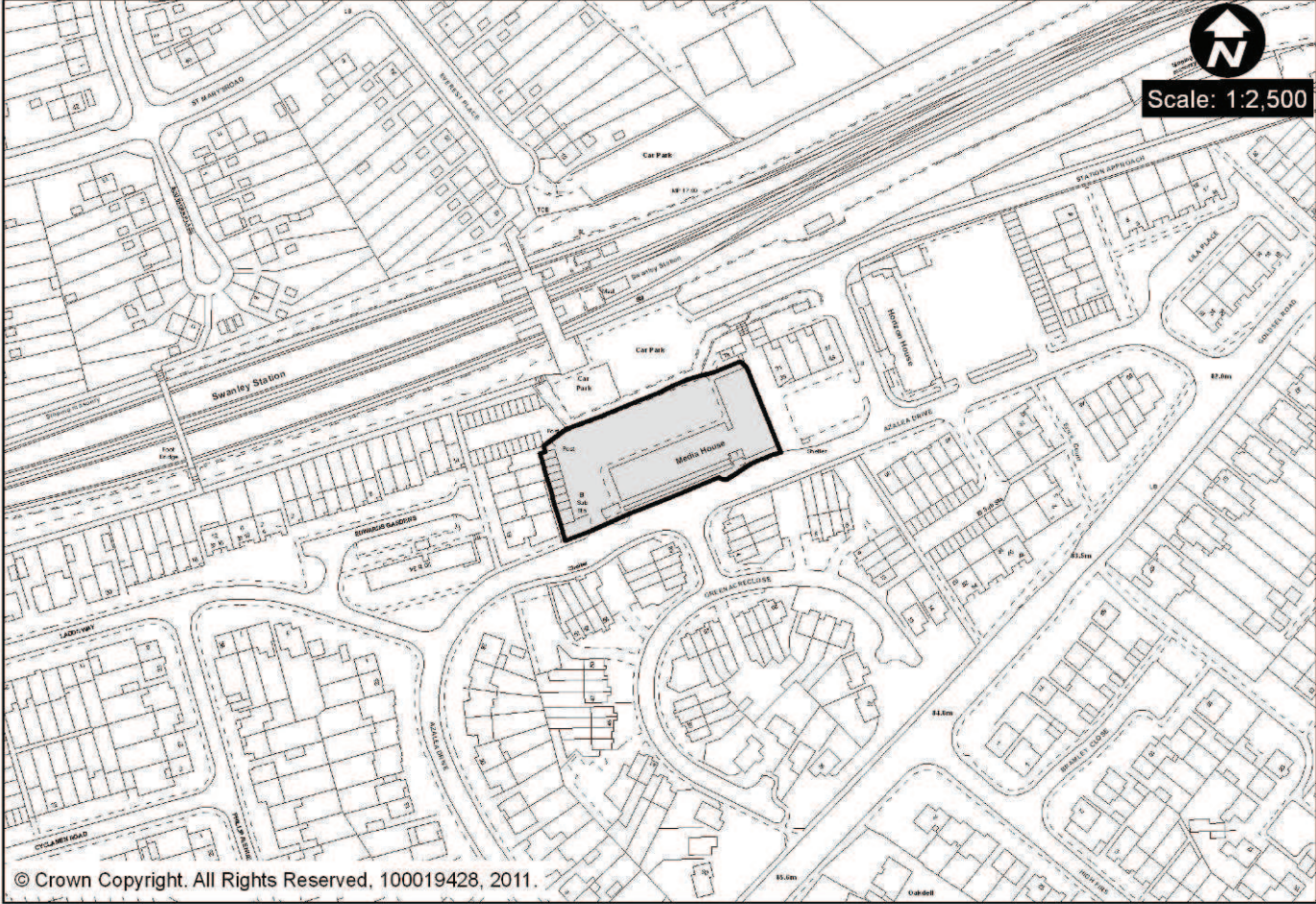
EMP1(o) Horizon House, Swanley (0.3ha)



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EMP1(p) Media House, Swanley (0.3ha)

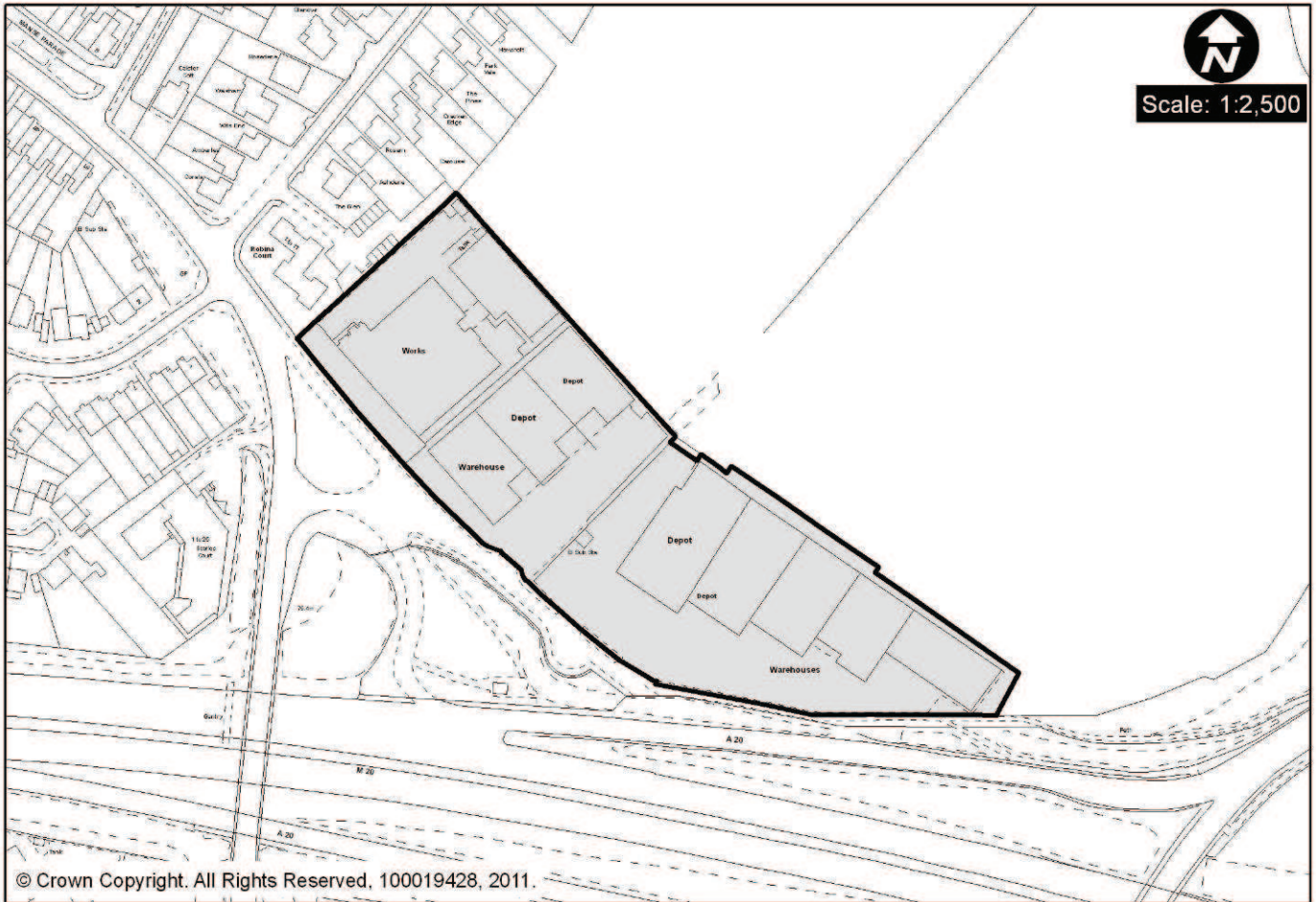


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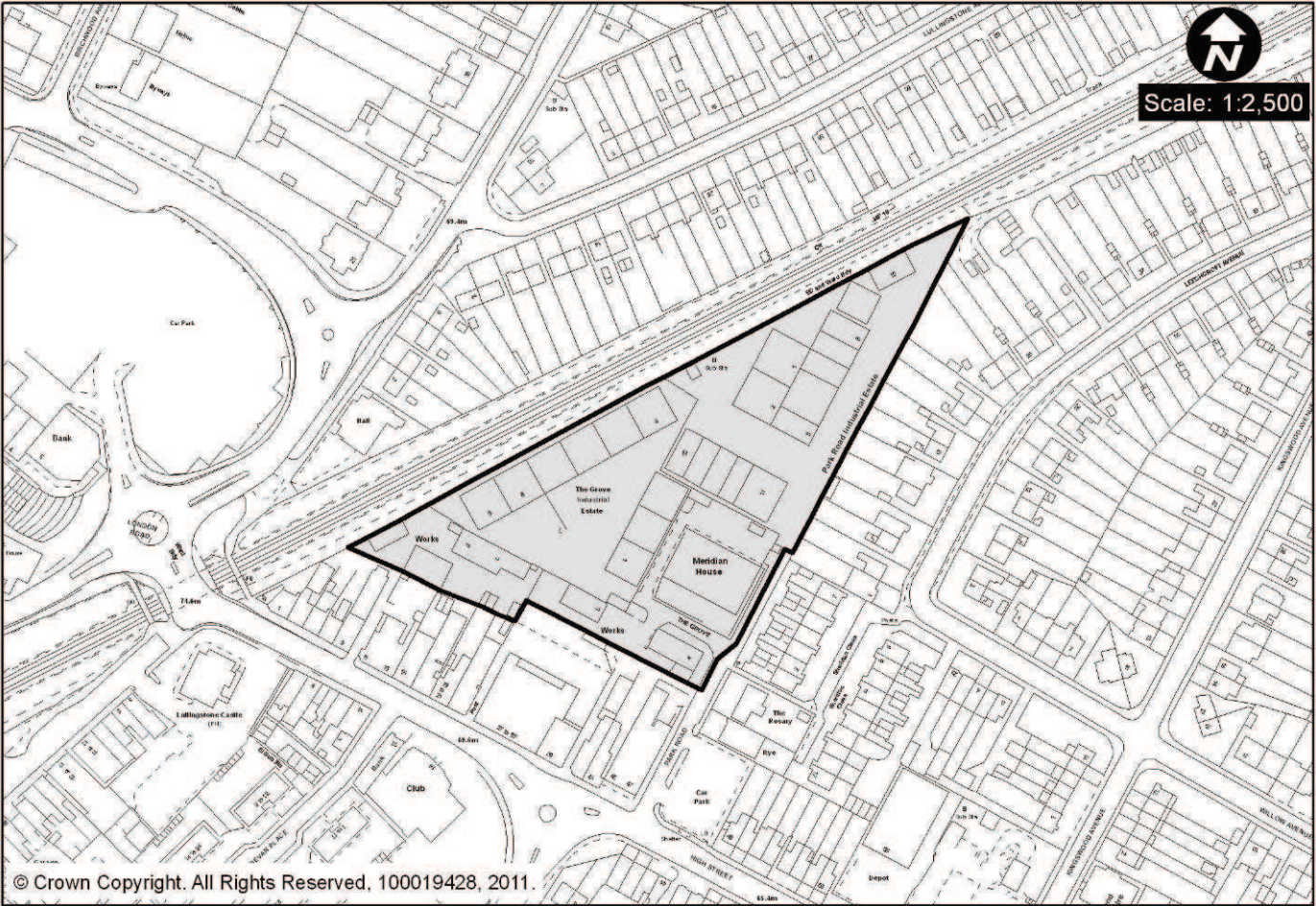
EMP1 (q) Moreton Industrial Estate, Swanley (1.8ha)



19



EMP1(r) Park Road Industrial Estate, Swanley (1.3ha)

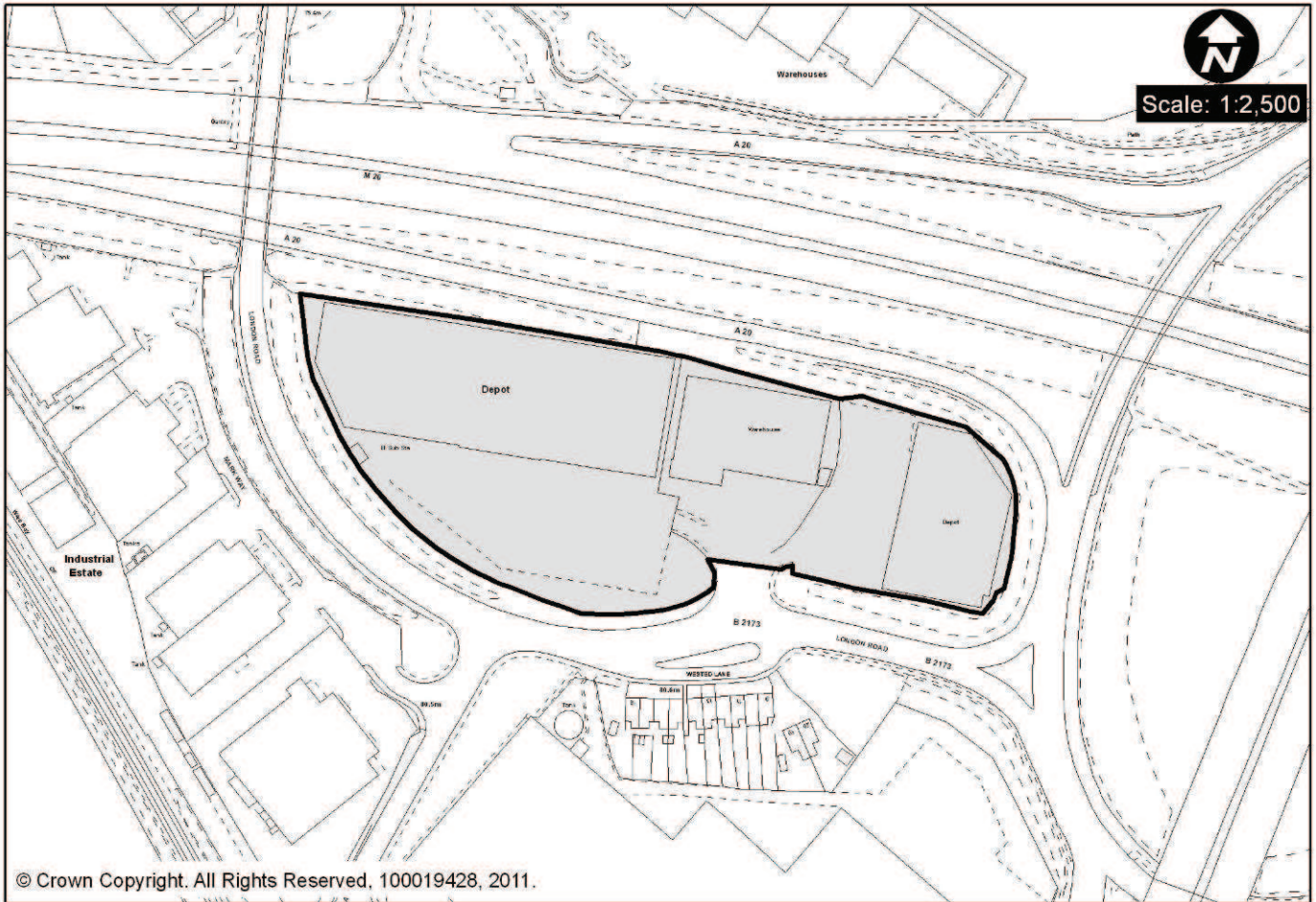


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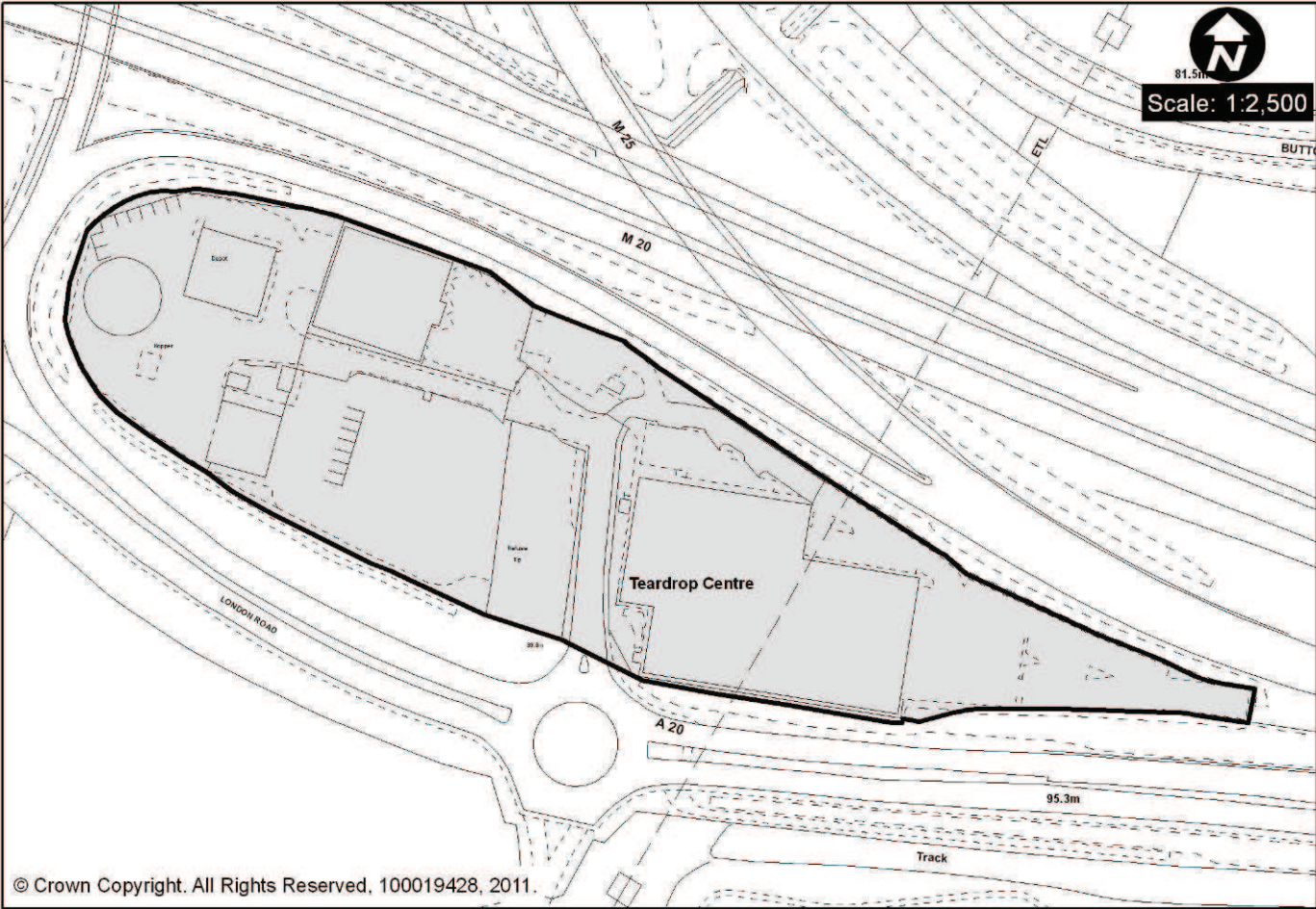
EMP1 (s) Southern Cross Industrial Estate, Swanley (1.9ha)



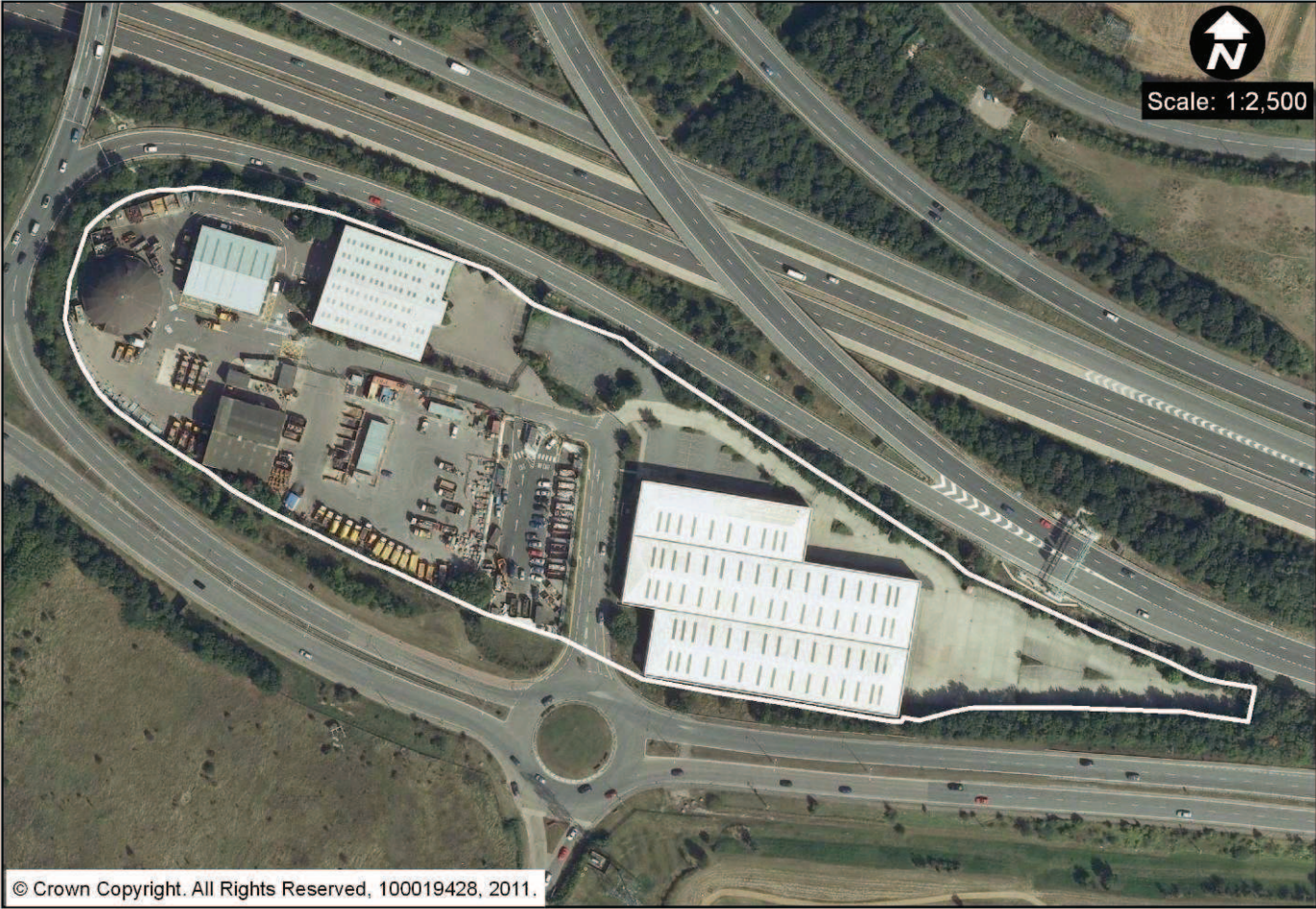
21



EMP1(t)Teardrop Industrial Estate, Swanley (3.4ha)

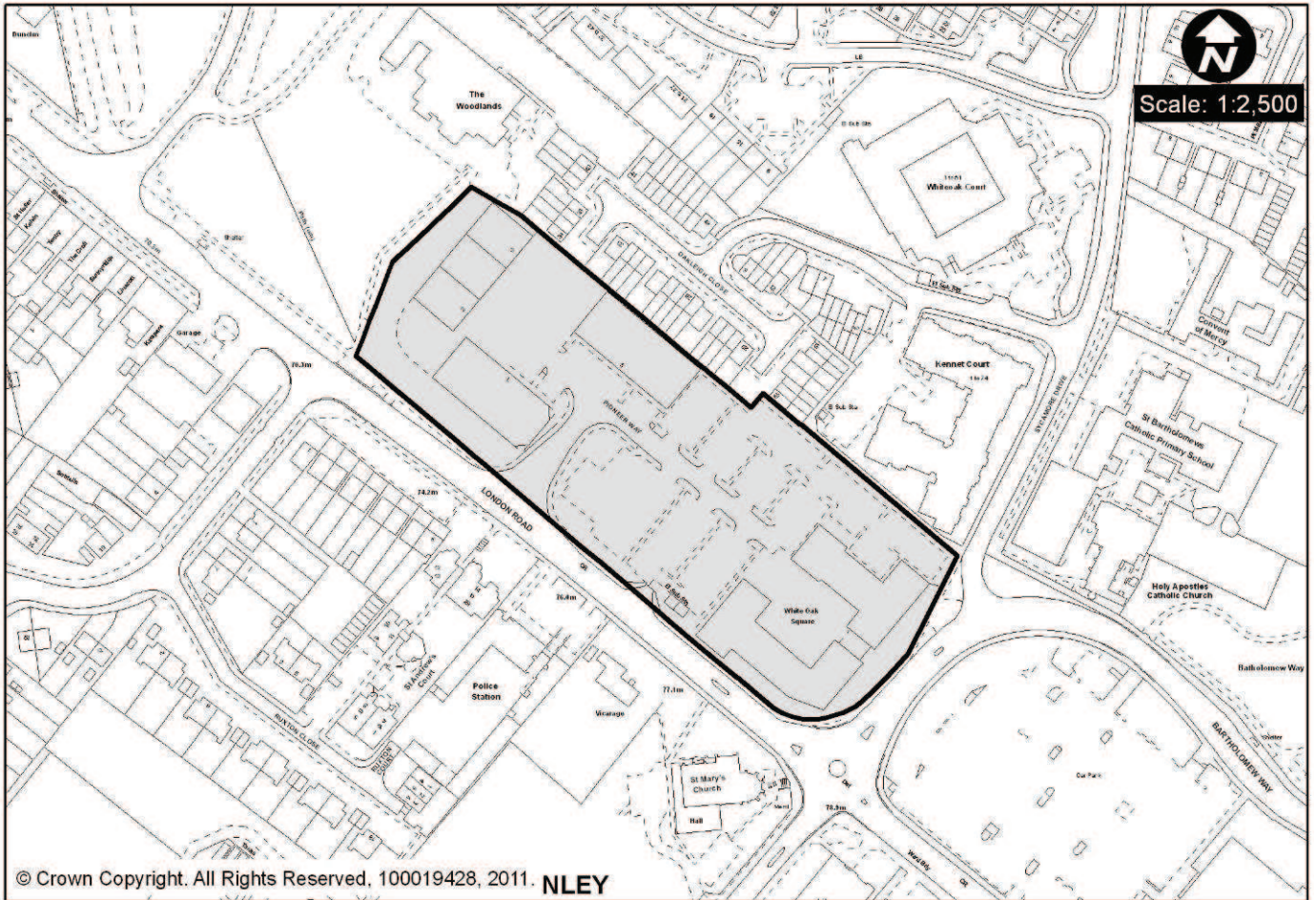


22



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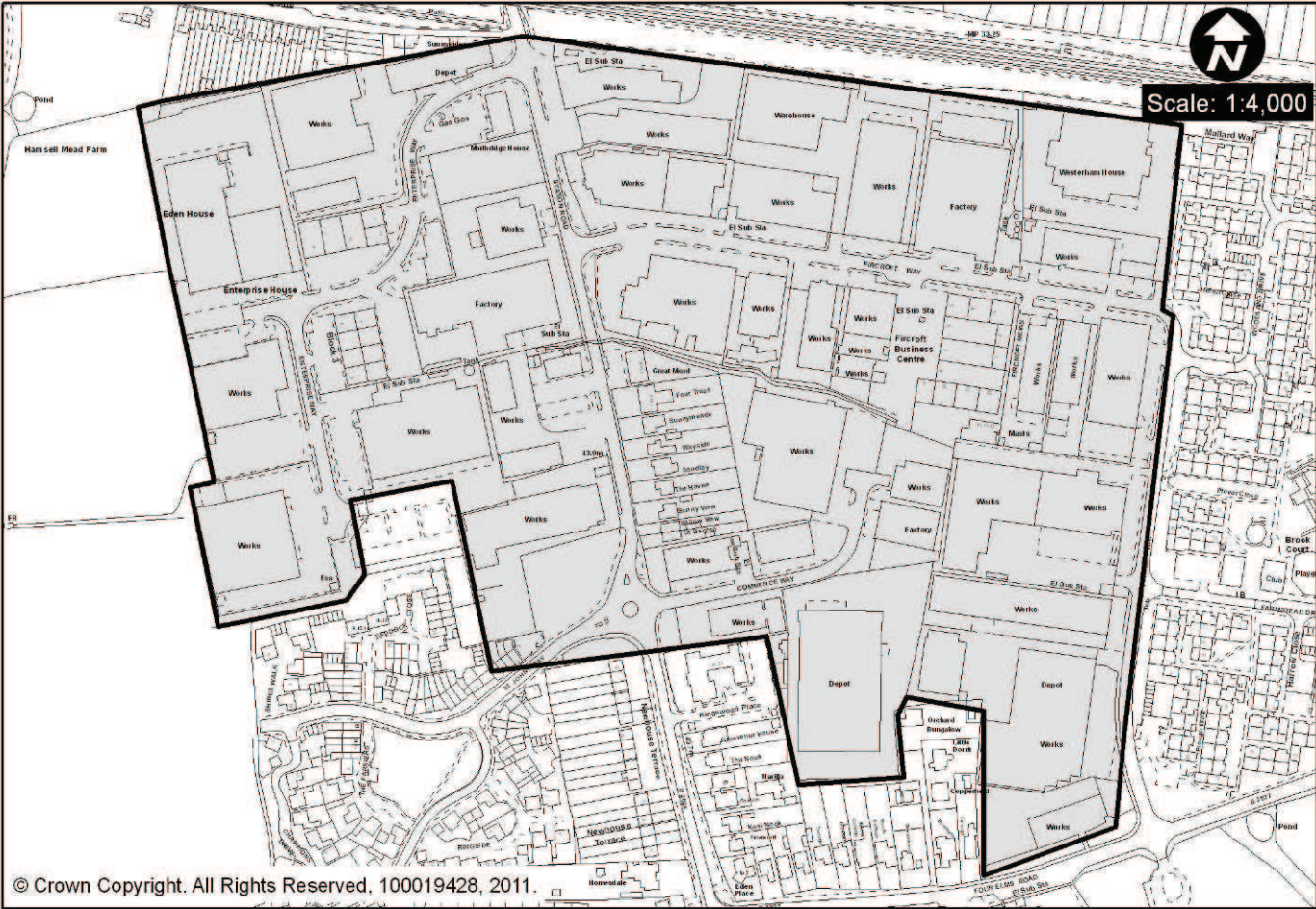
EMP1(u) The Technology Centre, Swanley (1.9ha)



23



EMP1 (v) Station Road, Edenbridge (18.8ha)

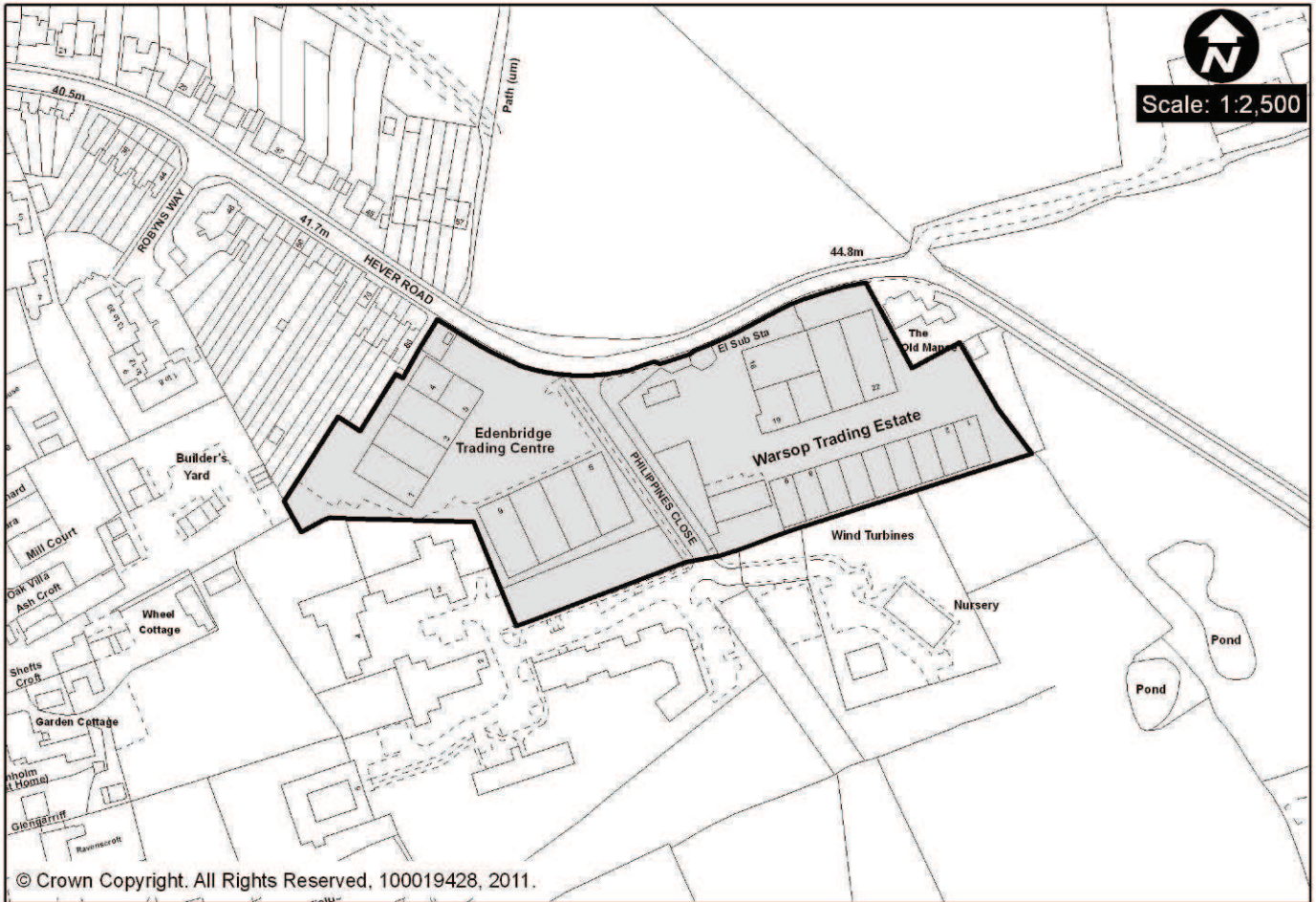


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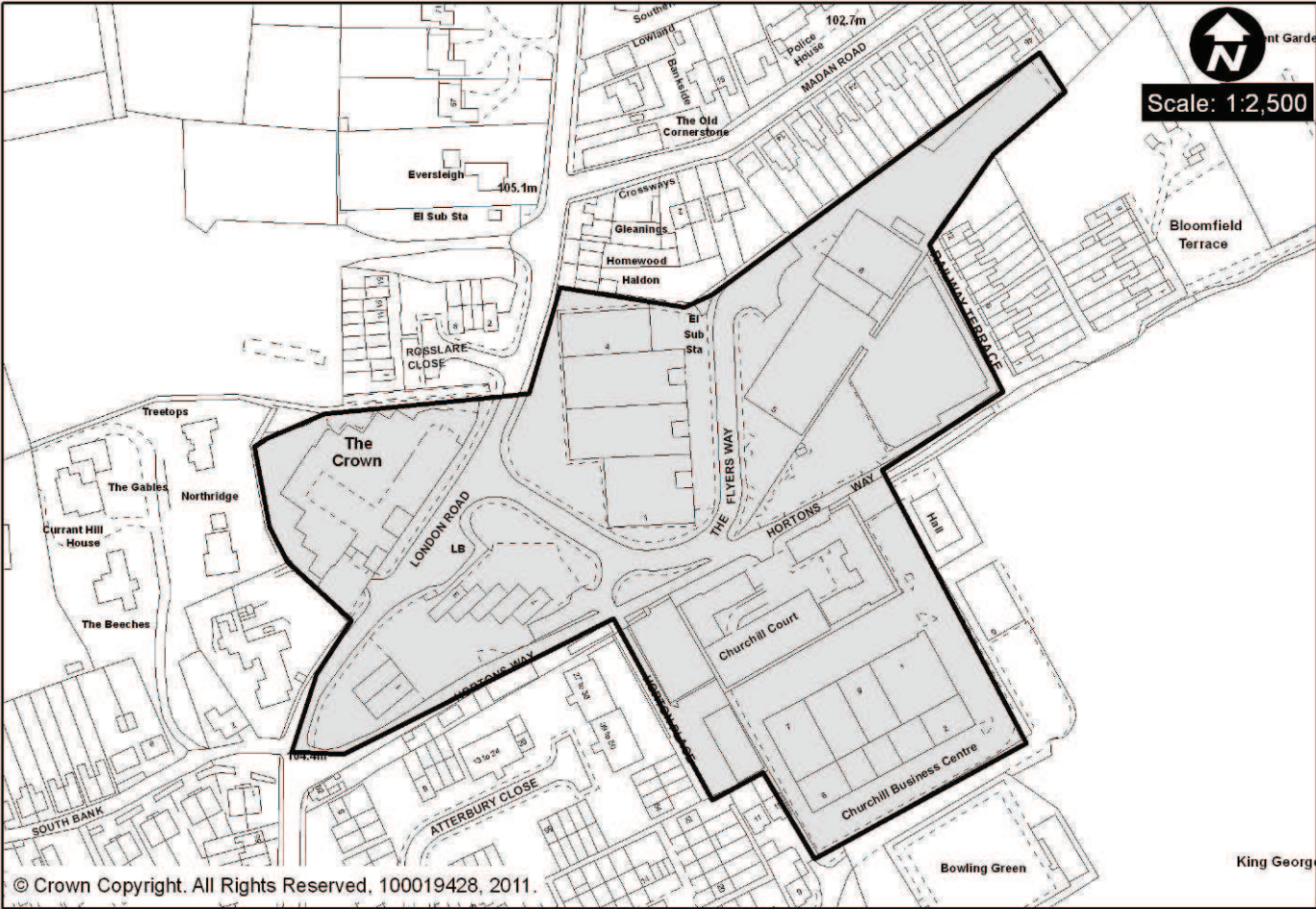
EMP1(w) Edenbridge Trading Centre/Warsop Trading Centre (1.6ha)



25



EMP1(x) Westerham Trading Centre, Westerham (3.7ha)

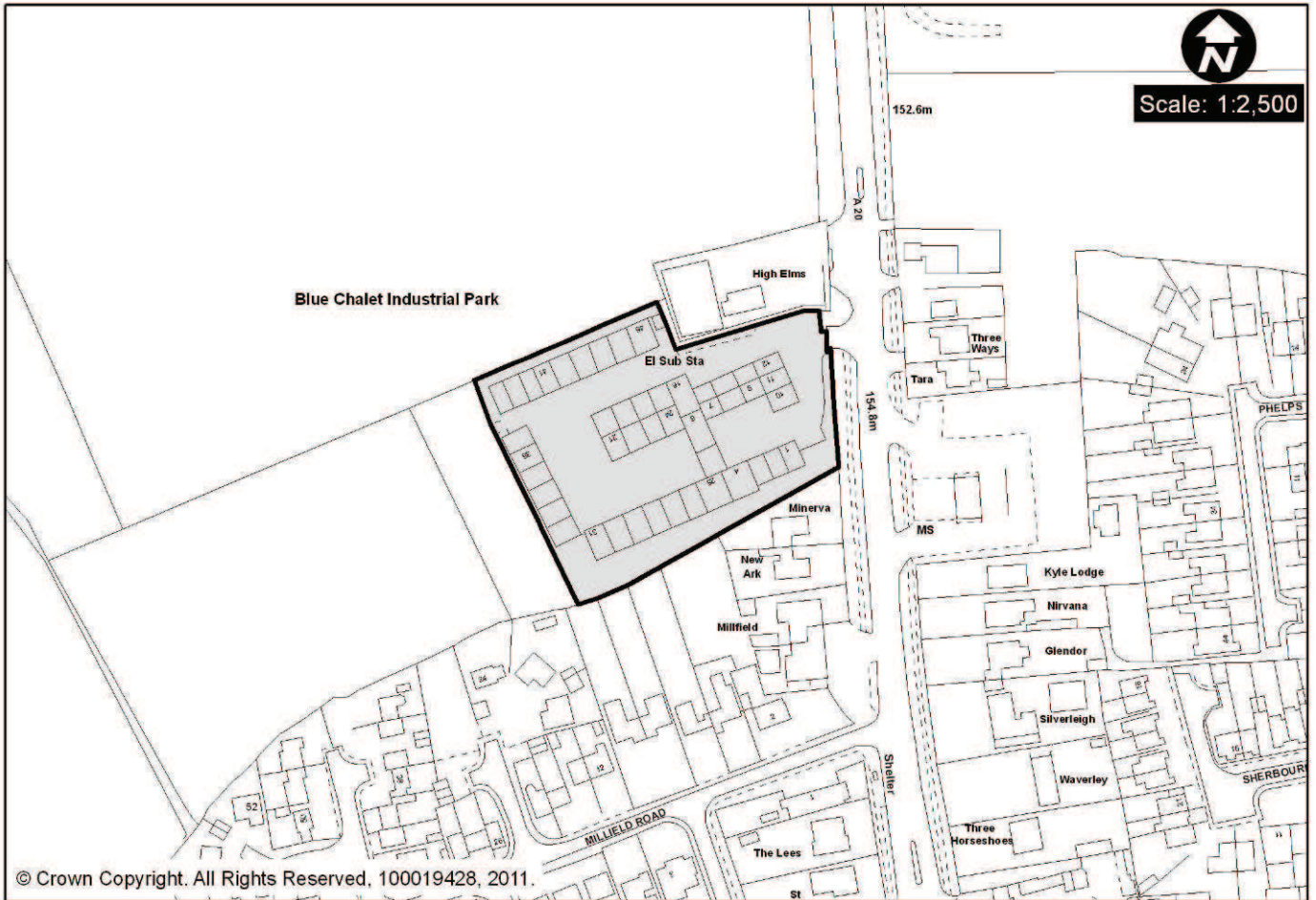


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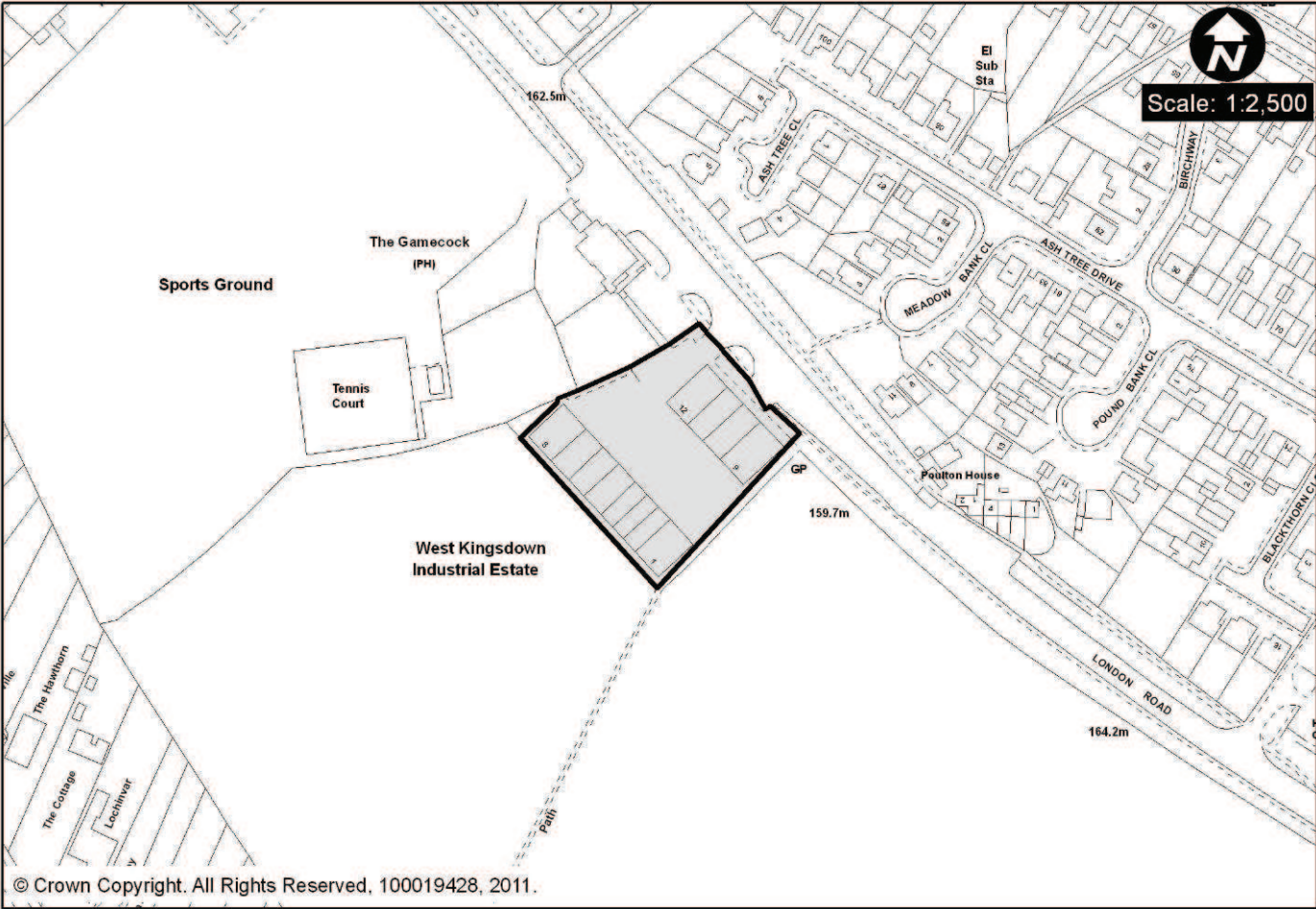
EMP1 (y)Blue Chalet Industrial Park, West Kingsdown (0.9ha)



27



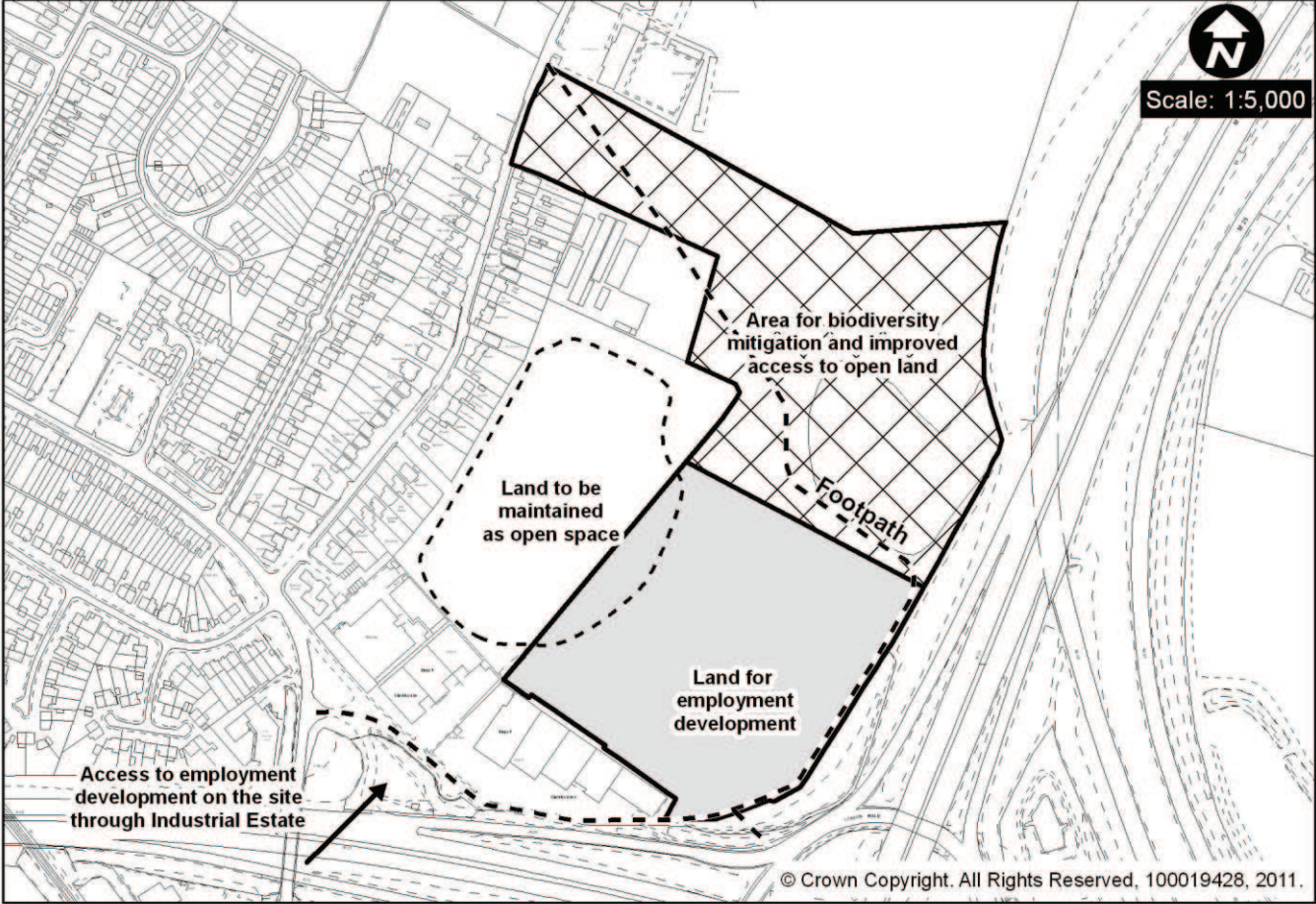
EMP1 (z) West Kingsdown Industrial Estate, West Kingsdown (0.5ha)



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EMP4 - Land at Broom Hill, Swanley



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Site Address:	Land at Broom Hill, Swanley	Settlement:	Swanley
Ward:	Swanley Christchurch and Swanley Village	Proposed Allocation:	Business Uses
Current use:	Green Field		
Development Guidance:			
<p>Design and Layout - Land at Broom Hill is allocated as shown on the accompanying Map to include 4.1ha of employment land to the south of the site and open space to the north of the site</p> <p>The proposed layout and design of development, including the location and type of open space, should take account of the noise and air quality constraints that exist on the site and in the immediate surroundings. Development should be sensitive to the topography and existing green infrastructure features of the site and its surroundings and be sensitive to the amenities of nearby properties.</p> <p>Landscape - Landscaped open space should be provided on the ridge and steep slopes at the centre of the site and the north of the site</p> <p>Landscaped buffers should be provided</p> <ul style="list-style-type: none"> • to the eastern boundary of the site to abut the public footpath and screen the development from the east, and • to the northern boundary as part of the open space to screen the development from the north <p>The land is primarily open grass and scrub some of which has been identified as acidic grassland surrounded by natural hedging and trees. Enhancement of habitats on the site and on Green Belt land to the north of the site will ensure that there is no net adverse impact on biodiversity and, where possible, a net improvement should be secured.</p> <p>Access - Vehicular access to the business development will be provided through the Industrial Estate to the south. A Transport Assessment should be prepared to confirm that the transport impacts of development on the surrounding highway, including the adjoining motorway and junction, will be acceptable.</p> <p>Pedestrian access to the open space within the Broom Hill site and its surroundings (including the land to the north) should be improved by retaining and enhancing the Public Right of Way network.</p> <p>Infrastructure - Site specific access, biodiversity improvements and Public Rights of Way diversions or enhancements will need to be secured through a Planning Obligation.</p> <p>Delivery – The Council will prepare a revised Development Brief, in accordance with the delivery mechanisms to Policy LO4 in the Core Strategy.</p>			
Gross Area (Ha):	4.1	Net Area (Ha):	4.1
Business Allocation:	4.1 ha	Source / Evidence Base:	Employment Land Review / Local Plan

APPENDIX 5: MIXED USE DEVELOPMENT ALLOCATION MAPS

APPENDIX 5

MIXED USE DEVELOPMENT ALLOCATION MAPS

Important

Development proposals will be assessed against the guidance in this appendix alongside relevant Core Strategy and Development Management Policies. Particular reference should be had to the Policies contained within the Sustainable Communities and Development Principles and Environment Chapters of this document.

Key

- - - Footpath

 Tree Preservation Orders

MIXED USE SITES

POLICY H2: MIXED USE DEVELOPMENT ALLOCATIONS

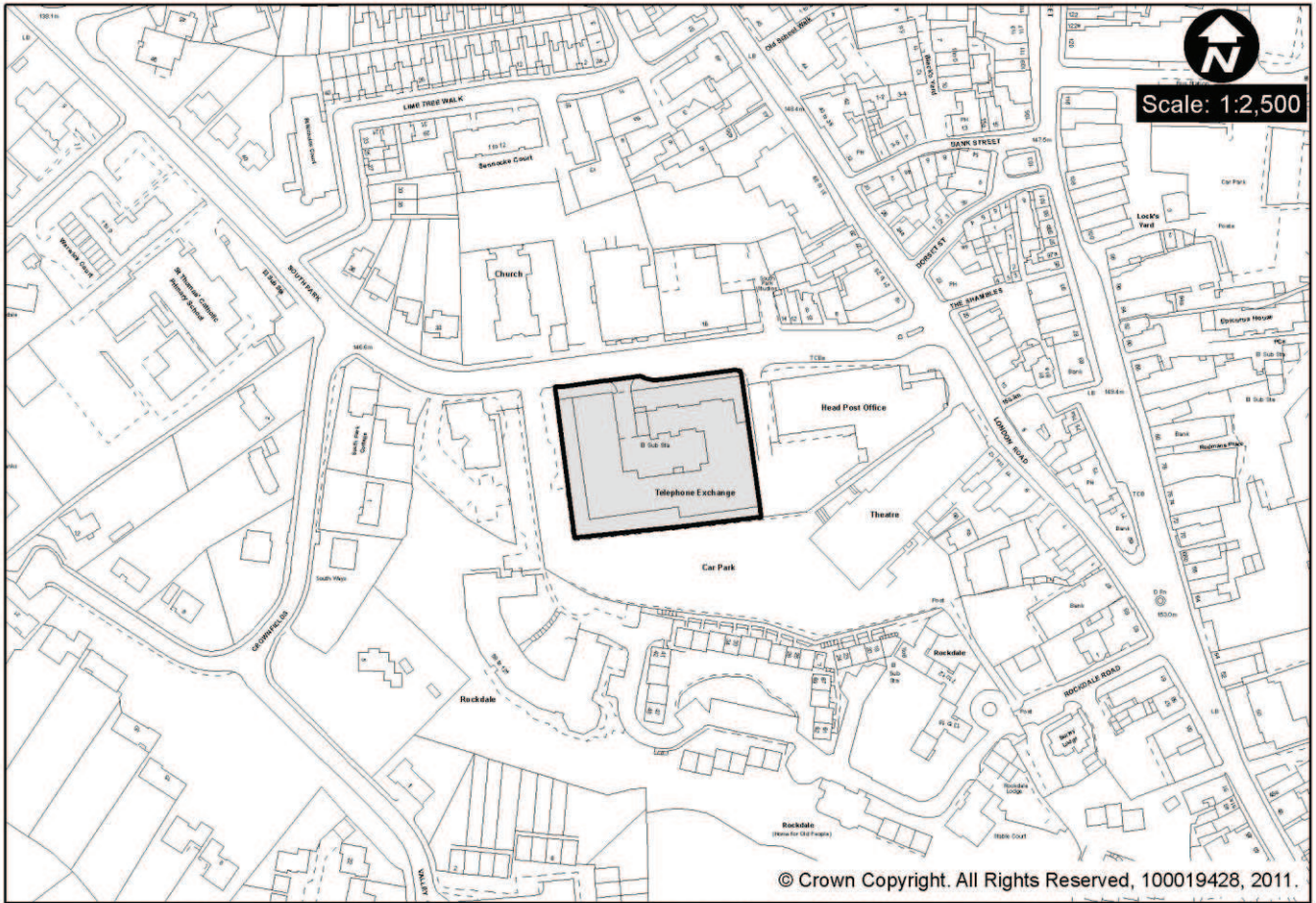
The following sites (0.2 hectares or greater), as defined in Appendix 5, are allocated for mixed use development that incorporates an element of residential development.

These sites will provide for a range employment, retail and community facilities in addition to housing types, density, mix and tenure considered appropriate.

REF	SETTLEMENT/SITE ADDRESS	INDICATIVE SITE CAPACITY NO. UNITS
H2(a)	BT Exchange, South Park, Sevenoaks	25
H2(b)	United House, Goldsel Road, Swanley	185
H2(c)	Swanley Centre, Nightingale Way, Swanley (only as part of regeneration proposals)	0
H2(d)	Station Approach, Edenbridge	20
H2(e)	New Ash Green Village Centre, New Ash Green (only as part of regeneration proposals)	50
H2(f)	Powder Mills (Former GSK Site), Leigh	60
	TOTAL	340

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H2 (a) BT Exchange, South Park, Sevenoaks



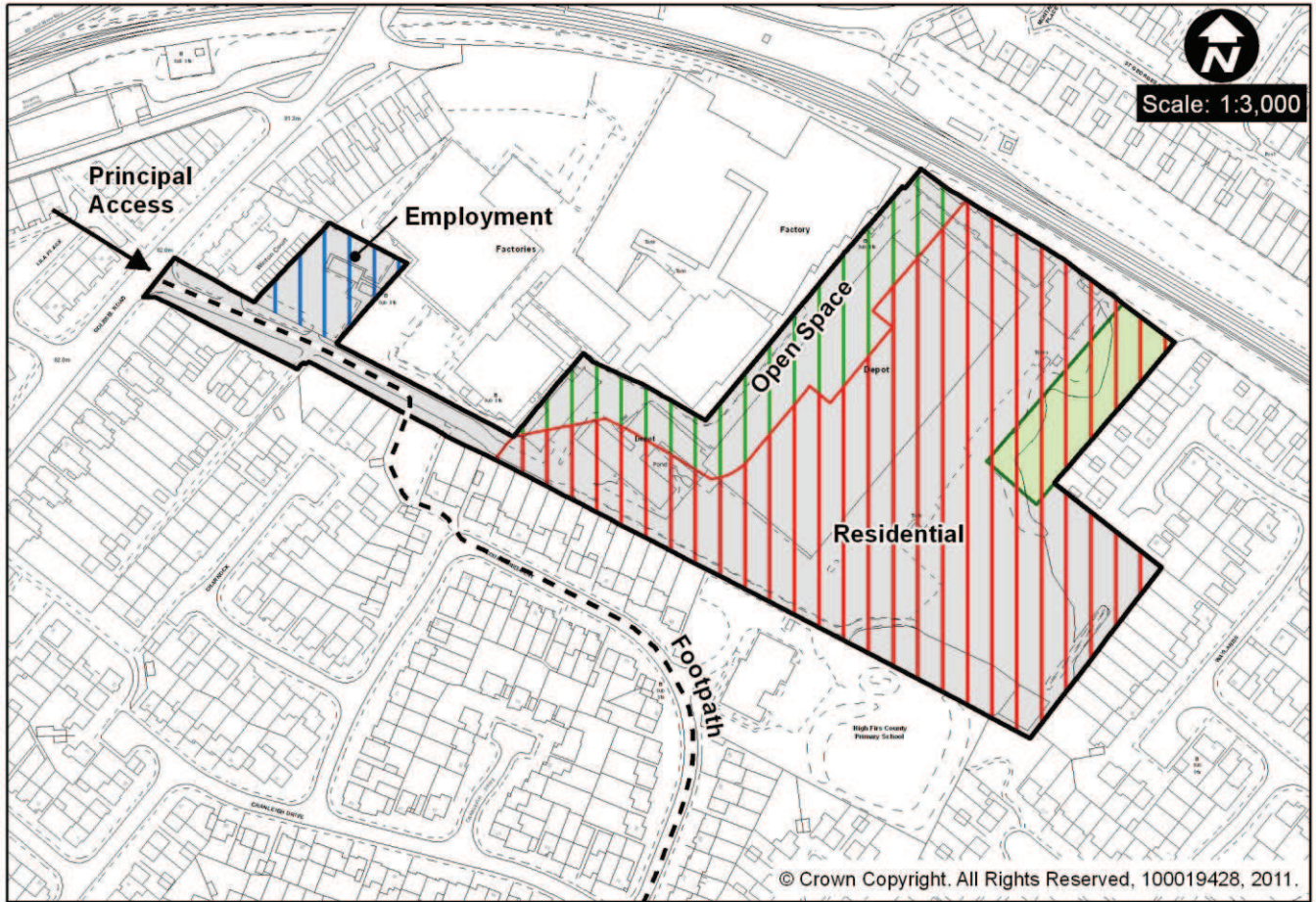
3



Site Address:	BT Exchange, South Park, Sevenoaks	Settlement:	Sevenoaks
Ward:	Sevenoaks Town and St. Johns	Proposed Allocation:	Mixed Use
Current use:	Telephone Exchange		
Development Guidance:			
<p>Design and Layout The site forms part of the setting of the Sevenoaks High Street Conservation Area and the opportunity should be taken to re-develop the current building to a suitable scale, form, materials and detailing which enhances the setting of the conservation area. Active retail/town centre uses should be incorporated at least on the ground floor on the South Park frontage of this scheme. Residential uses are likely to be in the form of apartments above the ground floor, duplexes or townhouses.</p> <p>Landscape High quality materials used in the conservation area should be employed for hard landscaping of the frontages to buildings, pedestrian links and other public realm.</p> <p>Access Servicing, parking and access arrangements will need careful consideration once the mix of uses is determined. Development should improve pedestrian linkages to the town centre</p> <p>Infrastructure Contributions will be required to CIL.</p>			
<p>Delivery - Relocation of the BT Telephone Exchange and BT have indicated that their site will be available in the longer term (i.e. 11-15 years).</p>			
Gross Area (Ha):	0.36	Net Area (Ha):	0.36
Net Housing Capacity	25	Phasing	11-15 yrs 2022-26

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H2 (b) United House, Goldsel Road, Swanley



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Site Address:	United House, Goldsel Road, Swanley	Settlement:	Swanley
Ward:	Swanley Christchurch & Swanley Village	Proposed Allocation:	Mixed use – Residential
Current Use / PP:	Office and Depot / warehousing		

Development Guidance:

Design and Layout

The site represents a sustainable location with good transport links and provides the opportunity to design a high density mixed development, subject to safeguarding the amenity of adjacent residential properties (on Goldsel Road, Charnock, Court Crescent and Waylands) and sensitively accommodating changing levels across the site particularly the lower level dwellings along the eastern boundary of the site. Building heights should take into account residential amenity and long distance views of the site. The lower part of the site to the east is likely to be more suitable for family housing.

The layout should incorporate office development of some 2000sqm within the existing western car park area as shown in the accompanying map.

Careful consideration has been given to the adjoining industrial use to the north-west of the main site and the need to protect the operational requirements of this important employment site. The design, layout and orientation of the residential buildings will be crucial to ensuring the development of a satisfactory scheme.

Affordable housing to be provided in line with Core Strategy Policy SP3. Consideration to be given to the most suitable mix of affordable housing, included shared ownership and housing specifically designed for older people.

Landscape

Open space should be laid out through the centre of the site as shown in the accompanying map with a safe and direct connection to the existing footpath which runs through the site. The open space should provide a dense landscaped edge providing a suitable buffer to the adjoining industrial use abutting the employment site to the north west. The open space should also include landscaped amenity space and a central space for informal recreation such as a kick about area. The open space should be overlooked by residential development.

The north-east corner of the site is constrained and unsuitable for development (balancing pond at low level) and is likely to remain as open space.

Access

The main access should be to Goldsel Road via the existing access road. A secondary emergency access route will be required to serve the site. The existing footpath which runs through the site should be retained and be incorporated into, and well connected with, the rest of the site.

Infrastructure

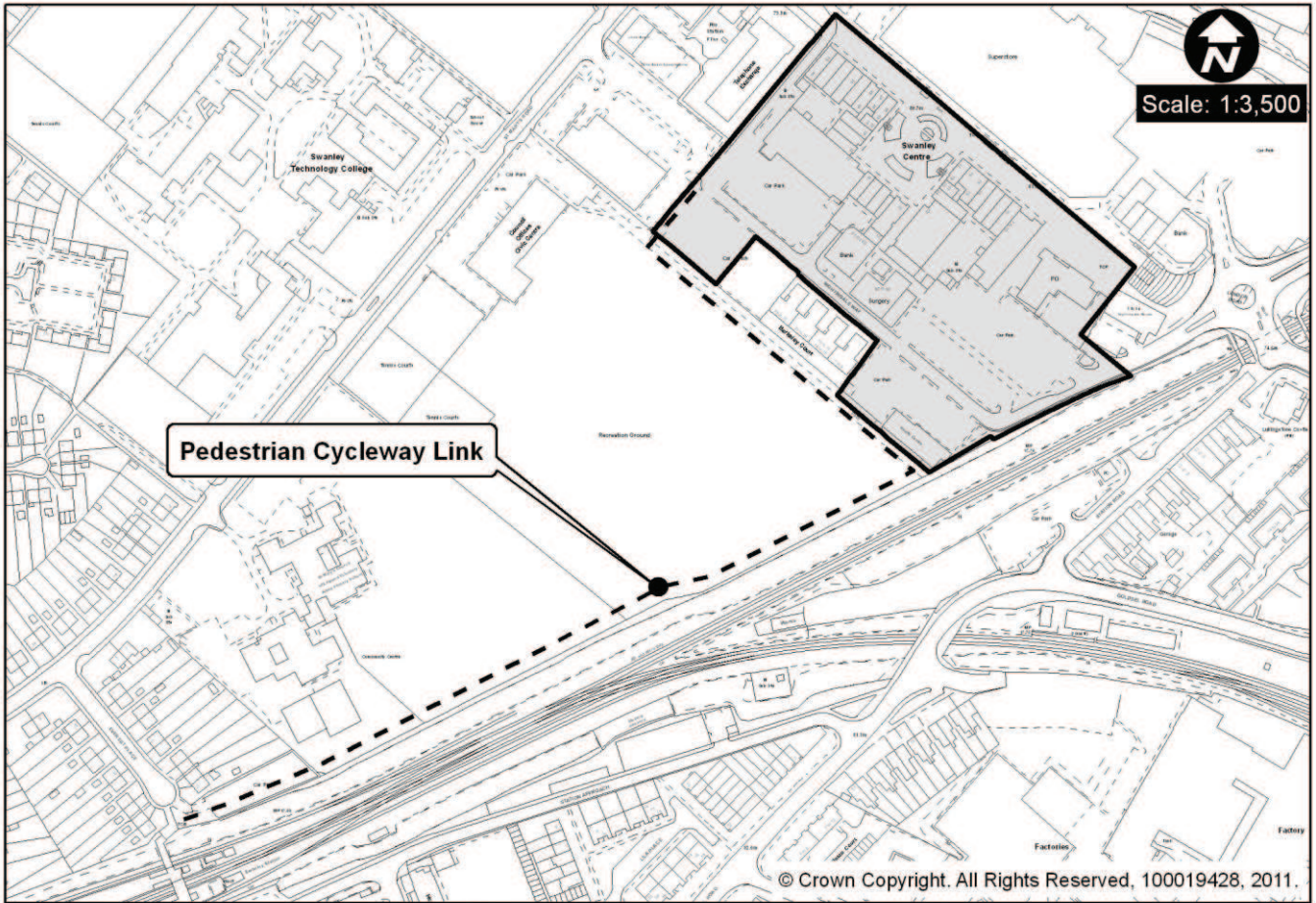
As well as contributions to CIL, site remediation may be necessary. This will not preclude development opportunities on this site.

Delivery – site owner promoting the site for residential development

Gross Area (Ha):	3.80	Net Area (Ha):	3.30 (due to pond and access corridor)
Net Housing Capacity	185	Phasing	0-5years (2012-2016)

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H2(c) Swanley Town Centre Regeneration Area



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Site Address:	Swanley Town Centre Regeneration Area	Settlement:	Swanley
Ward:	Swanley St Mary's	Allocation:	Town centre regeneration area – Mixed Use
Current use	Town centre uses and open space		

Development Guide:

Design and Layout:

The Council's aim is to secure the regeneration of the town centre and the opportunity should be taken to re-develop the current building to a suitable scale, form and materials which enhances the overall attraction of the centre for residents and visitors. The scale of the scheme should reflect the prominent location of the site, which forms the central core of Swanley centre.

The mix of uses should reflect local needs and priorities, as expressed via the Planning for Real community consultation exercise. This retail-led redevelopment will include provision of retail uses on the ground floor, medical and community facilities, residential development and replacement car parking,. Active retail uses should be incorporated on the ground floor of this scheme within the area of Primary Shopping Frontage. Other uses will be more appropriate in the Secondary Frontage areas. Priority is to be given to residential development complementing the most appropriate mix of town centre uses and residential use is likely to be in the form of apartments above the ground floor.

The scheme should be designed to integrate with the surrounding retail and residential uses and should provide routes through the site on desire lines. The pedestrian environment should be designed to provide safe and secure access incorporating security measures (such as the public realm overlooked by residential development) to deter crime, the fear of crime and antisocial behaviour.

Landscape:

The scheme should provide improvements to the town centre public realm, including quality open spaces and an improved environment for Swanley Market

Access:

Servicing, parking and access arrangements will need to be addressed and a Transport Assessment will be required. A new pedestrian/cycle link to Swanley station should be provided (see indicative route marked on the accompanying map).

Infrastructure:

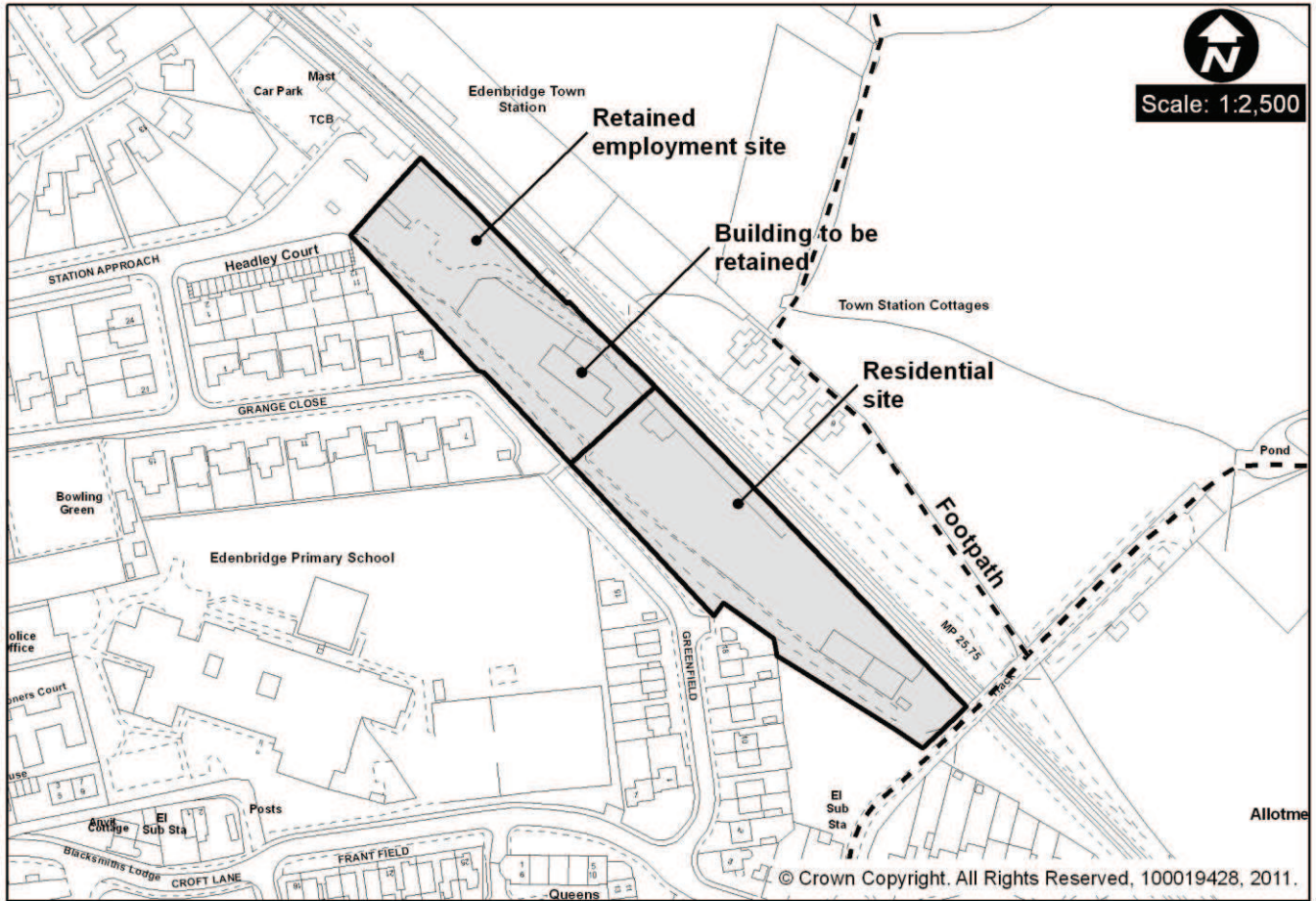
Contributions will be required to CIL

Delivery – site owner promoting site for redevelopment

Gross Area (Ha):	2.6	Net Area (Ha):	2.6
Net Housing Capacity	0	Phasing	6-10 years (2017-2021)

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H2 (d) Station Approach, Edenbridge



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Site Address:	Station Approach, Edenbridge	Settlement:	Edenbridge
Ward:	Edenbridge North and East	Proposed Allocation:	Mixed Use – Employment and Residential
Current use:	Builder’s Merchant		

Development Guide:

Design and Layout

The area of employment land on the northern portion of site as shown on the accompanying map should be retained; including the historic train-shed brick building on site (recommended in employment use). The southern end of site as shown on the accompanying map is allocated for residential use. Residential development is likely to be most appropriate in the form of apartments and townhouses. This site is also considered suitable for housing specifically designed for older people (including those with special needs), as it is close to a range of services that would provide for the needs of future occupants.

Landscape

A landscaped buffer will be required to protect residential amenity adjacent to railway

Access

Access to employment land should be taken from the existing access on Station Approach. Access to residential development should be taken from Greenfield. Safety enhancements such as signing and lining are likely to be required at the junction of Greenfield and Forge Croft. Safe and convenient links should be made to the footpath network to the south of the site.

Infrastructure

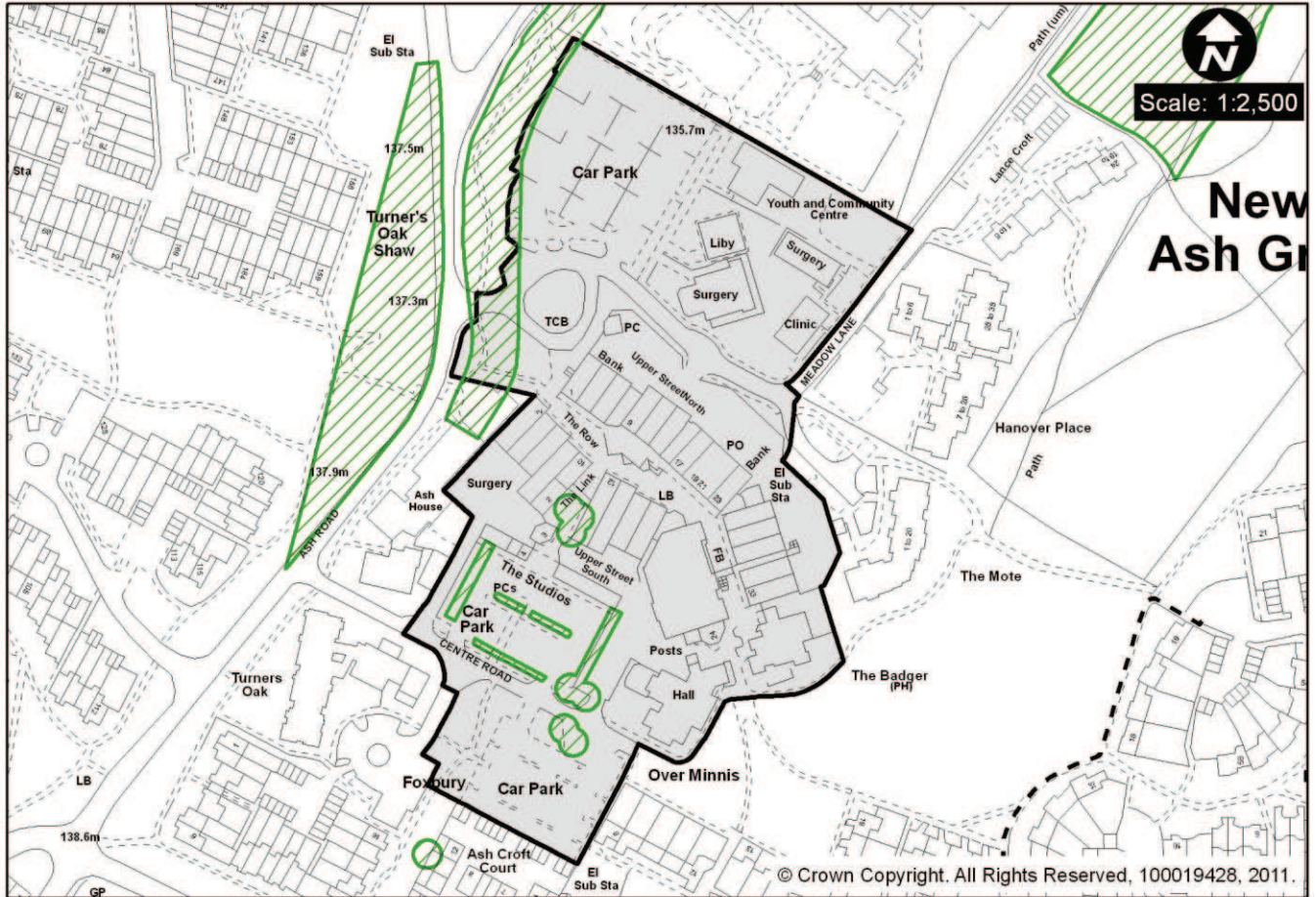
Contributions will be required to CIL

Delivery – site promoted for mixed use by owner, Network Rail

Gross Area (Ha):	1.0 (employment 0.5 / residential 0.5)	Net Area (Ha):	1.0
Net Housing Capacity	20	Phasing	0-5 years (2012-2016)

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H2 (e) New Ash Green Village Centre, New Ash Green



11

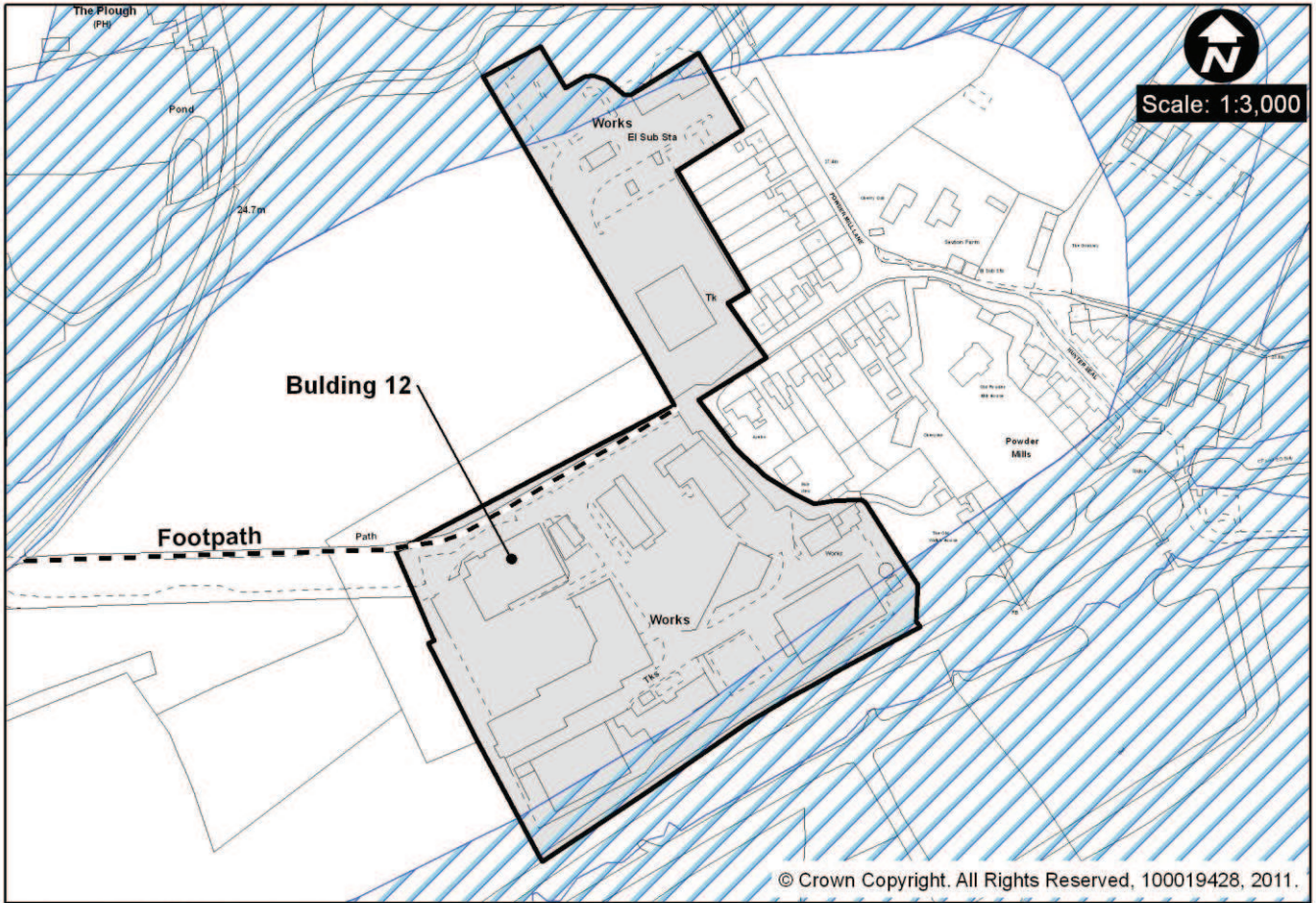


Site Address:	New Ash Green Village Centre, New Ash Green	Settlement:	New Ash Green
Ward:	Ash	Proposed Allocation:	Mixed use including residential as part of a regeneration scheme for the village centre
Current Use / PP:	Village centre uses (retail and services, community facilities, parking) and residential		
Development Guide:			
Design and Layout			
<p>New Ash Green village centre will be regenerated and the quality of the environment improved so that it more effectively meets the needs of the community. Development should retain a scale appropriate to the size of the community it is intended to serve and a form that respects the distinctive character of the settlement. Development should achieve a satisfactory relationship with the adjoining housing and open space (The Mote).</p> <p>Proposals should include retail, employment and community facilities and services. Office space should be retained or provided in this central location. An element of residential development (in the form of apartments) should be included as part of the regeneration scheme.</p>			
Landscape			
<p>Tree Preservation Orders apply around the boundary and within the site and development should not result in the loss or harm to any of these trees.</p> <p>The scheme should provide improvements to the local centre public realm.</p>			
Access			
<p>Servicing, parking and access arrangements will need careful consideration once the mix of uses is determined and a Transport Assessment will be required. Parking should be re-provided as part of the scheme, including parking for residential units. The pedestrian environment should be designed to provide a safe and secure access incorporating security measures (such as the public realm overlooked by residential development) to deter crime, the fear of crime and antisocial behaviour.</p>			
Infrastructure			
<p>Contributions will be required to CIL</p> <p>Delivery - SDC working with multiple site owners to bring forward scheme on site. SDC would like the village centre regeneration to take place as soon as feasible, but the Estimated Development Period indicated below provides a cautious estimate.</p>			
Gross Area (Ha):	1.87	Net Area (Ha):	1.87
Housing Capacity:	50	Phasing	10-15 years (2022-26) (although earlier if feasible)

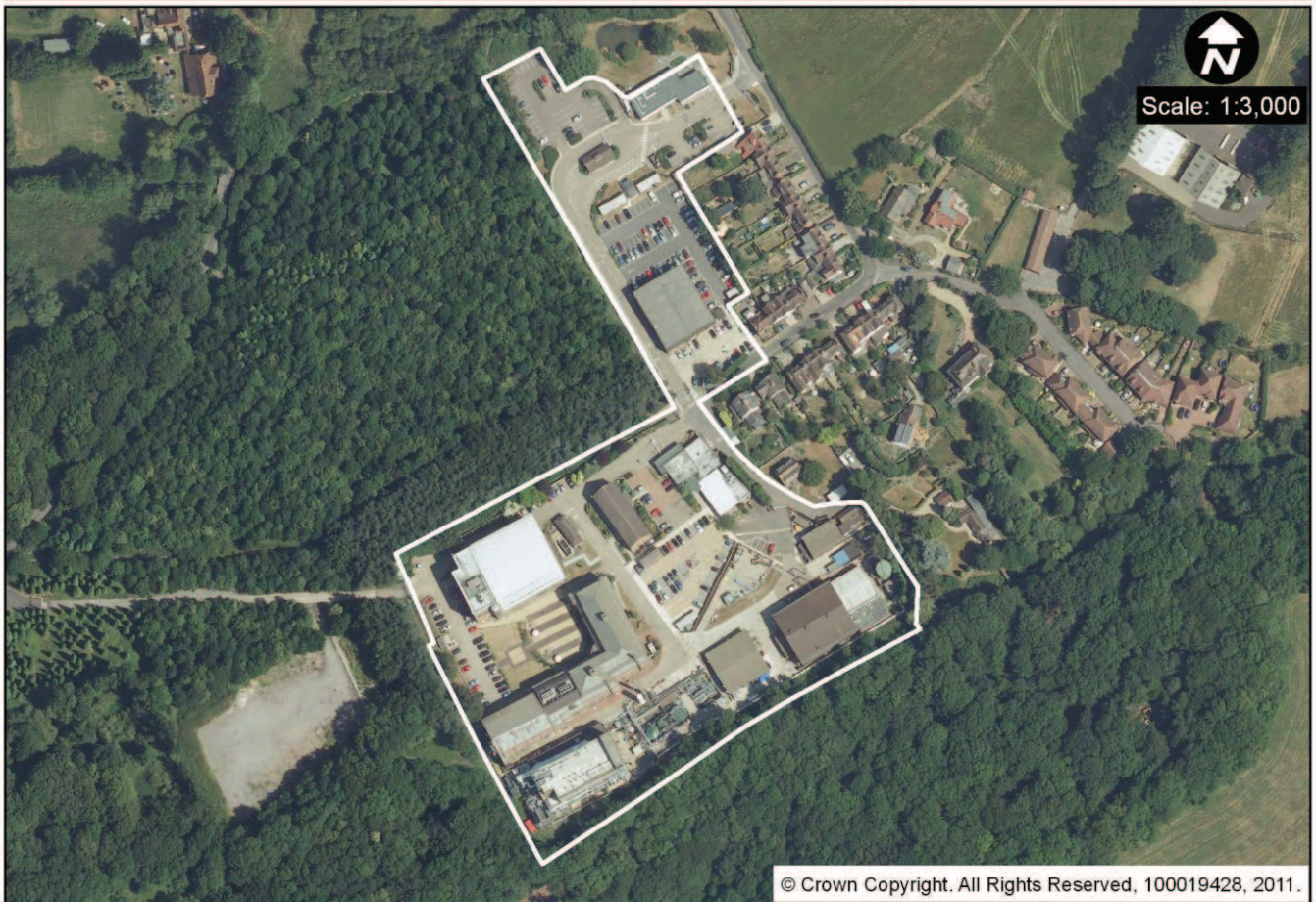
12

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H2 (f) Glaxo Smith Kline, Powder Mills, Leigh



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Site Address:	Glaxo Smith Kline, Powder Mills, Leigh	Settlement:	Other settlement
Ward:	Leigh and Chiddingstone Causeway	Proposed Allocation:	Residential Led Mixed Use
Current use:	Mixed Use – Offices, Warehousing & General Industrial (vacant)		
<p>Development Guide:</p> <p>Design and Layout</p> <p>'Building 12' shown on the accompanying map should be retained for employment use with the remainder of the site laid out as residential development in a mix of unit types. Any proposal for residential development that does not include the retention of 'Building 12' would need to justify the loss of employment in line with Policy SP8 of the Sevenoaks Core Strategy.</p> <p>Any redevelopment is restricted to the replacement of the existing 'footprint' of buildings at the site within the boundary shown on the accompanying map. The existing residential units outside of the secure element of the site should be retained and are not included within the formal allocation. The development should have no greater impact on the openness of the Green Belt and must take into account the character of the countryside in this location, with a reduction in the scale and height of the buildings. New housing should generally not exceed two storeys in height.</p> <p>The site is partially covered by Flood Zone 3B shown on the accompanying map. No residential units should be located within this area.</p> <p>Part of the site contains the remains of a gunpowder manufacturing facility dating back to 1811, as such the site is listed in the English Heritage document 'Monument Protection Programme: Gunpowder Mills' (1998), where it is assessed as 'not of schedulable quality but undoubtedly of regional value'. Redevelopment proposals should be designed in a manner that respects the historic nature of the site and preserves archaeological interest.</p> <p>The Powder Mill area is a remote rural settlement with few amenities and poor accessibility. Due to the limited sustainability of the location, site constraints and the character of the surrounding hamlet in which it is situated the site should be developed at a low density (e.g. 25dph)..</p> <p>Landscape</p> <p>The woodland area and habitats that surround the site should be protected and enhanced, through a management strategy to be developed in conjunction with the local community, which should provide appropriate levels of public access. Open space and green buffer zones should be incorporated into the development site, to assist its integration with the surrounding countryside. The water features to the south of the site and the area adjoining the footpath to the north should be enhanced and overlooked by new housing (except adjoining 'Building 12').</p> <p>The provision and connectivity of green infrastructure should be enhanced, including the protection and enhancement of biodiversity, and improvements to the Public Right of Way network.</p> <p>Access</p> <p>Any redevelopment of the site will be contingent on the inclusion of accessibility improvements, which will be required as part of any planning application, to improve the sustainability of the site.</p> <p>A Transport Assessment would be required to confirm that the development would not have an unacceptable adverse impact on the local and strategic road networks and would be sustainable in respect of the location, uses and quantum of development.</p> <p>Both north and west existing access points to Powder Mills Lane should be maintained to ensure an acceptable 'dry escape route' in the event of severe flooding</p> <p>The public footpath should be retained and the network through the site enhanced.</p> <p>Infrastructure</p> <p>Contributions to CIL will be required. This should facilitate contributions to mitigate impacts of the development on local infrastructure, including education.</p> <p>In relation to remediation, a small number of localised areas of contamination have been identified within the site. Any redevelopment permission will be conditioned to require further assessment and/or remediation of these areas. This will not preclude development opportunities on this site.</p> <p>Delivery – the owner (GSK) is promoting the site for redevelopment</p>			
Gross Area (Ha):	3.3	Net Area (Ha):	2.4 (reduction related to building 12 and ancillary parking and functional flood plain)
Housing capacity	60 (@ 25 dph)	Phasing	0-5 years (2012-2016)

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**APPENDIX 6: MAJOR DEVELOPED EMPLOYMENT SITES IN THE GREEN
BELT**

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Chaucer Business Park, Kemsing (4.4ha)



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North Downs Business Park, Dunton Green (6.1ha)

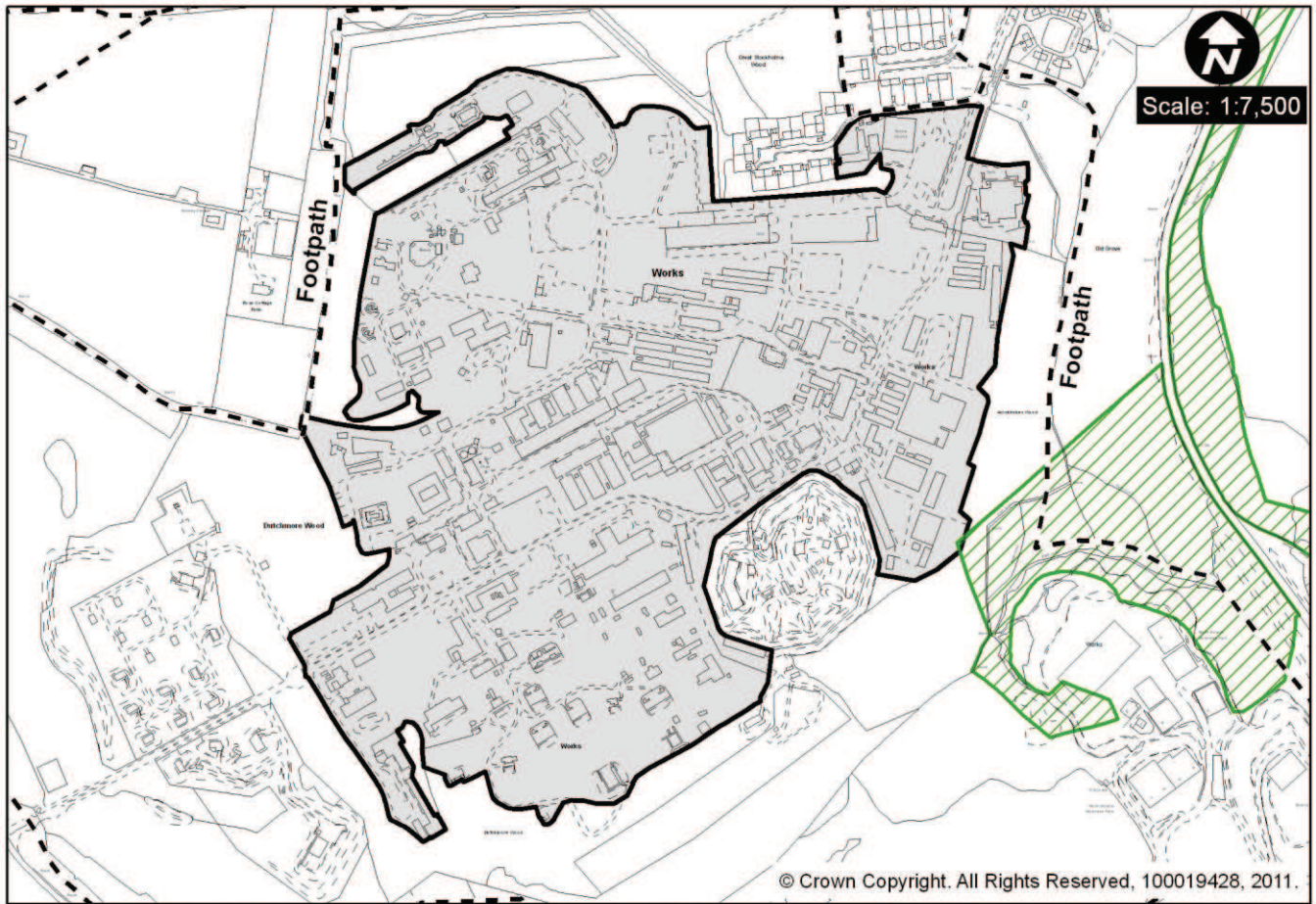


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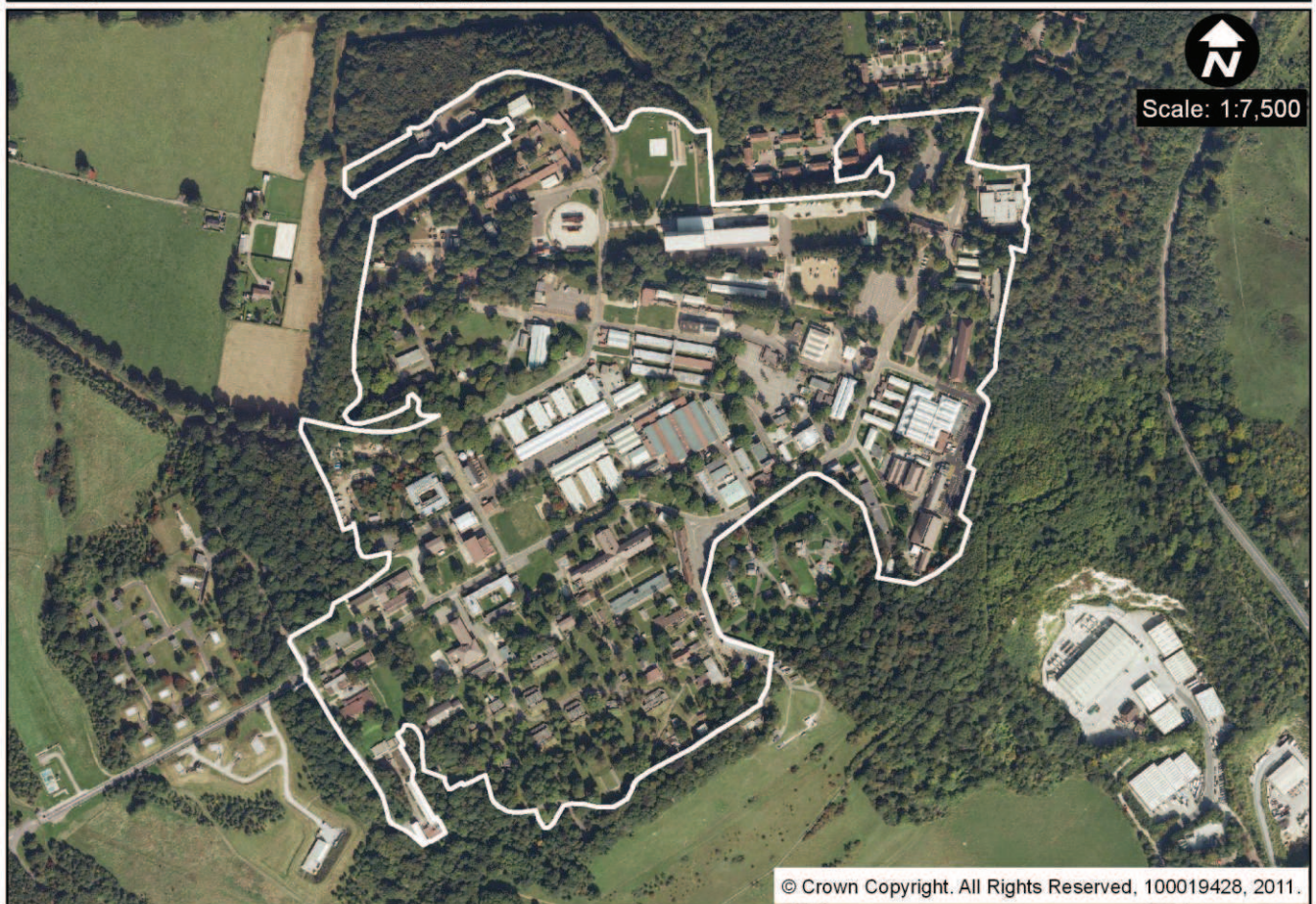


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Fort Halstead, Halstead (40.1ha) – see Policy EMP3 (Redevelopment of Fort Halstead) below

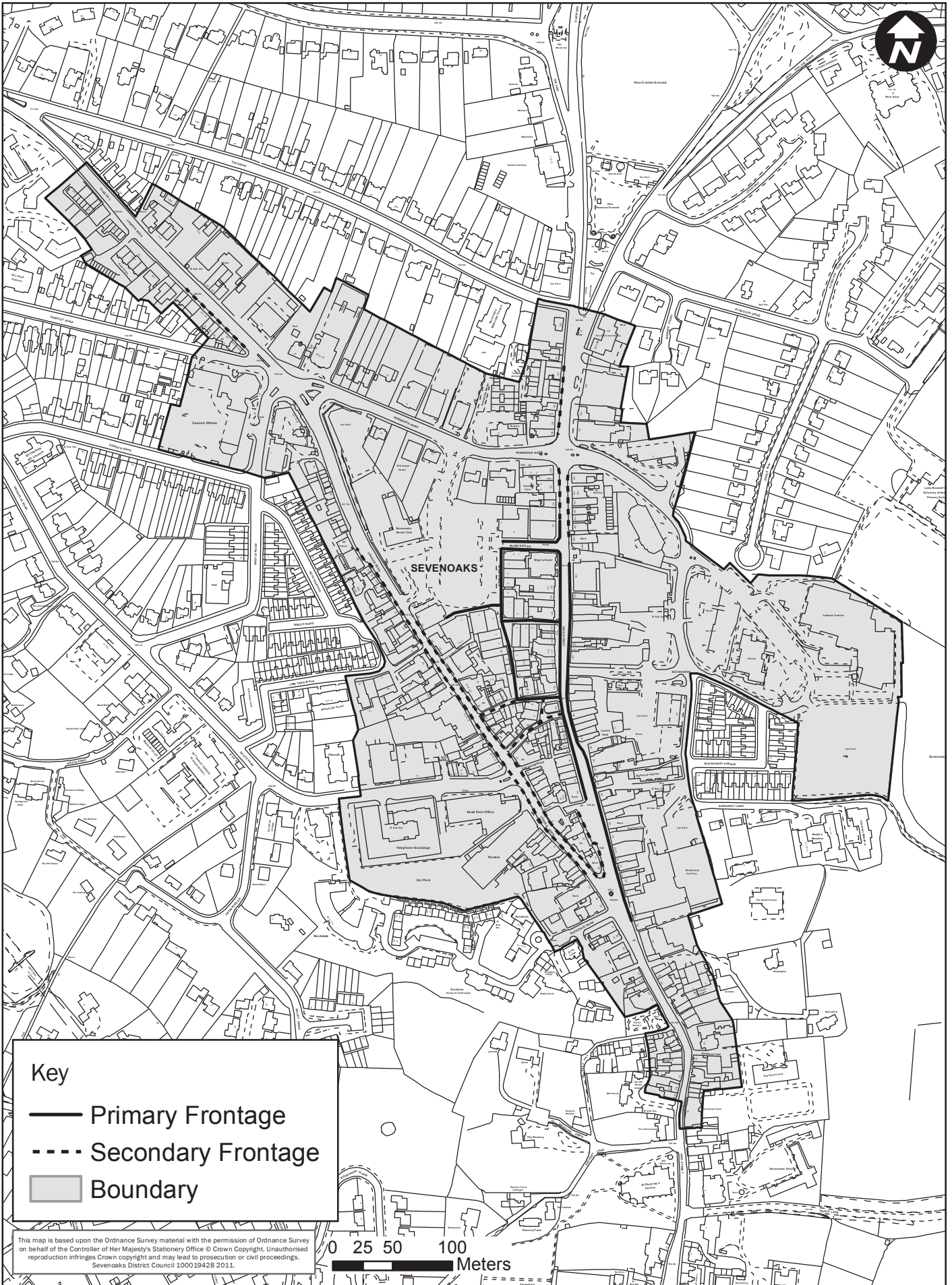


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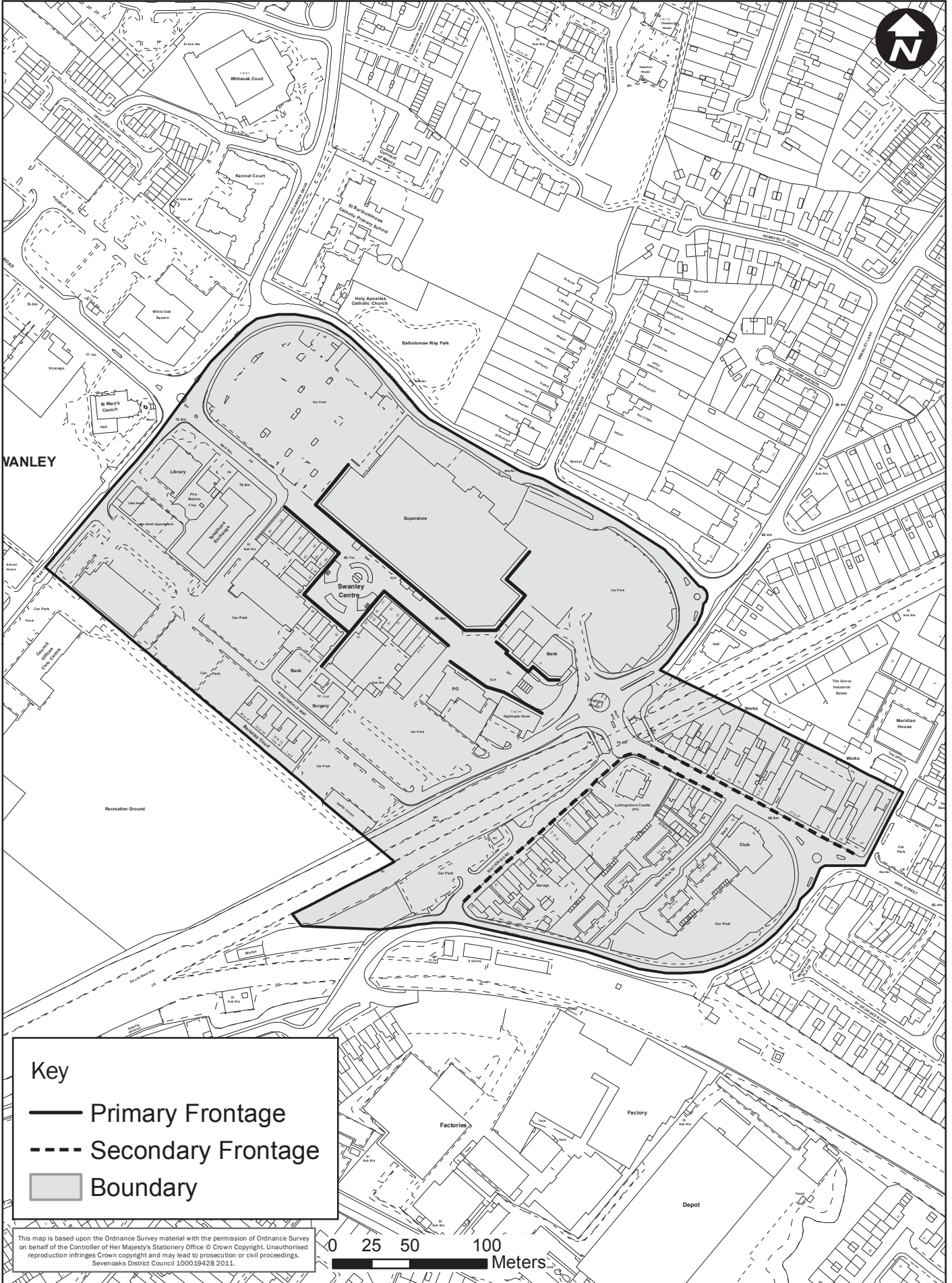


APPENDIX 7: TOWN CENTRE MAPS

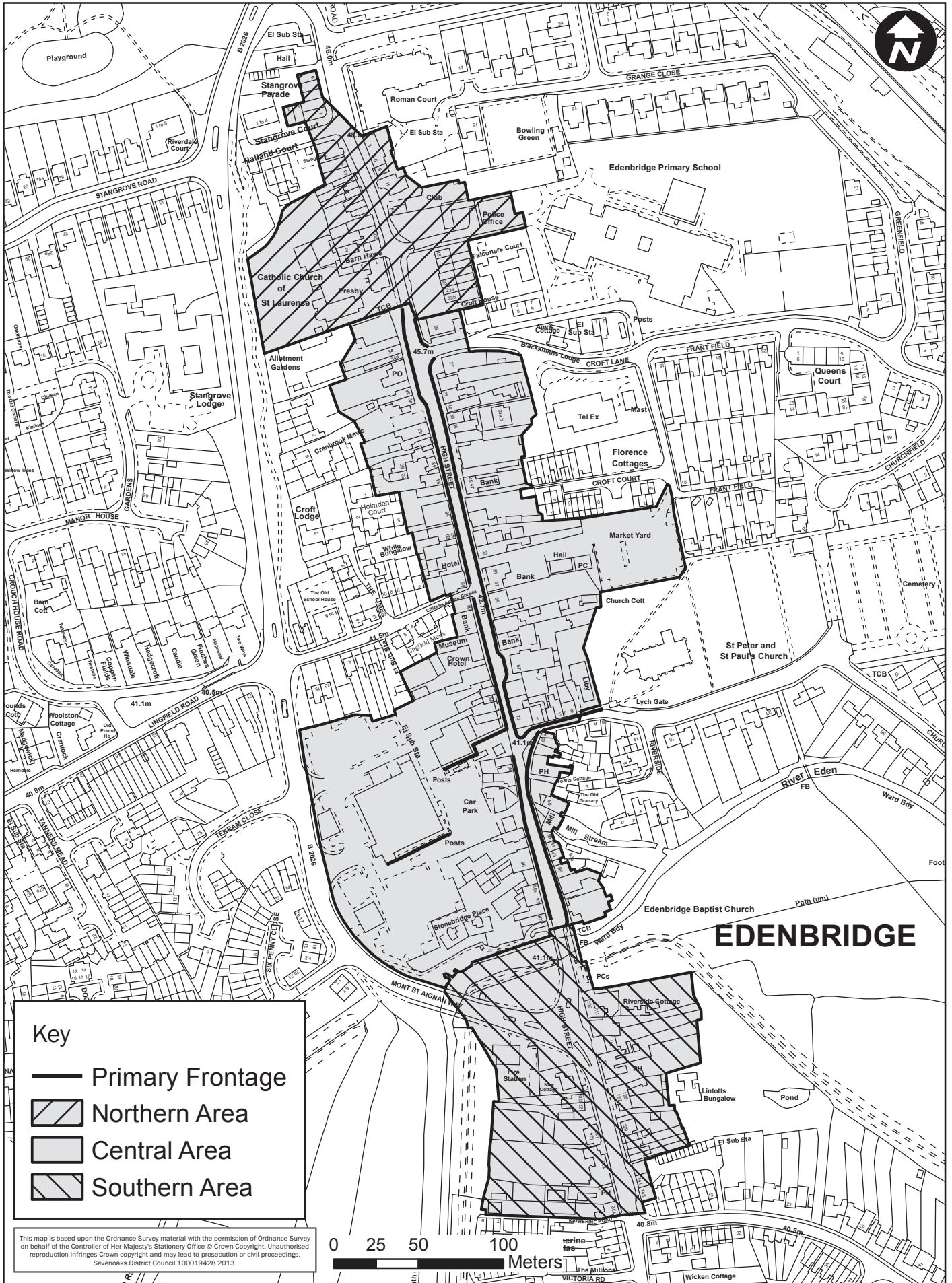
Policy LC1 - Sevenoaks Town Centre



Policy LC2 - Swanley Town Centre

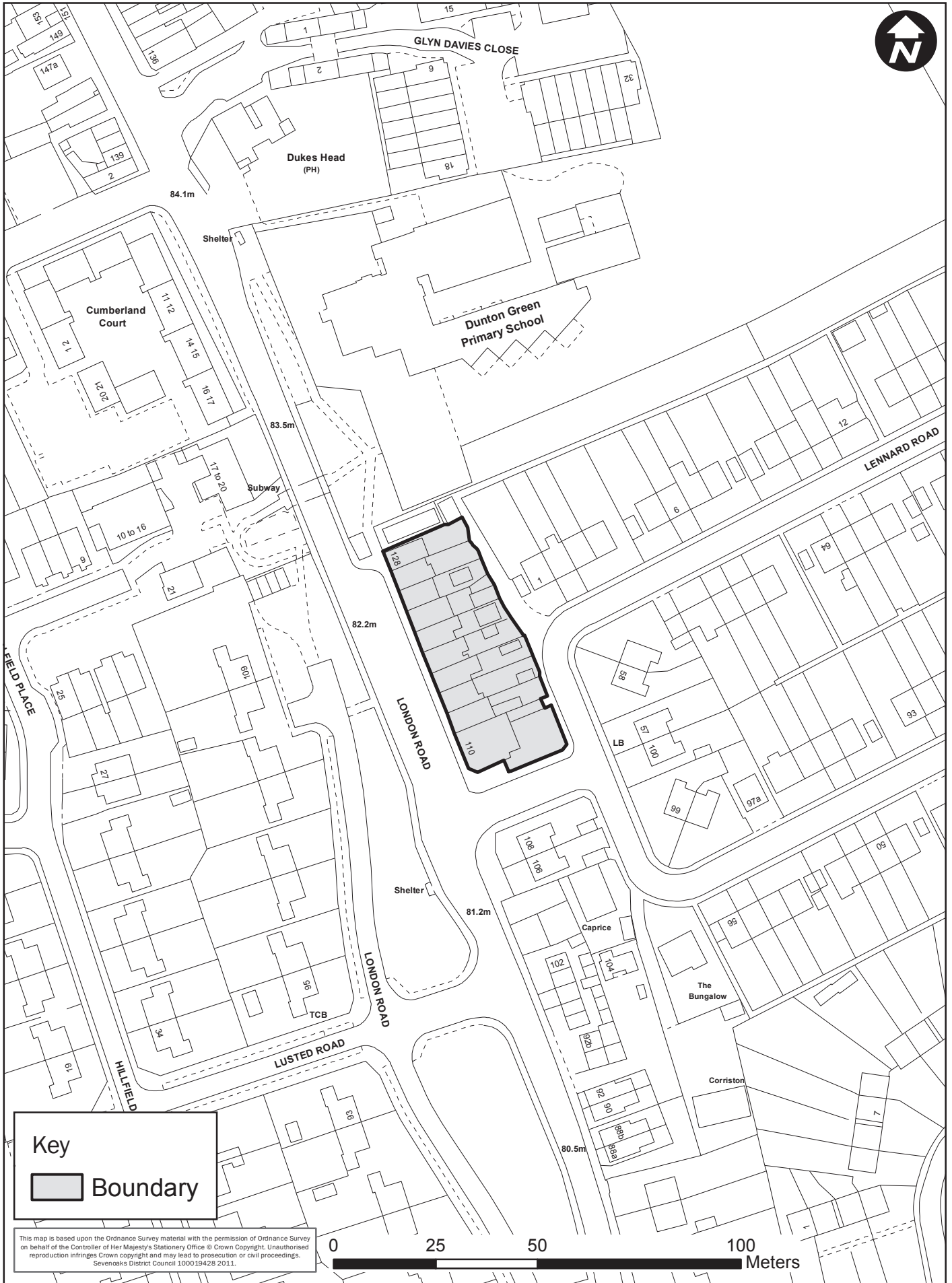


Policy LC3 - Edenbridge Town Centre




APPENDIX 8: NEIGHBOURHOOD AND VILLAGE CENTRE MAPS

Policy LC4 - Dunton Green - London Road



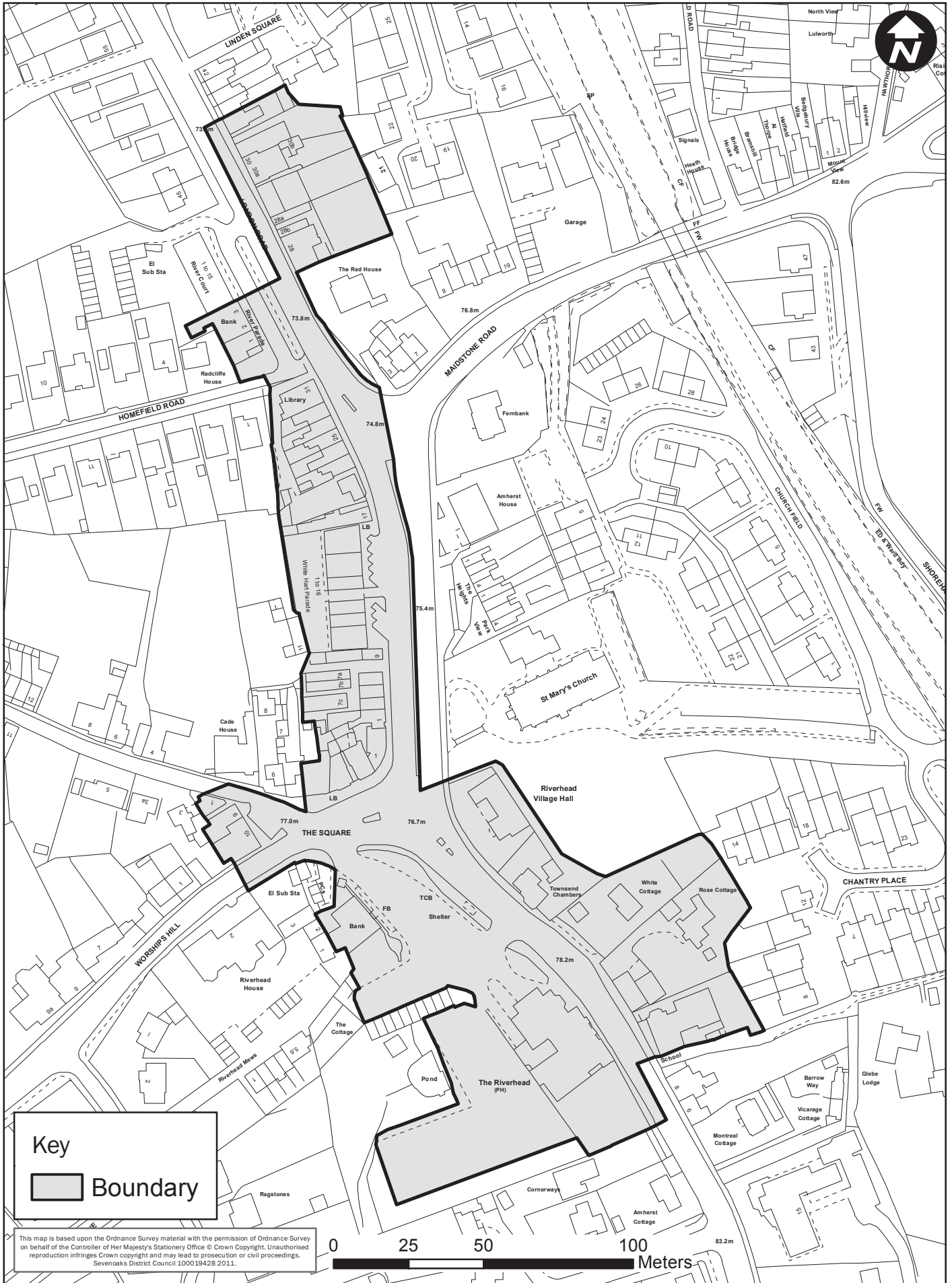
Key

 **Boundary**

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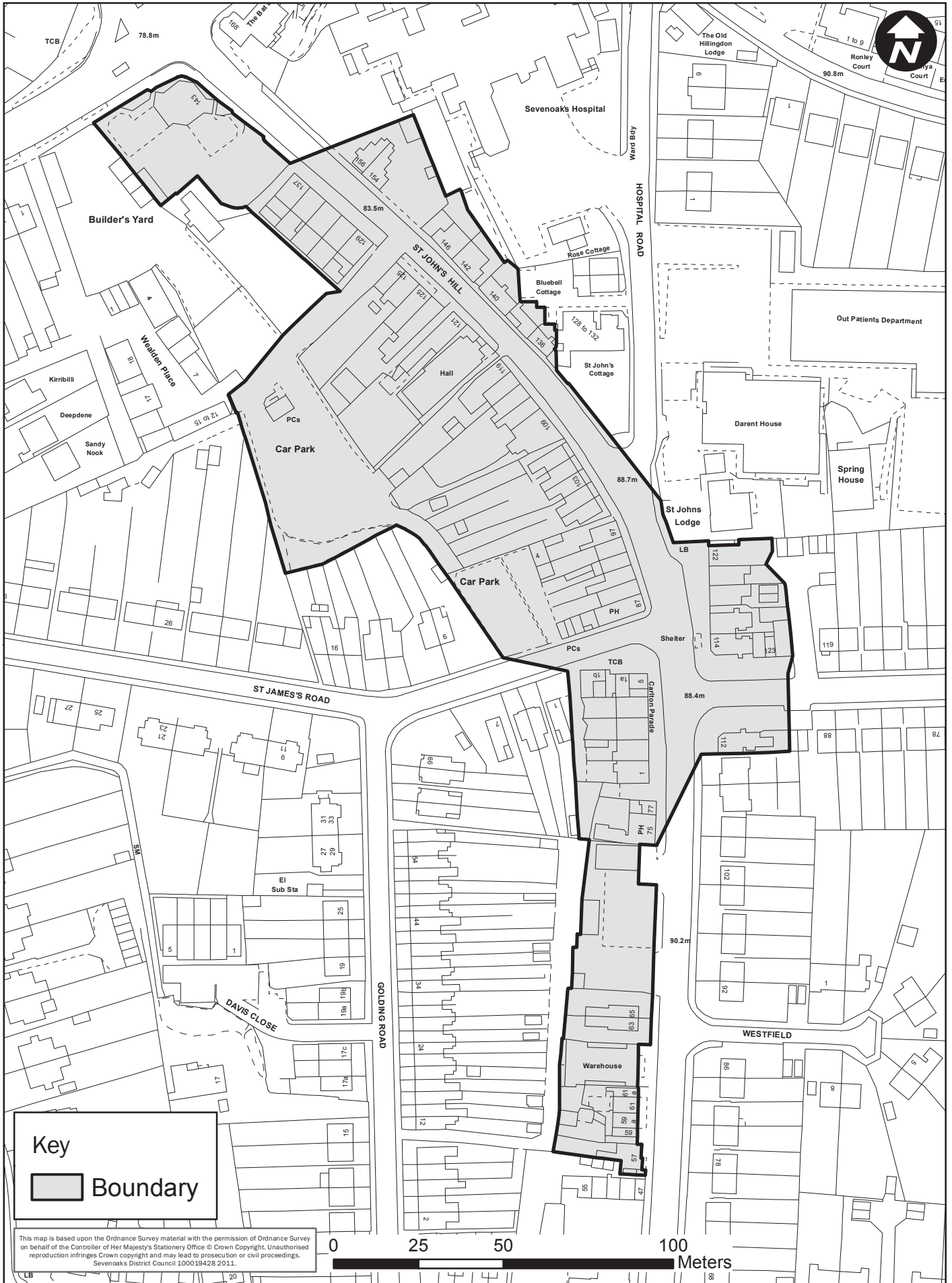


Policy LC4 - Riverhead

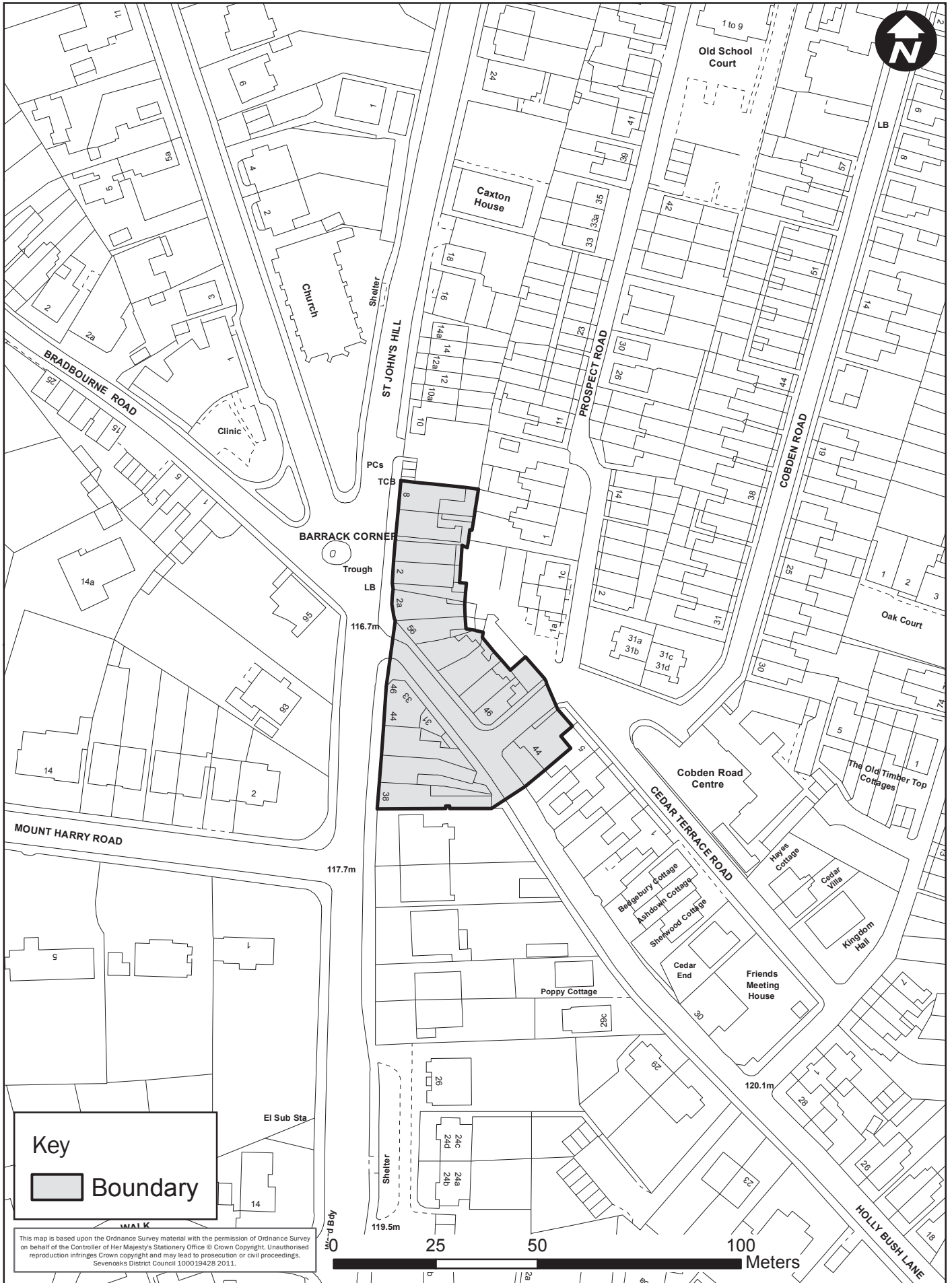


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Policy LC4 - Sevenoaks - Northern St John's



Policy LC4 - Sevenoaks - Southern St John's

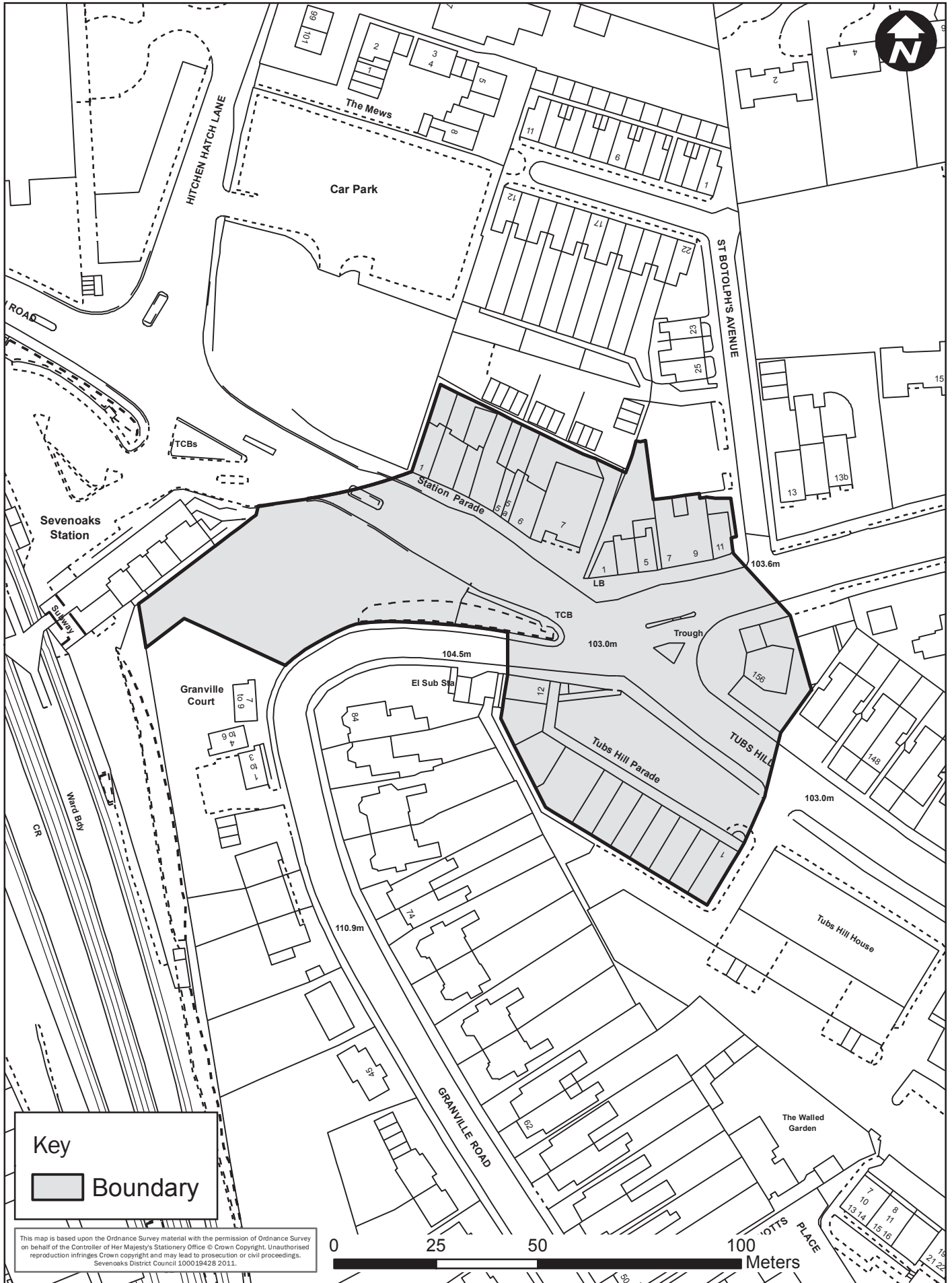


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Policy LC4 - Sevenoaks - Tubs Hill and Station Parade

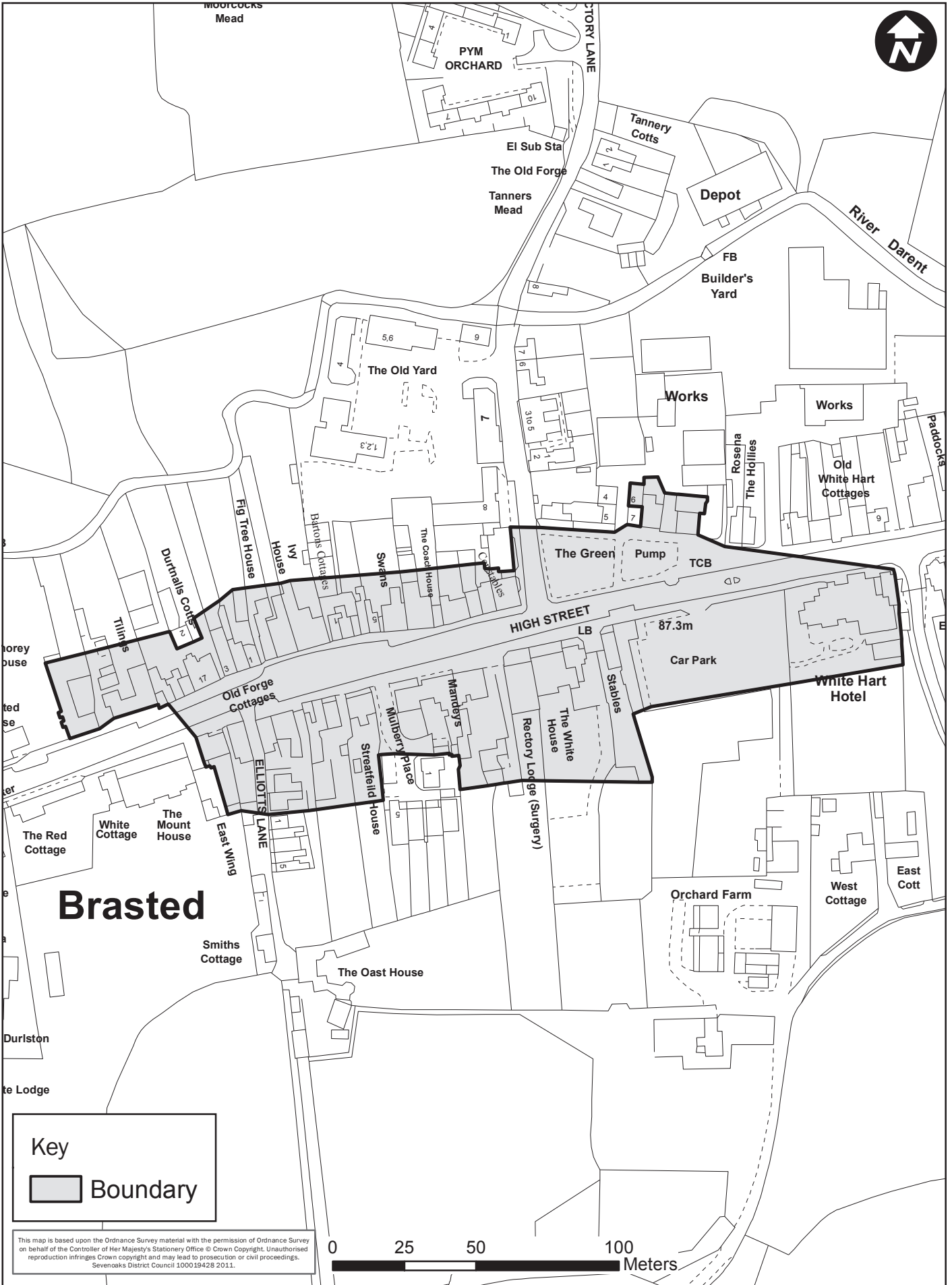


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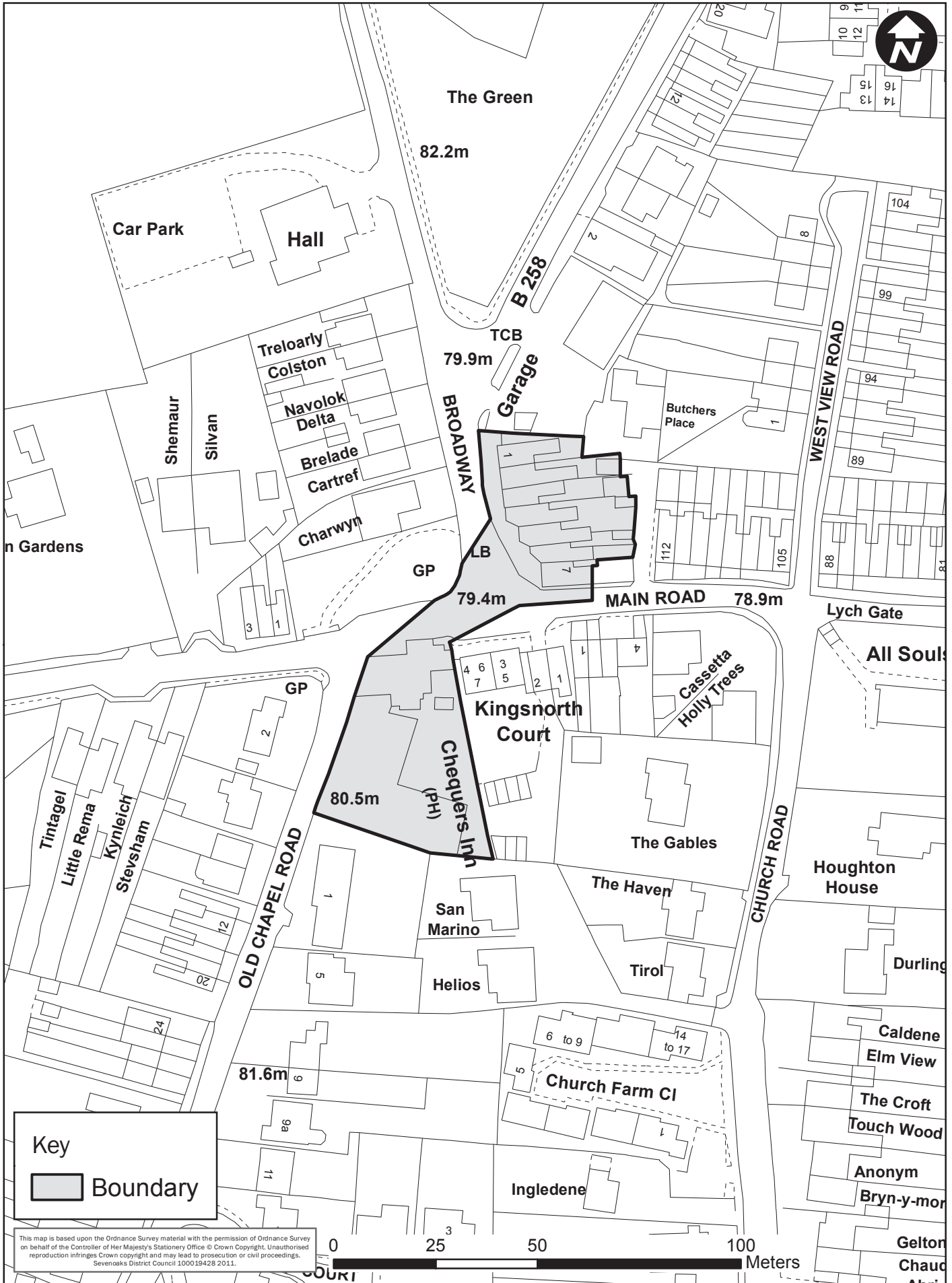
Policy LC4 - Swanley - Manse Parade



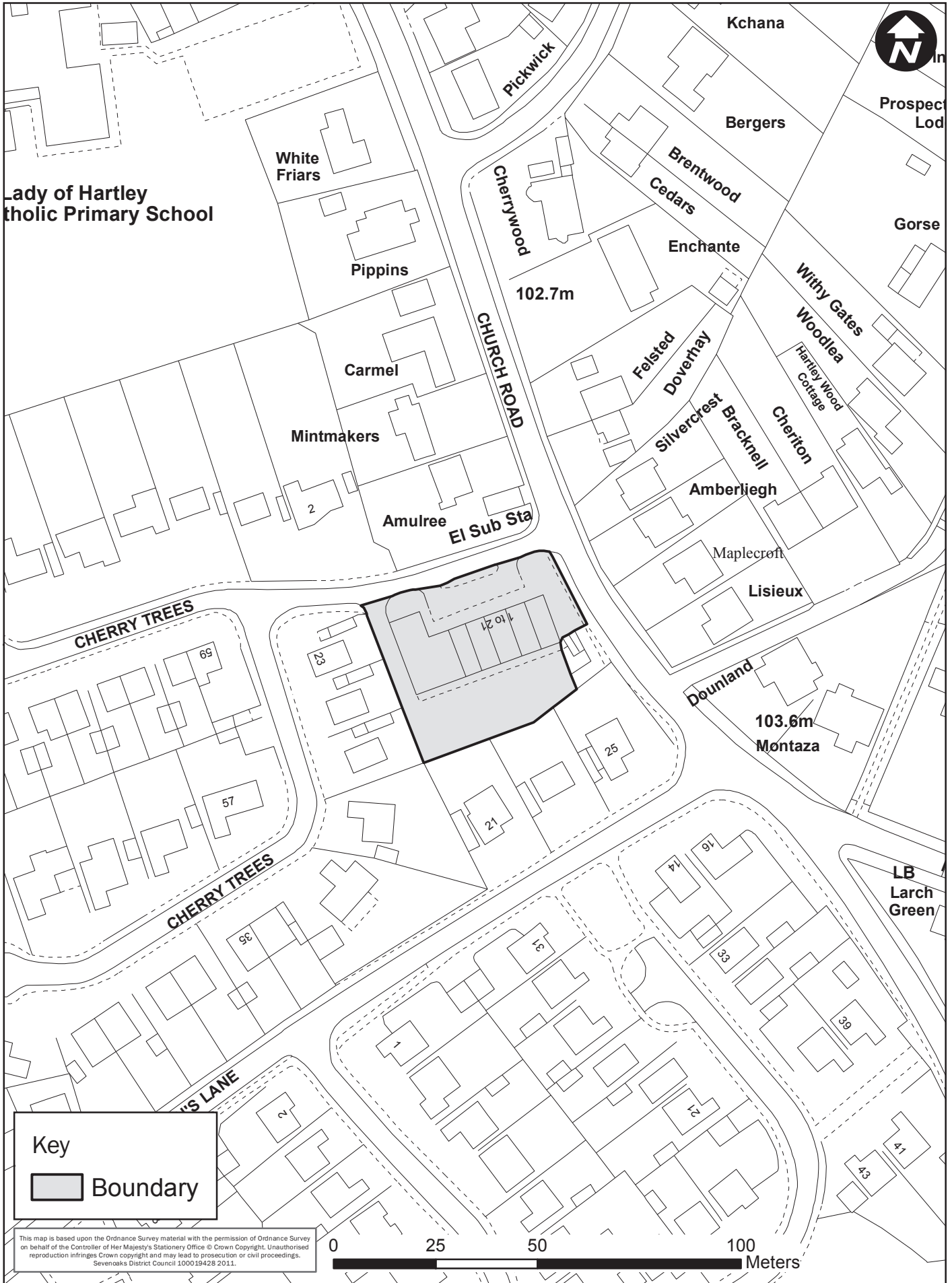
Policy LC4 - Brasted - High Street and The Green



Policy LC4 - Crockenhill Broadway

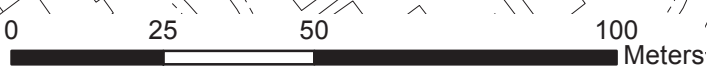


Policy LC4 - Hartley - Cherry Trees

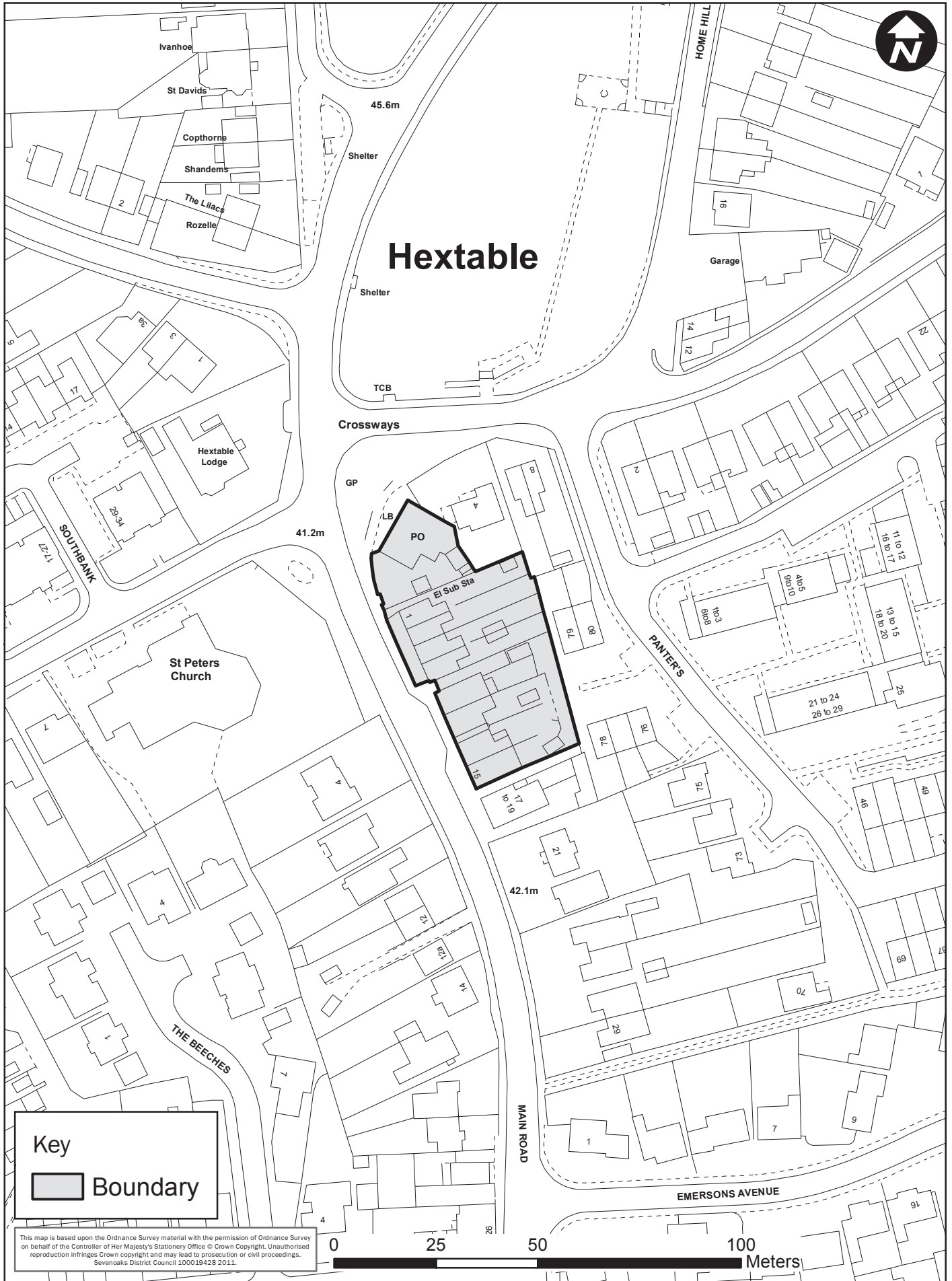


Key
[Grey shaded box] Boundary

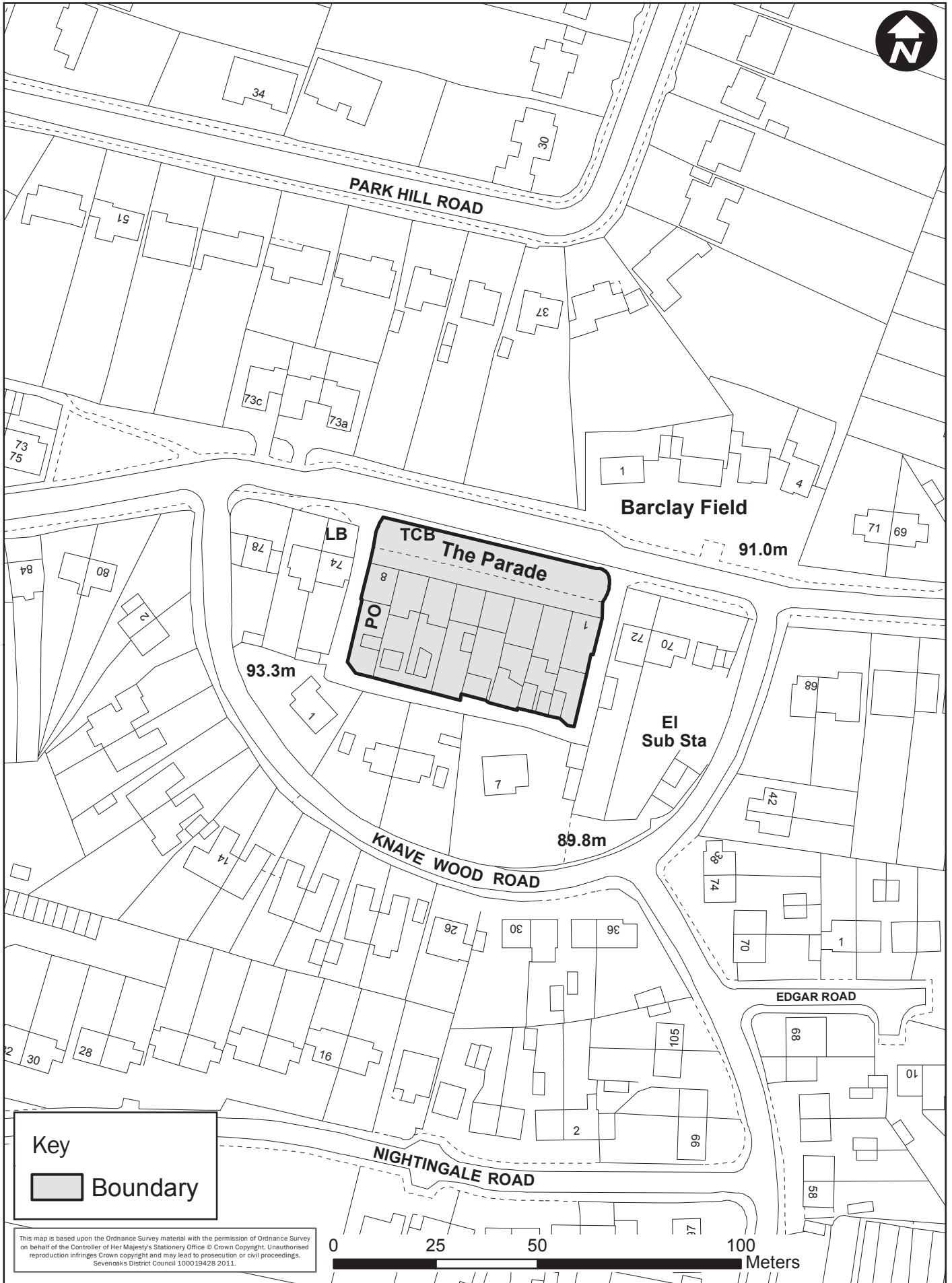
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Policy LC4 - Hextable - Upper Main Road

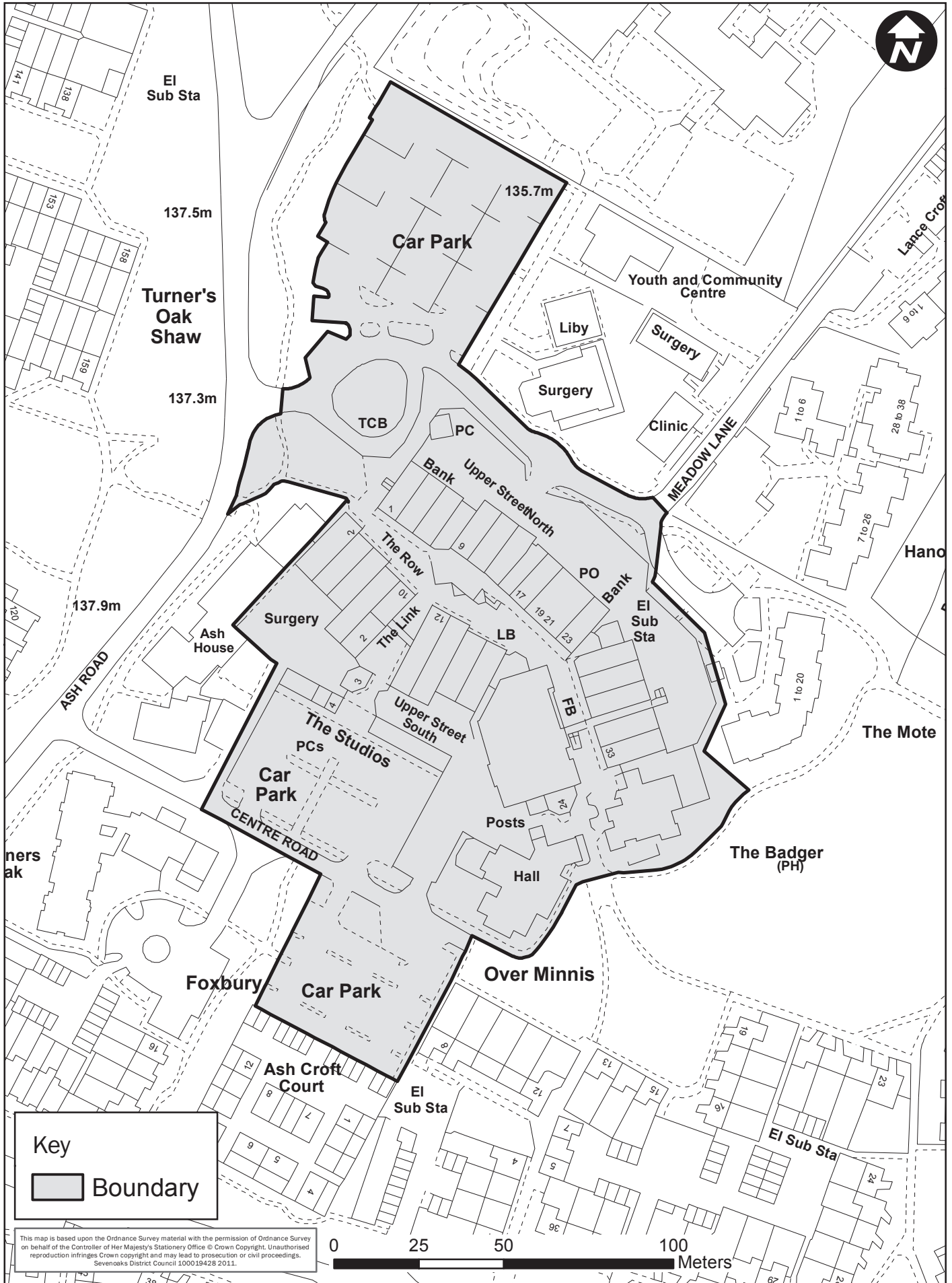


Policy LC4 - Kemsing - The Parade



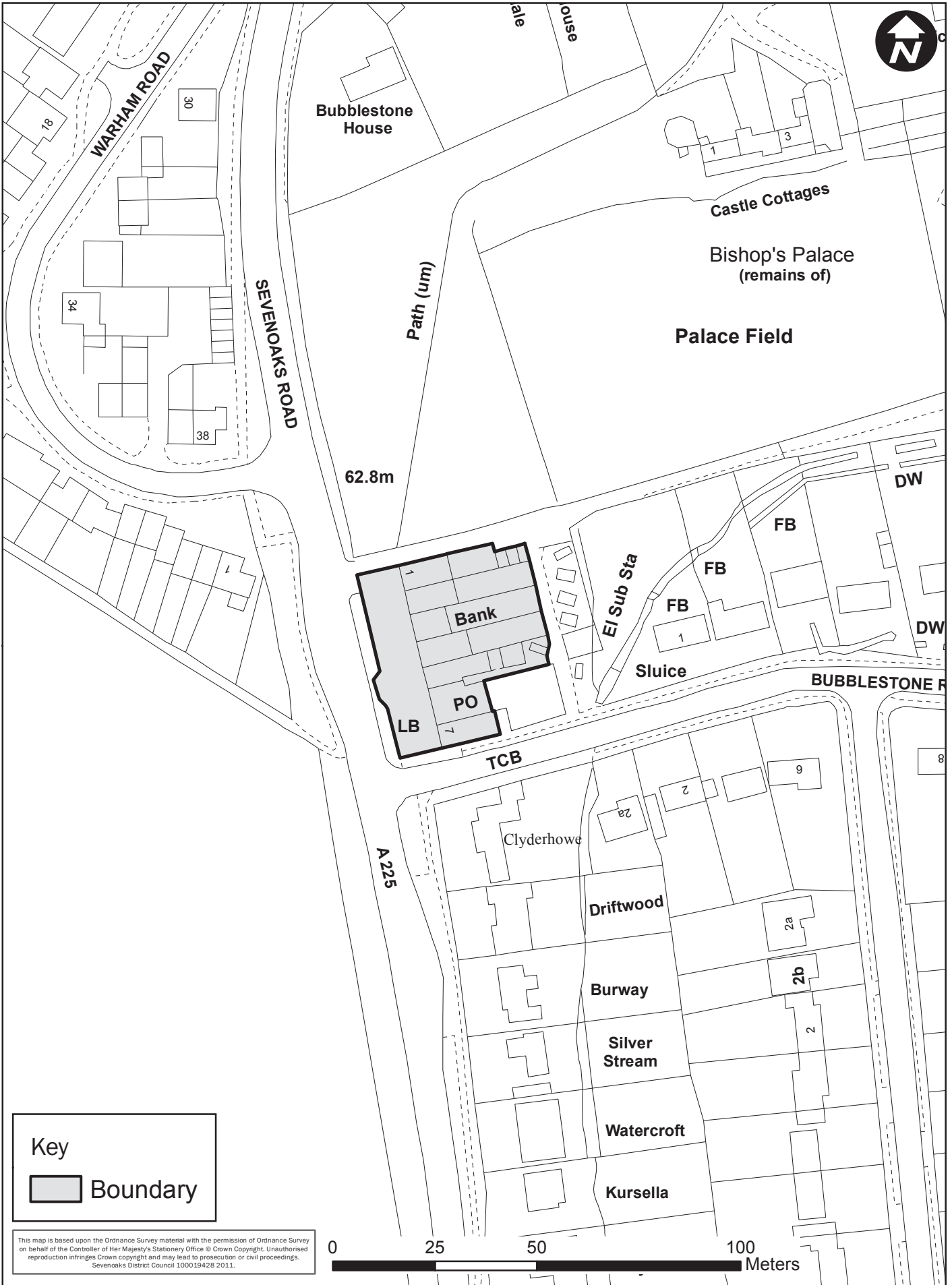
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Policy LC4 - New Ash Green

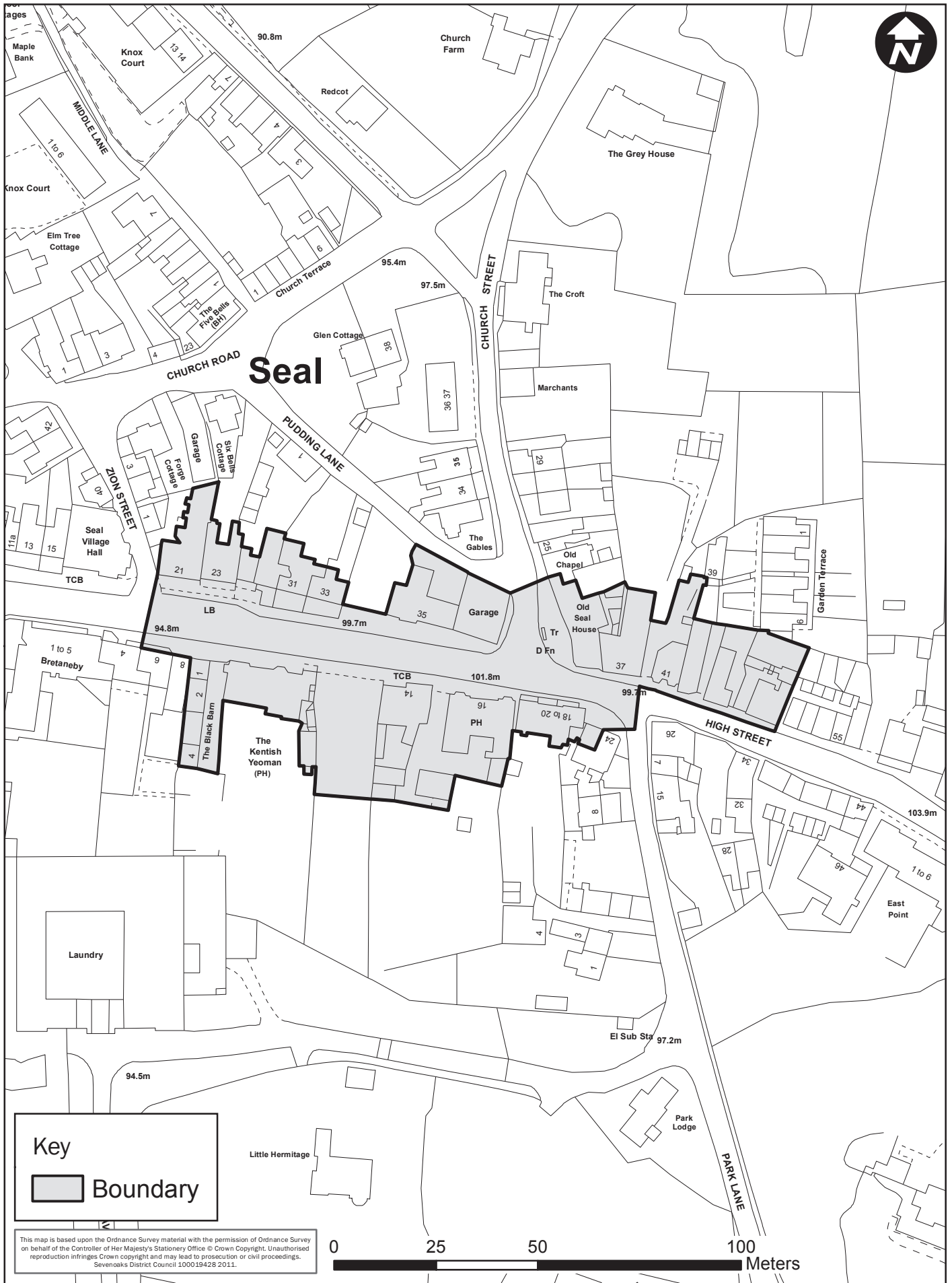


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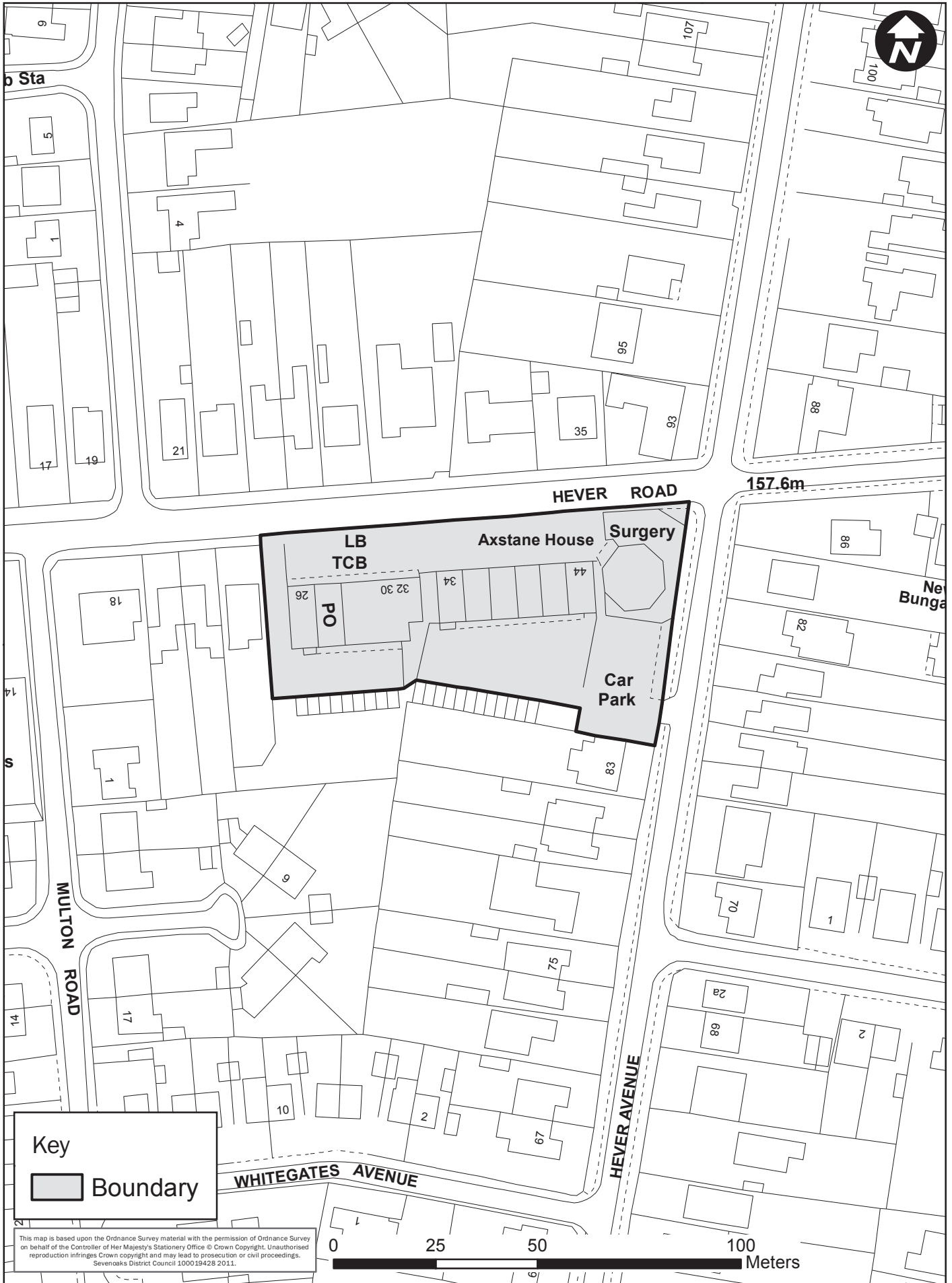
Policy LC4 - Otford - Bubblestone Parade



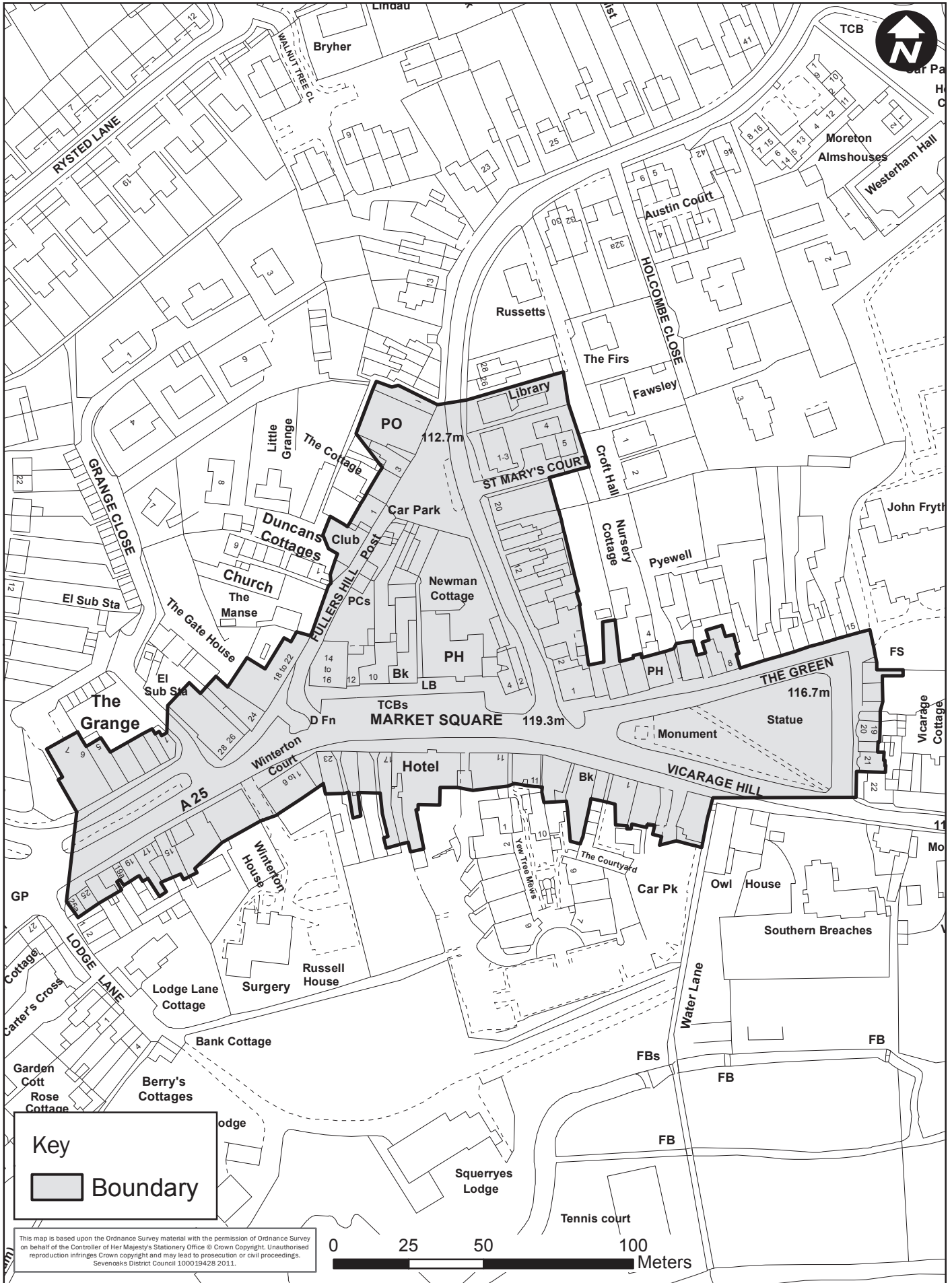
Policy LC4 - Seal - High Street



Policy LC4 - West Kingsdown - Hever Road



Policy LC4 - Westerham Centre



APPENDIX 9: OPEN SPACE ALLOCATIONS

Agenda Item 5

Appendix 9 - Schedule of Open Space Allocations (Policy GI 2)

These sites are shown on the associated open space maps.

It is noted that many of the sites are protected under saved Local Plan Policy EN9. Once the ADM DPD is adopted, the EN9 designation will be superseded by the open space sites identified below. Where both designations are shown on the mapping, it is the Open Spaces Study boundary that will be taken forward.

Site Number	Site Name	Settlement	Typology	EN9?
GI 639	All Souls Church	Crockenhill	Cemeteries and Churchyards	
GI 643	Newports AGS	Crockenhill	Amenity Greenspace	EN9
GI 12	Stangrove Park	Edenbridge	Young People and Children	EN9
GI 14	Field Drive AGS	Edenbridge	Amenity Greenspace	EN9
GI 318	Four Elms Road AGS	Edenbridge	Amenity Greenspace	EN9
GI 327	Cedar Drive AGS	Edenbridge	Amenity Greenspace	EN9
GI 367	Farmstead Drive AGS	Edenbridge	Amenity Greenspace	EN9
GI 369	Park Avenue AGS	Edenbridge	Amenity Greenspace	EN9
GI 373	Park Avenue Basketball Court	Edenbridge	Young People and Children	EN9
GI 541	Skeynes Road AGS 1	Edenbridge	Amenity Greenspace	EN9
GI 542	Skeynes Road AGS 2	Edenbridge	Amenity Greenspace	EN9
GI 545	St Peter + St Pauls Church	Edenbridge	Cemeteries and Churchyards	
GI 547	Edenbridge Cemetery	Edenbridge	Cemeteries and Churchyards	
GI 704	Church Street AGS	Edenbridge	Amenity Greenspace	EN9
GI 933	Edenbridge Primary School	Edenbridge	Amenity Greenspace	
GI 934	Edenbridge Primary School Hardcourts	Edenbridge	Young People and Children	
GI 935	Greenfield AGS	Edenbridge	Amenity Greenspace	EN9
GI 975	Field Close NSN	Edenbridge	Natural & Semi Natural	EN9
GI 976	Field Drive Hardcourt Area	Edenbridge	Young People and Children	EN9
GI 997	Stangrove Park AGS	Edenbridge	Amenity Greenspace	EN9
GI 998	Edenbridge Leisure Centre STP	Edenbridge	Outdoor Sports Facility	
GI 999	Chestnut Close AGS	Edenbridge	Amenity Greenspace	EN9
GI 2051	Mont St Aignon Way Verge	Edenbridge	Natural & Semi Natural	

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723	Saddlers Park AGS	Eynsford	Amenity Greenspace	EN9
GI 725	St Martins Church	Eynsford	Cemeteries and Churchyards	
GI 732	St Peters and St Pauls Church	Farningham	Cemeteries and Churchyards	
GI 734	Oliver Crescent AGS	Farningham	Amenity Greenspace	EN9
GI 662	Southdene AGS	Halstead	Amenity Greenspace	EN9
GI 764	Ash Road AGS	Hartley	Amenity Greenspace	EN9
GI 769	Woodland Avenue Allotments	Hartley	Allotments and Community Gardens	EN9
GI 772	Woodlands Avenue Playing Field	Hartley	Outdoor Sports Facility	EN9
GI 781	Chantry Avenue AGS	Hartley	Outdoor Sports Facility	EN9
GI 1032	Our Lady of Hartley Primary School	Hartley	Outdoor Sports Facility	
GI 1038	Gorsewood	Hartley	Natural & Semi Natural	
GI 2050	Hartley Grange	Hartley	Natural & Semi Natural	
GI 2	Hextable Village Green	Hextable	Amenity Greenspace	EN9
GI 4	Furness School Playing Field	Hextable	Outdoor Sports Facility	EN9
GI 5	Hextable Primary School	Hextable	Outdoor Sports Facility	EN9
GI 23	Claremont AGS	Hextable	Amenity Greenspace	EN9
GI 33	Furness School Top Playing Field	Hextable	Outdoor Sports Facility	
GI 710	Barnfield Crescent	Kemsing	Amenity Greenspace	EN9
GI 714	Kemsing Primary School	Kemsing	Outdoor Sports Facility	
GI 715	Kemsing Church	Kemsing	Cemeteries and Churchyards	
GI 1010	Fairfield Amenity Area	Kemsing	Amenity Greenspace	
GI 667	Poundside Recreation Ground	Knockholt	Amenity Greenspace	EN9
GI 383	The Green	Leigh	Amenity Greenspace including Outdoor Sports Facility	EN9
GI 384	War Memorial Green	Leigh	Amenity Greenspace	EN9
GI 385	War Memorial Green South	Leigh	Amenity Greenspace	EN9
GI 388	Lealands Avenue Playing Field	Leigh	Outdoor Sports Facility	EN9
GI 1023	Leigh Tennis Club	Leigh	Outdoor Sports Facility	EN9
GI 794	Pond, Springcroft and	New Ash Green	Natural & Semi Natural	

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	Redhill Woods			
GI 795	New Ash Green Primary School	New Ash Green	Outdoor Sports Facility	
GI 804	Coltstead Buffer Zone A	New Ash Green	Amenity Greenspace	
GI 807	Coltstead Estate Grounds A	New Ash Green	Amenity Greenspace	
GI 810	Coltstead Estate Grounds B	New Ash Green	Amenity Greenspace	
GI 819	Coltstead Buffer Zone B	New Ash Green	Amenity Greenspace	
GI 821	Turners Oak Shaw	New Ash Green	Natural & Semi Natural	
GI 833	Ayelands Estate Grounds	New Ash Green	Amenity Greenspace	
GI 837	Ayelands Buffer Zone A	New Ash Green	Amenity Greenspace	
GI 839	Ayelands Buffer Zone B	New Ash Green	Amenity Greenspace	
GI 846	Olivers Mill Buffer Zone	New Ash Green	Amenity Greenspace	
GI 852	Penenden Buffer Zone A	New Ash Green	Amenity Greenspace	
GI 853	Penenden Buffer Zone and Triangle	New Ash Green	Amenity Greenspace	
GI 858	Church Road AGS A	New Ash Green	Amenity Greenspace	
GI 879	Farm Holt Buffer Zone A	New Ash Green	Amenity Greenspace	
GI 893	Farm Holt Buffer Zone B	New Ash Green	Amenity Greenspace	
GI 902	Punch Croft Buffer Zone	New Ash Green	Natural & Semi Natural	
GI 906	Punch Croft Estate Grounds	New Ash Green	Amenity Greenspace	
GI 922	Lambardes Buffer Zone	New Ash Green	Amenity Greenspace	
GI 943	Spring Cross Wood	New Ash Green	Natural & Semi Natural	
GI 954	Manor Forstal Buffer Zone	New Ash Green	Amenity Greenspace	
GI 962	Knights Croft Buffer Zone A	New Ash Green	Amenity Greenspace	
GI 963	Knights Croft Buffer Zone B	New Ash Green	Amenity Greenspace	
GI 1157	Chapel Wood Buffer Zone	New Ash Green	Amenity Greenspace	
GI 1158	Northfield Bank	New Ash Green	Amenity Greenspace	
GI 677	Otford Village Pond	Otford	Natural & Semi Natural	EN9
GI 685	St Bartholomews Church	Otford	Cemeteries and Churchyards	
GI 686	Willow Park AGS	Otford	Amenity Greenspace	EN9

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GI 688	Telston Park	Otford	Amenity Greenspace	EN9
GI 692	Palace Field	Otford	Natural & Semi Natural	EN9
GI 693	Otford Village Green	Otford	Amenity Greenspace	EN9
GI 697	The Otford Ponds	Otford	Natural & Semi Natural	
GI 698	Chalk Pit Rec Ground	Otford	Natural & Semi Natural	EN9
GI 2052	Pilgrims Way West Verge	Otford	Natural & Semi Natural	
GI 216	Zambra Way AGS	Seal	Amenity Greenspace	EN9
GI 513	St Peter and St Pauls Church	Seal	Cemeteries and Churchyards	
GI 188	Station Road AGS	Sevenoaks Developed Area	Amenity Greenspace	EN9
GI 191	London Road AGS	Sevenoaks Developed Area	Amenity Greenspace	EN9
GI 192	London Road AGS	Sevenoaks Developed Area	Amenity Greenspace	EN9
GI 196	Donnington Road Allotments	Sevenoaks Developed Area	Allotments and Community Gardens	EN9
GI 223	Watercress Close Play Area	Sevenoaks Developed Area	Young People and Children	
GI 265	Beechmont Road/Sevenoaks Common	Sevenoaks Developed Area	Natural & Semi Natural	
GI 266	White Hart Beeches	Sevenoaks Developed Area	Natural & Semi Natural	
GI 281	Braeside Avenue AGS	Sevenoaks Developed Area	Amenity Greenspace	
GI 284	Amherst School OSF	Sevenoaks Developed Area	Outdoor Sports Facility	EN9
GI 285	Chipstead Common	Sevenoaks Developed Area	Amenity Greenspace	EN9
GI 286	Riverhead Allotments	Sevenoaks Developed Area	Allotments and Community Gardens	EN9
GI 290	St Mary's Church	Sevenoaks Developed Area	Cemeteries and Churchyards	
GI 291	Mount Close Open Space	Sevenoaks Developed Area	Amenity Greenspace	EN9
GI 292	Pontoise Close Open Space	Sevenoaks Developed Area	Amenity Greenspace	EN9
GI 293	Pontoise Close	Sevenoaks Developed Area	Natural & Semi Natural	EN9
GI 298	Bradbourne Lakes Park	Sevenoaks Developed Area	Parks and Gardens	EN9
GI 300	Granville School OSF	Sevenoaks Developed Area	Outdoor Sports Facility	
GI 302	Mount Harry Road NSN	Sevenoaks Developed Area	Natural & Semi Natural	
GI 304	St Nicholas Cemetery	Sevenoaks Developed Area	Cemeteries and Churchyards	
GI 308	Sevenoaks School A	Sevenoaks Developed Area	Outdoor Sports Facility	

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GI 310	Battle of Solefields Site	Sevenoaks Developed Area	Amenity Greenspace	
GI 311	Vine Gardens	Sevenoaks Developed Area	Parks and Gardens	EN9
GI 312	Solefields Road AGS	Sevenoaks Developed Area	Amenity Greenspace	EN9
GI 322	Solefields Playing Fields	Sevenoaks Developed Area	Outdoor Sports Facility	
GI 324	Judd's Piece	Sevenoaks Developed Area	Natural & Semi Natural	EN9
GI 325	Vine Cricket Ground	Sevenoaks Developed Area	Outdoor Sports Facility	EN9
GI 326	Vine War Memorial AGS	Sevenoaks Developed Area	Amenity Greenspace	EN9
GI 329	Sevenoaks Hockey Club	Sevenoaks Developed Area	Outdoor Sports Facility	
GI 330	Hollybush Lane Recreation Ground AGS	Sevenoaks Developed Area	Amenity Greenspace	EN9
GI 331	Hollybush Lane Recreation Ground	Sevenoaks Developed Area	Outdoor Sports Facility	EN9
GI 335	Bourchier Close Hill	Sevenoaks Developed Area	Natural & Semi Natural	EN9
GI 336	Kippington Meadow	Sevenoaks Developed Area	Amenity Greenspace	EN9
GI 337	Oak Hill NSN	Sevenoaks Developed Area	Natural & Semi Natural	EN9
GI 343	Britains Lane Wood	Sevenoaks Developed Area	Natural & Semi Natural	EN9
GI 344	Julians Meadow Play Area	Sevenoaks Developed Area	Young People and Children	EN9
GI 346	Julians Meadow Woodland	Sevenoaks Developed Area	Natural & Semi Natural	EN9
GI 382	Julians Meadow AGS	Sevenoaks Developed Area	Amenity Greenspace	EN9
GI 552	Millpond Wood	Sevenoaks Developed Area	Natural & Semi Natural	EN9
GI 554	The Green	Sevenoaks Developed Area	Amenity Greenspace	EN9
GI 555	Littlewood AGS	Sevenoaks Developed Area	Amenity Greenspace	EN9
GI 556	Hillingdon Avenue AGS B	Sevenoaks Developed Area	Amenity Greenspace	EN9
GI 557	Hillingdon Avenue AGS C	Sevenoaks Developed Area	Amenity Greenspace	EN9
GI 558	Hillingdon Avenue AGS D	Sevenoaks Developed Area	Amenity Greenspace	EN9
GI 559	Hillingdon Avenue AGS E	Sevenoaks Developed Area	Amenity Greenspace	EN9
GI 560	Hillingdon Rise Play Area	Sevenoaks Developed Area	Young People and Children	EN9
GI 563	Sevenoaks County Primary	Sevenoaks Developed Area	Outdoor Sports Facility	EN9

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	School			
GI 564	St Hilary's School	Sevenoaks Developed Area	Outdoor Sports Facility	EN9
GI 567	Walthamstow Hall School	Sevenoaks Developed Area	Outdoor Sports Facility	
GI 569	Quakers Hall Allotments	Sevenoaks Developed Area	Allotments and Community Gardens	EN9
GI 570	St John's School Playing Field	Sevenoaks Developed Area	Outdoor Sports Facility	EN9
GI 616	Chipstead Lane AGS	Sevenoaks Developed Area	Amenity Greenspace	EN9
GI 617	Chervening Tennis Club	Sevenoaks Developed Area	Outdoor Sports Facility	
GI 619	Bessels Green Road	Sevenoaks Developed Area	Amenity Greenspace	EN9
GI 1082	Hillingdon Avenue NSN	Sevenoaks Developed Area	Natural & Semi Natural	EN9
GI 1134	Chesterfield Drive A AGS	Sevenoaks Developed Area	Amenity Greenspace	EN9
GI 1141	Hollybush Lane Tennis Courts	Sevenoaks Developed Area	Outdoor Sports Facility	
GI 2041	AGS At Junction With London Road And Aisher Way	Sevenoaks Developed Area	Amenity Greenspace	
GI 2042	AGS West Of Longford Bridges	Sevenoaks Developed Area	Amenity Greenspace	
GI 2047	Mill Lane Pond	Sevenoaks Developed Area	Natural & Semi Natural	EN9
GI 2048	Park Grange (Sevenoaks School)	Sevenoaks Developed Area	Amenity Greenspace	EN9
GI 2049	Middlings Wood	Sevenoaks Developed Area	Natural & Semi Natural	EN9
GI 237	Long Road Village Green	Sevenoaks Weald	Amenity Greenspace	EN9
GI 669	Mildmay Place	Shoreham	Amenity Greenspace	
GI 738	Lower Paddock AGS	South Darent	Amenity Greenspace	EN9
GI 739	Top Paddock AGS	South Darent	Amenity Greenspace	EN9
GI 740	Shrubbery Road Green	South Darent	Amenity Greenspace	EN9
GI 40	Swanley Secondary School	Swanley	Outdoor Sports Facility	
GI 41	Lilac Gardens	Swanley	Amenity Greenspace	EN9
GI 42	Reeves Crescent	Swanley	Amenity Greenspace	EN9
GI 48	Hart Dyke Crescent	Swanley	Amenity Greenspace	EN9
GI 58	Nursery Close	Swanley	Amenity Greenspace	
GI 63	Conifer Way	Swanley	Amenity Greenspace	
GI 65	Walnut Way	Swanley	Amenity Greenspace	
GI 68	Alder Way AGS A	Swanley	Amenity Greenspace	EN9

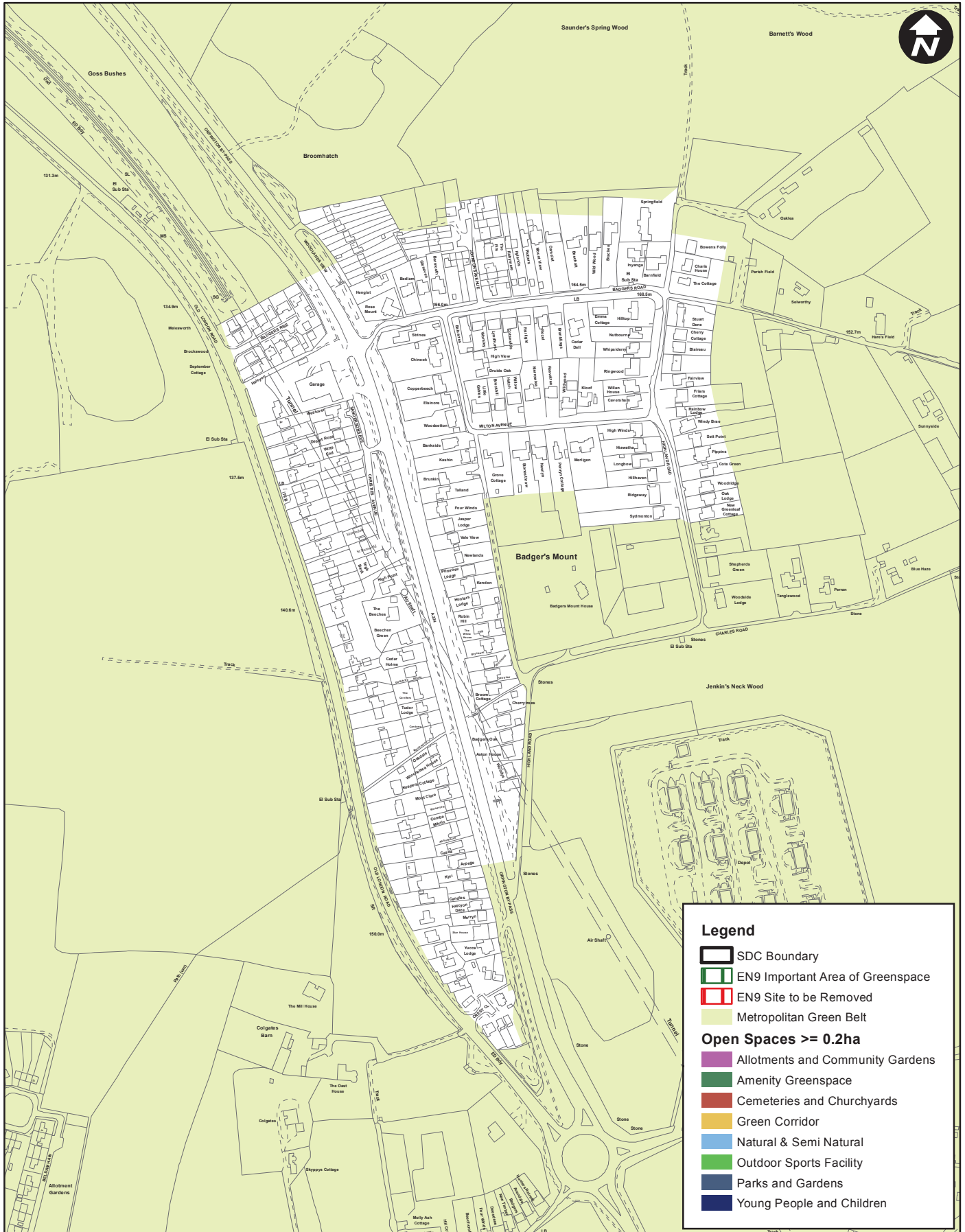
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GI 70	Shurlock Avenue	Swanley	Amenity Greenspace	EN9
GI 71	White Oak Leisure Centre	Swanley	Amenity Greenspace	
GI 73	Northview AGS	Swanley	Amenity Greenspace	EN9
GI 75	Hilda Way Avenue Woodlands	Swanley	Natural & Semi Natural	EN9
GI 76	Hilda Way Avenue Woodlands B	Swanley	Natural & Semi Natural	EN9
GI 77	Garden Close NSN	Swanley	Natural & Semi Natural	EN9
GI 90	Archer Way	Swanley	Amenity Greenspace	EN9
GI 103	White Oak County Primary School	Swanley	Outdoor Sports Facility	EN9
GI 106	Northview	Swanley	Amenity Greenspace	
GI 107	Bonney Way Play Area	Swanley	Young People and Children	EN9
GI 108	Bonney Way AGS	Swanley	Amenity Greenspace	EN9
GI 109	St Barts Primary School	Swanley	Outdoor Sports Facility	EN9
GI 110	Bartholomew Way Park	Swanley	Parks and Gardens	EN9
GI 111	St Marys Church	Swanley	Cemeteries and Churchyards	
GI 130	Morello Close AGS	Swanley	Amenity Greenspace	EN9
GI 131	Swanley Rec Ground Play Area	Swanley	Young People and Children	EN9
GI 133	Ellis Close NSN	Swanley	Natural & Semi Natural	
GI 135	St Marys COE Primary School	Swanley	Outdoor Sports Facility	EN9
GI 136	Swanley Recreation Ground	Swanley	Outdoor Sports Facility	EN9
GI 138	High Street AGS	Swanley	Amenity Greenspace	RN9
GI 140	High Firs County Primary School	Swanley	Outdoor Sports Facility	
GI 156	Glendale Pond	Swanley	Natural & Semi Natural	EN9
GI 157	Glendale GC	Swanley	Green Corridor	EN9
GI 158	Pinks Hill AGS	Swanley	Amenity Greenspace	EN9
GI 167	Pine Close Pond	Swanley	Natural & Semi Natural	EN9
GI 170	Downsview Primary School	Swanley	Outdoor Sports Facility	
GI 173	Petham Park	Swanley	Amenity Greenspace	EN9
GI 1124	Pine Close AGS	Swanley	Amenity Greenspace	EN9
GI 1126	Beech Avenue AGS	Swanley	Amenity Greenspace	EN9
GI 1127	Beech Avenue Play Area	Swanley	Young People and Children	EN9
GI 1147	West View Green Space	Swanley	Amenity Greenspace	
GI 2063	Land at Broom Hill	Swanley	Natural and Semi Natural	

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GI 753	Millfield Road AGS	West Kingsdown	Amenity Greenspace	EN9
GI 755	Hever Avenue Recreation Ground	West Kingsdown	Amenity Greenspace	EN9
GI 2034	Western AGS Millfield Road	West Kingsdown	Amenity Greenspace	
GI 585	St Mary's Churchyard	Westerham	Cemeteries and Churchyards	
GI 586	The Green	Westerham	Amenity Greenspace	EN9
GI 587	Currant Hill Allotments	Westerham	Allotments and Community Gardens	
GI 589	Granville Road AGS	Westerham	Amenity Greenspace	EN9

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Badgers Mount

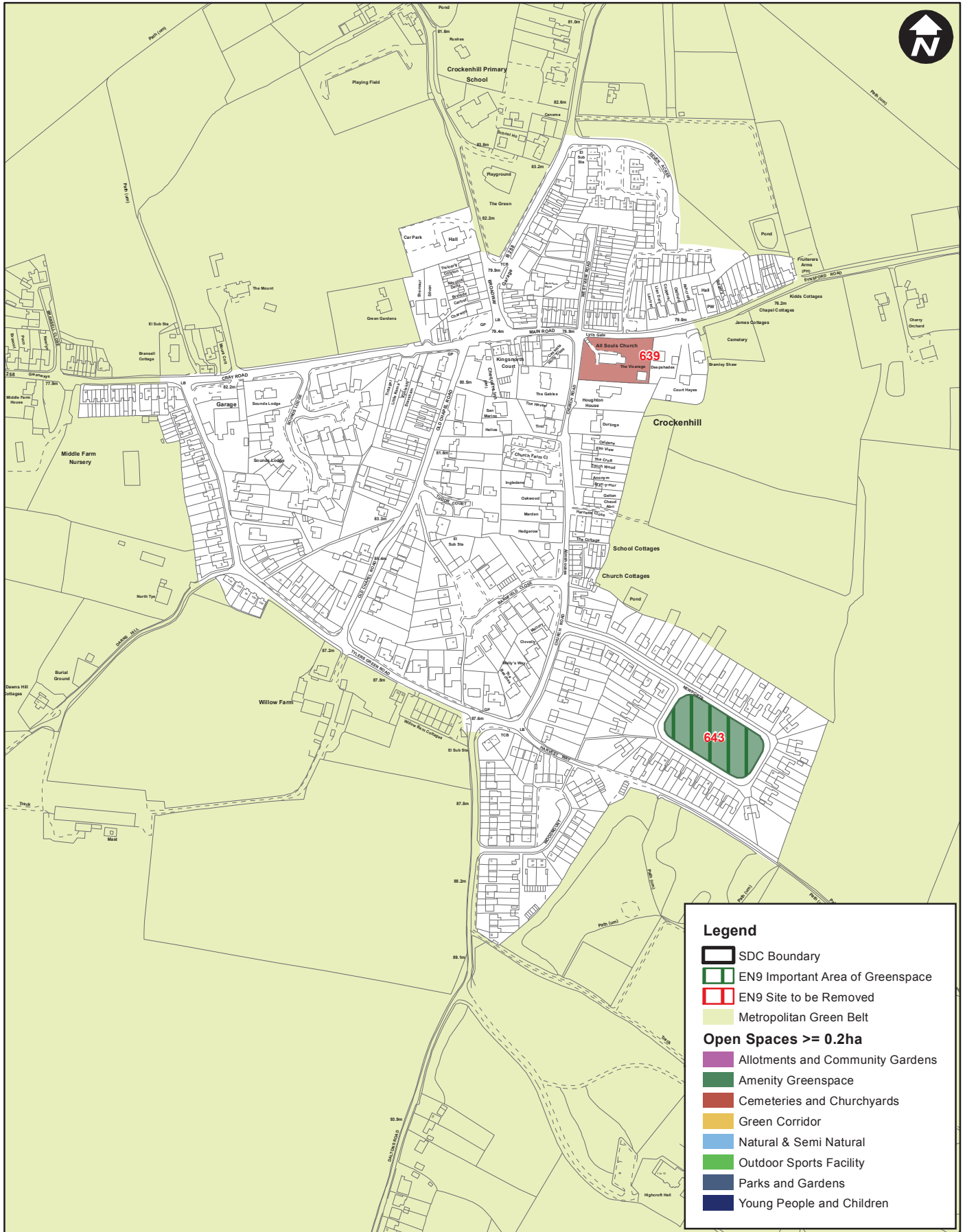
Open Spaces Study

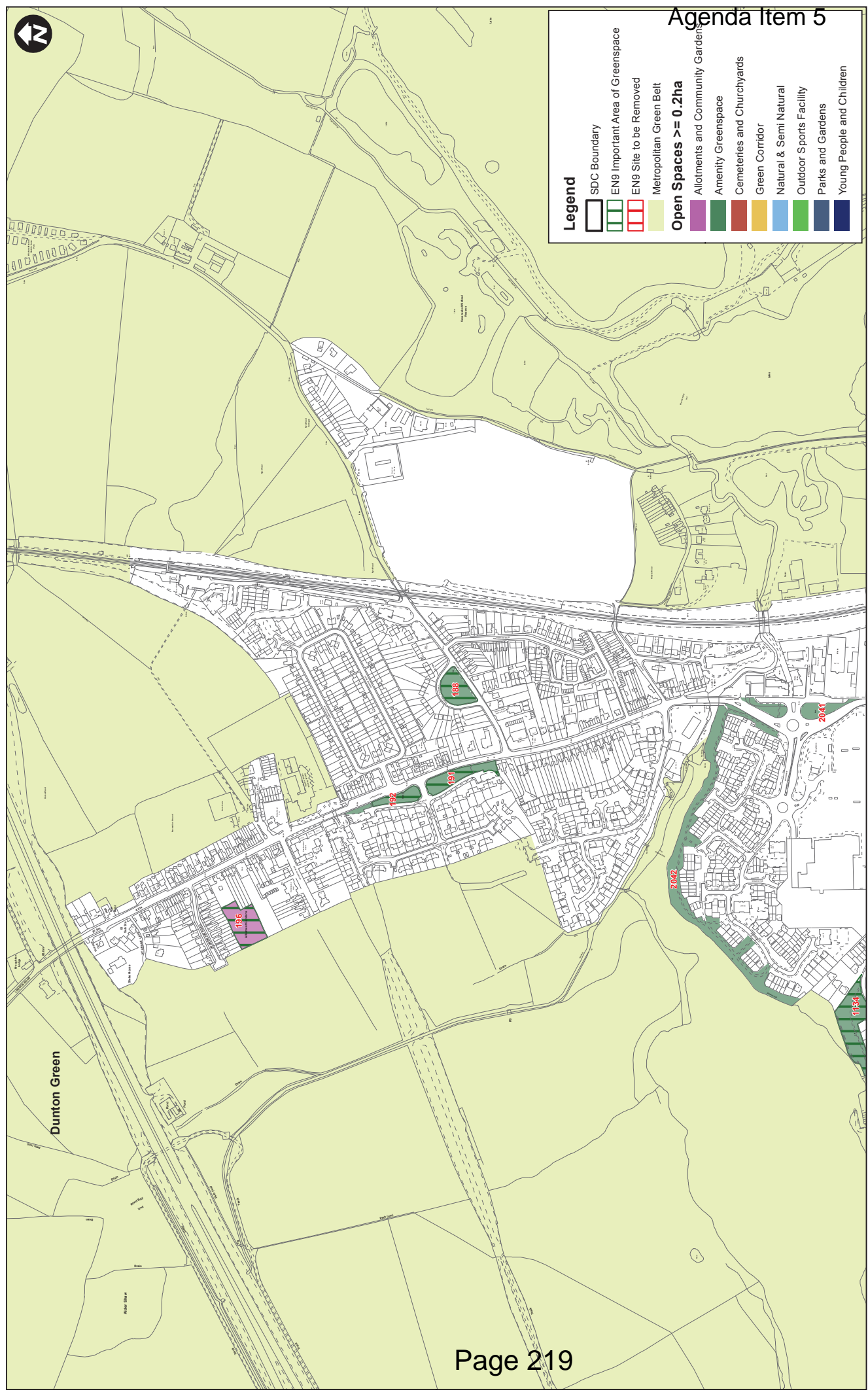
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Date: February 2012

Areas over 0.2ha within Urban Confines

Agenda Item 5





Agenda Item 5

Legend

- SDC Boundary
- EN9 Important Area of Greenspace
- EN9 Site to be Removed
- Metropolitan Green Belt
- Open Spaces >= 0.2ha**
 - Allotments and Community Gardens
 - Amenity Greenspace
 - Cemeteries and Churchyards
 - Green Corridor
 - Natural & Semi Natural
 - Outdoor Sports Facility
 - Parks and Gardens
 - Young People and Children

Sevenoaks Urban Area (Dunton Green)

Open Spaces Study

Areas over 0.2ha within Urban Confines

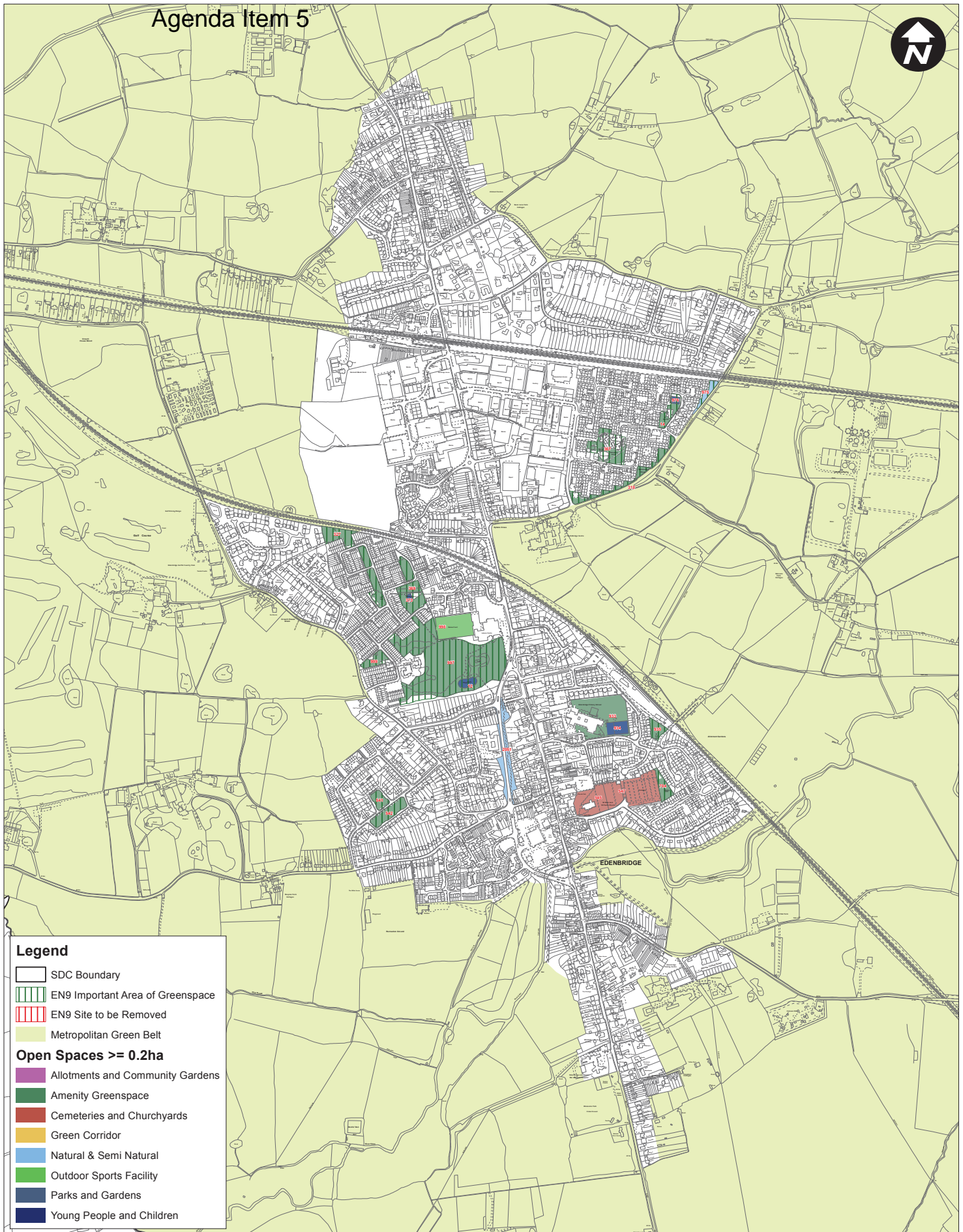
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Legend

-  SDC Boundary
-  EN9 Important Area of Greenspace
-  EN9 Site to be Removed
-  Metropolitan Green Belt
- Open Spaces >= 0.2ha**
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-  Natural & Semi Natural
-  Outdoor Sports Facility
-  Parks and Gardens
-  Young People and Children

Edenbridge

Open Spaces Study

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Areas over 0.2ha within Urban Confines

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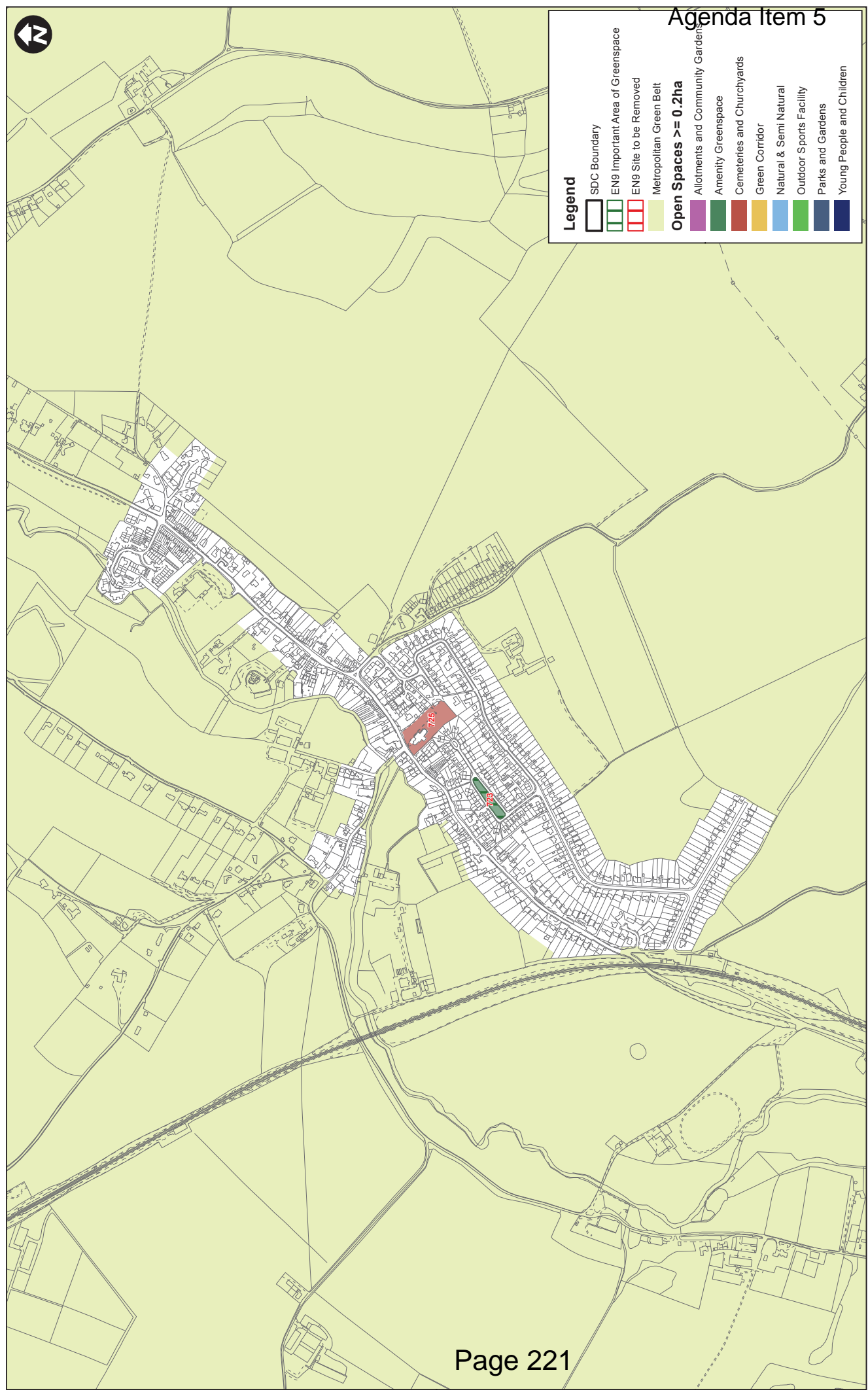




Agenda Item 5

Legend

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 -  Natural & Semi Natural
 -  Outdoor Sports Facility
 -  Parks and Gardens
 -  Young People and Children



Eynsford

Open Spaces Study

Areas over 0.2ha within Urban Confines

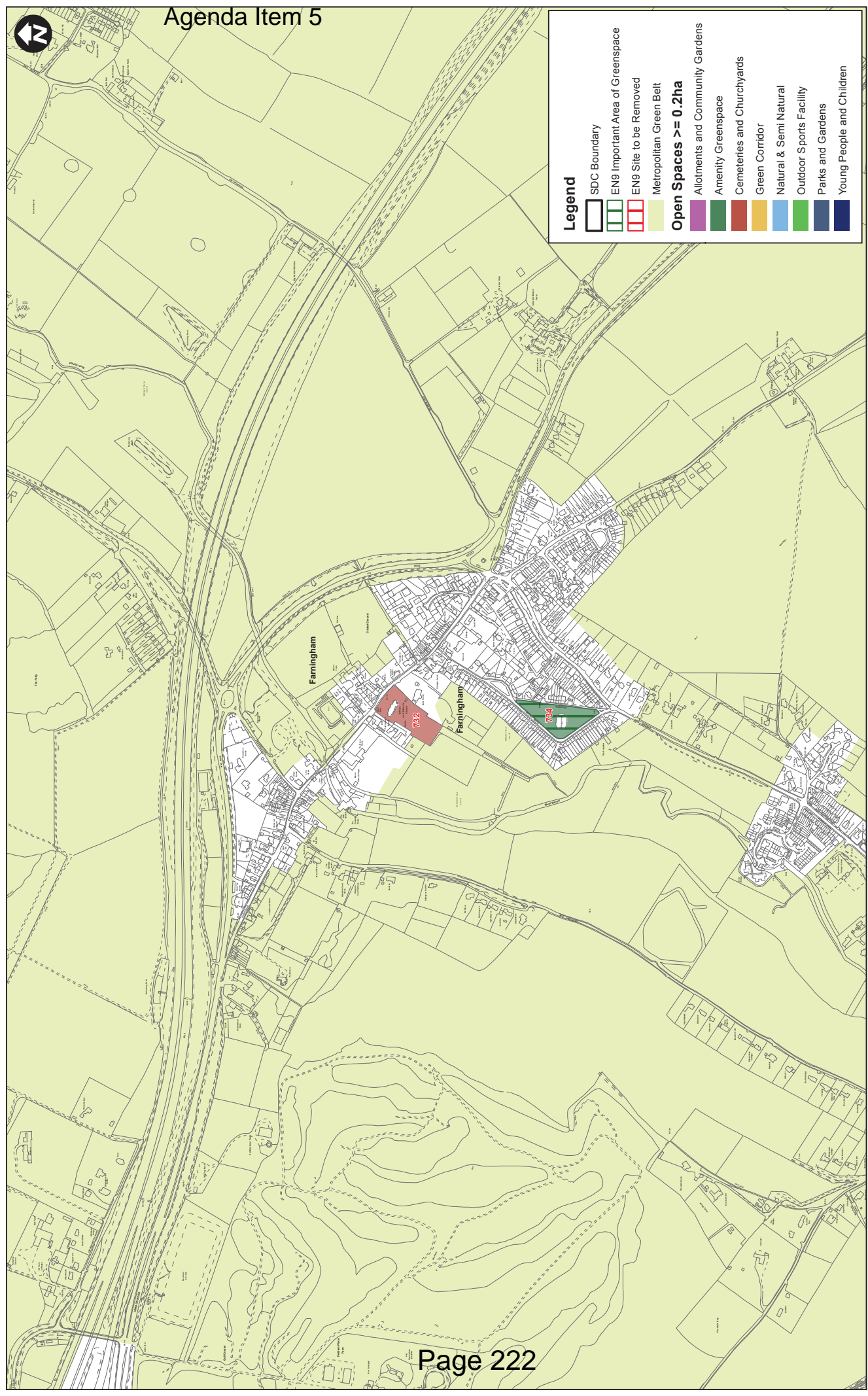


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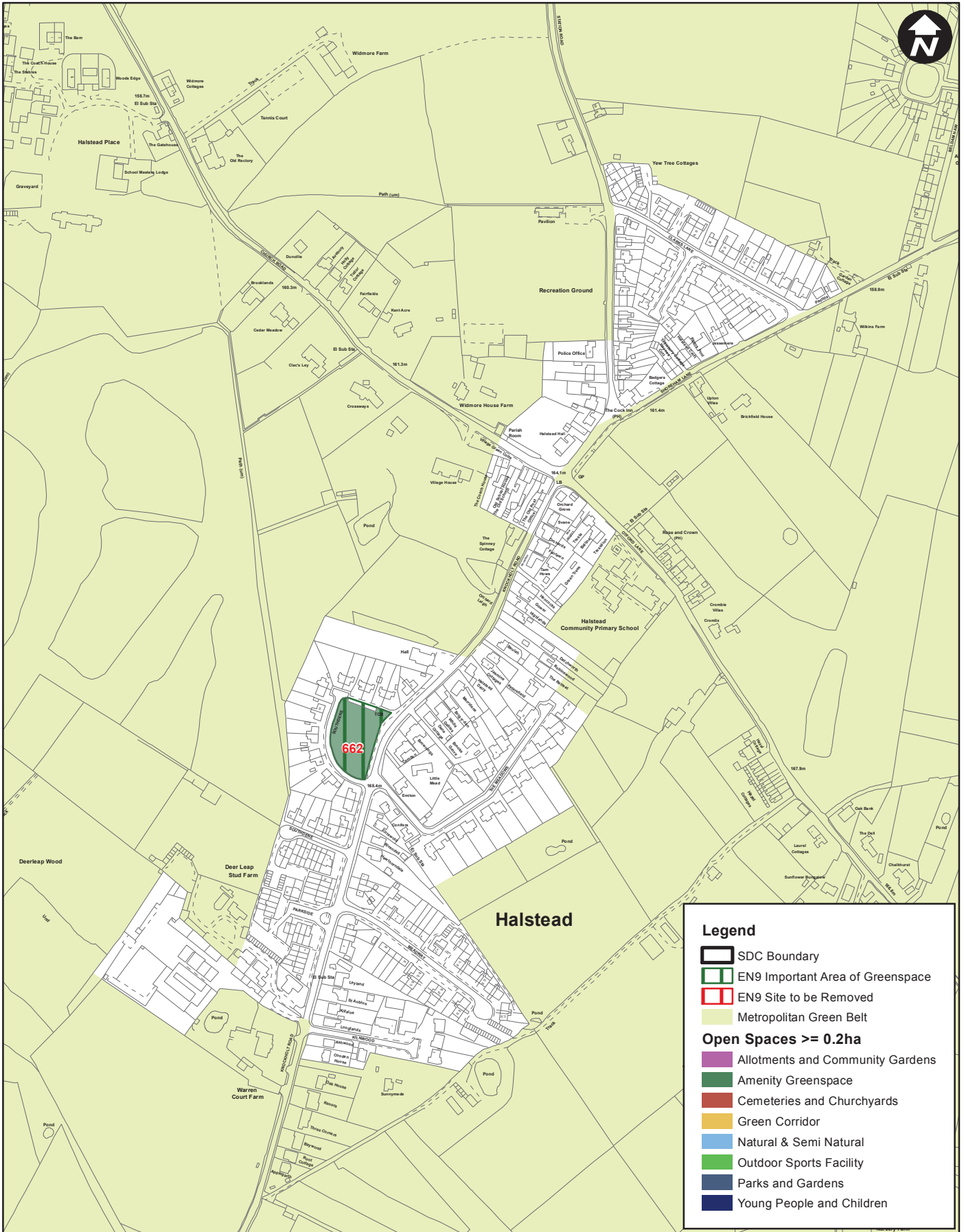
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Legend

- SDC Boundary
- EN9 Important Area of Greenspace
- EN9 Site to be Removed
- Metropolitan Green Belt
- Open Spaces >= 0.2ha**
- Allotments and Community Gardens
- Amenity Greenspace
- Cemeteries and Churchyards
- Green Corridor
- Natural & Semi Natural
- Outdoor Sports Facility
- Parks and Gardens
- Young People and Children



Legend

- SDC Boundary
- EN9 Important Area of Greenspace
- EN9 Site to be Removed
- Metropolitan Green Belt

Open Spaces >= 0.2ha

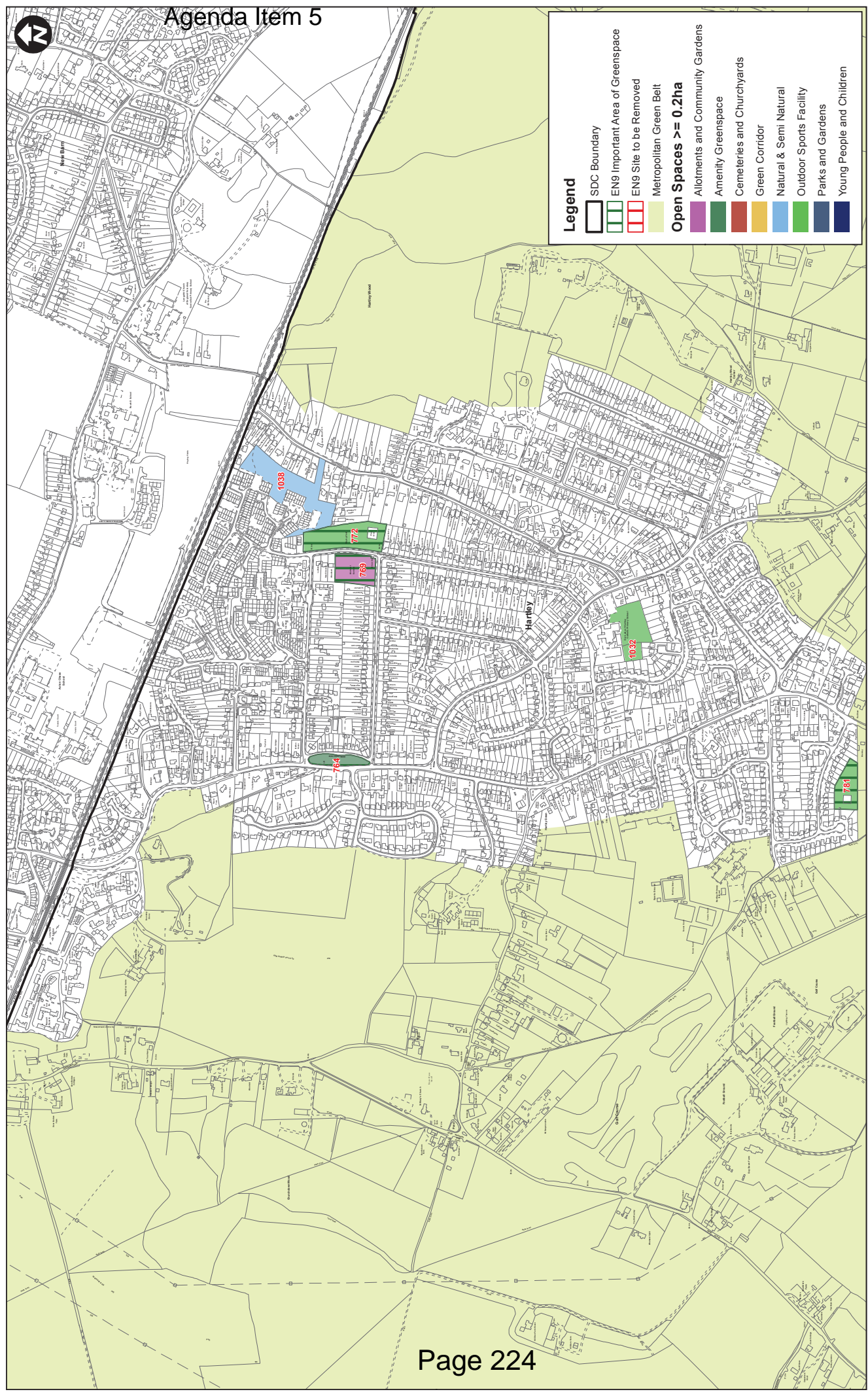
- Allotments and Community Gardens
- Amenity Greenspace
- Cemeteries and Churchyards
- Green Corridor
- Natural & Semi Natural
- Outdoor Sports Facility
- Parks and Gardens
- Young People and Children



Halstead
Open Spaces Study
Areas over 0.2ha within Urban Confines

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Legend

- SDC Boundary
- ENG Important Area of Greenspace
- ENG Site to be Removed
- Metropolitan Green Belt
- Open Spaces >= 0.2ha**
- Allotments and Community Gardens
- Amenity Greenspace
- Cemeteries and Churchyards
- Green Corridor
- Natural & Semi Natural
- Outdoor Sports Facility
- Parks and Gardens
- Young People and Children

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Hartley

Open Spaces Study

Areas over 0.2ha within Urban Confines



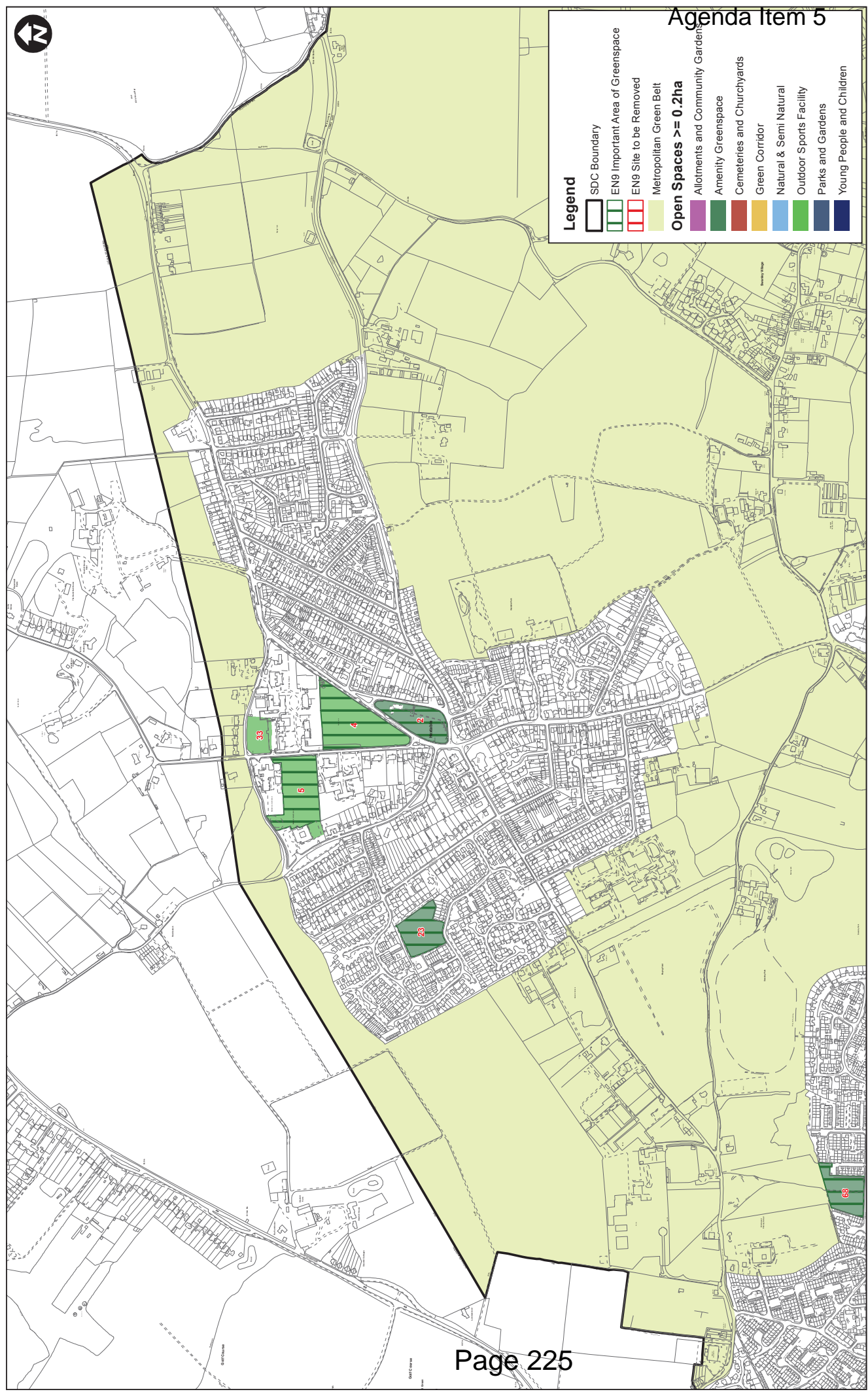
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Legend

- SDC Boundary
- EN9 Important Area of Greenspace
- EN9 Site to be Removed
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Hextable
Open Spaces Study
Areas over 0.2ha within Urban Confines

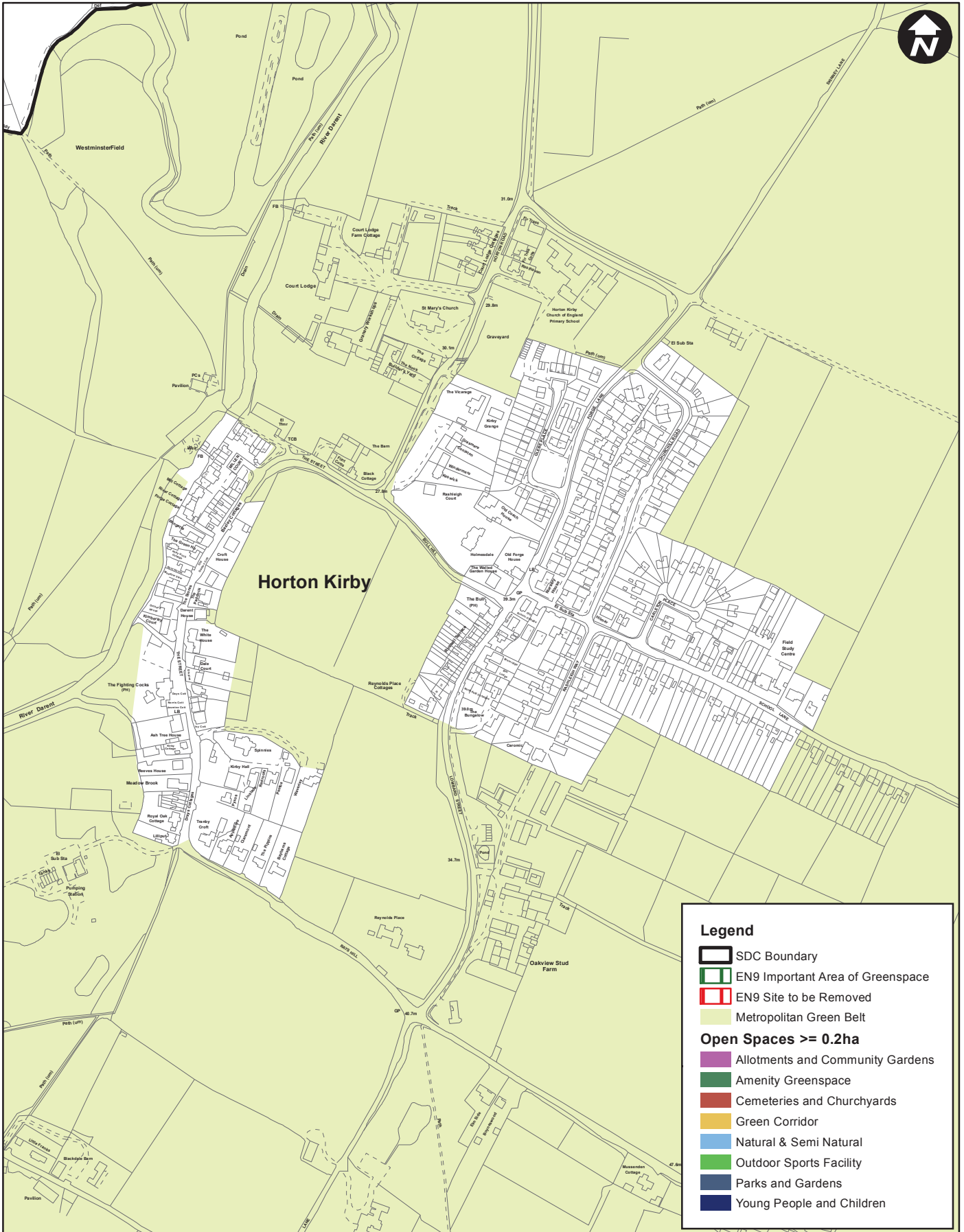
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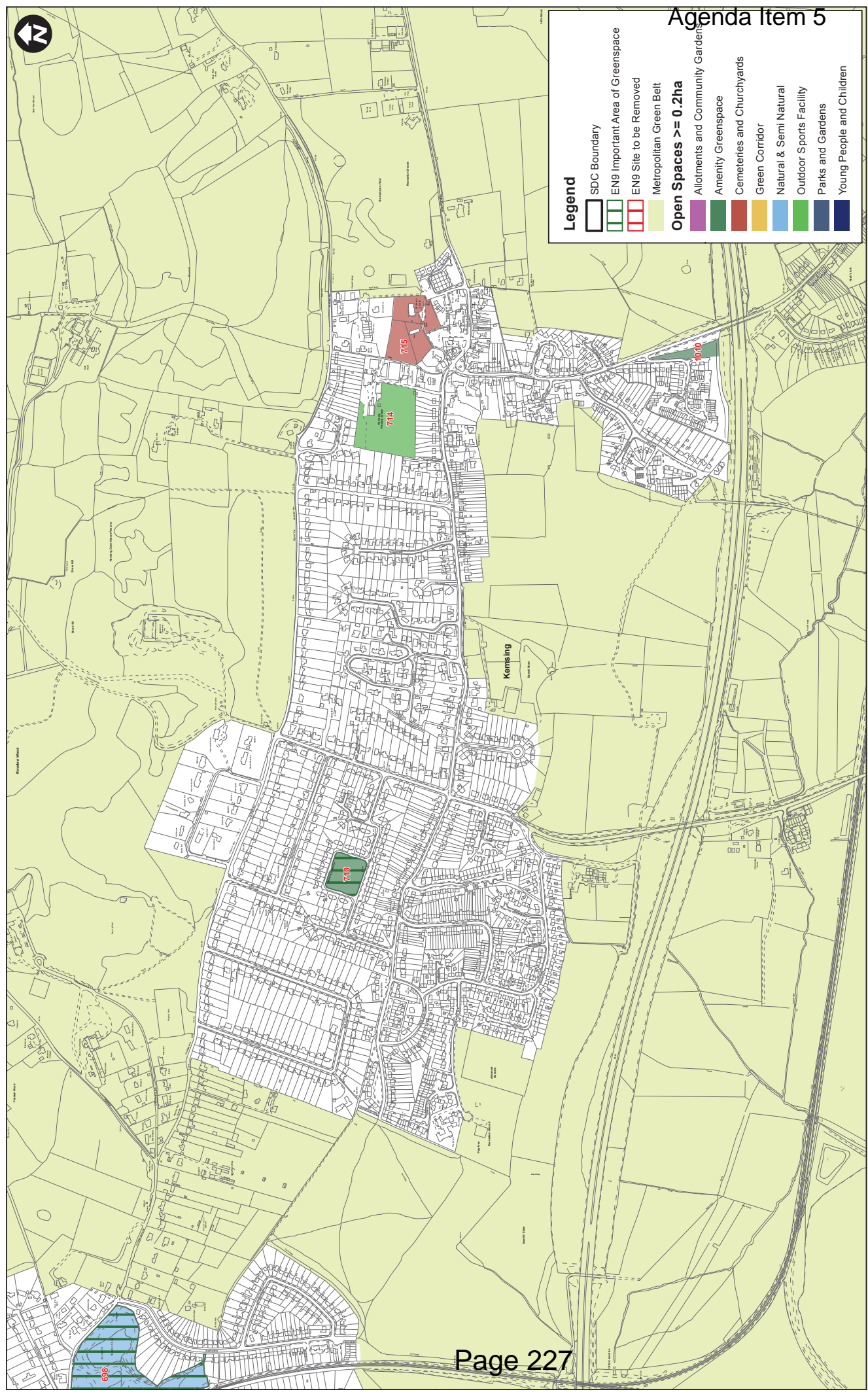
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Kemsing

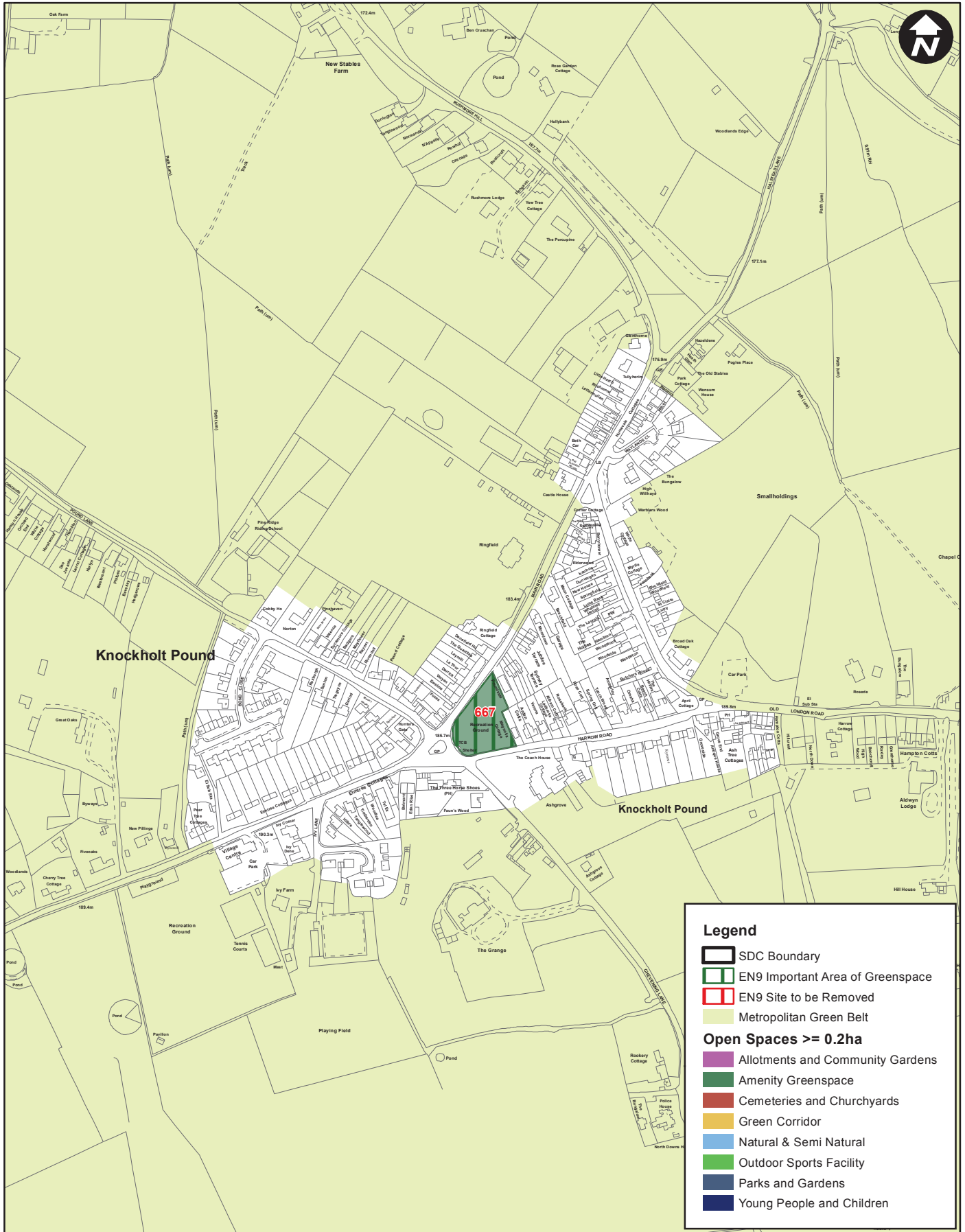
Open Spaces Study

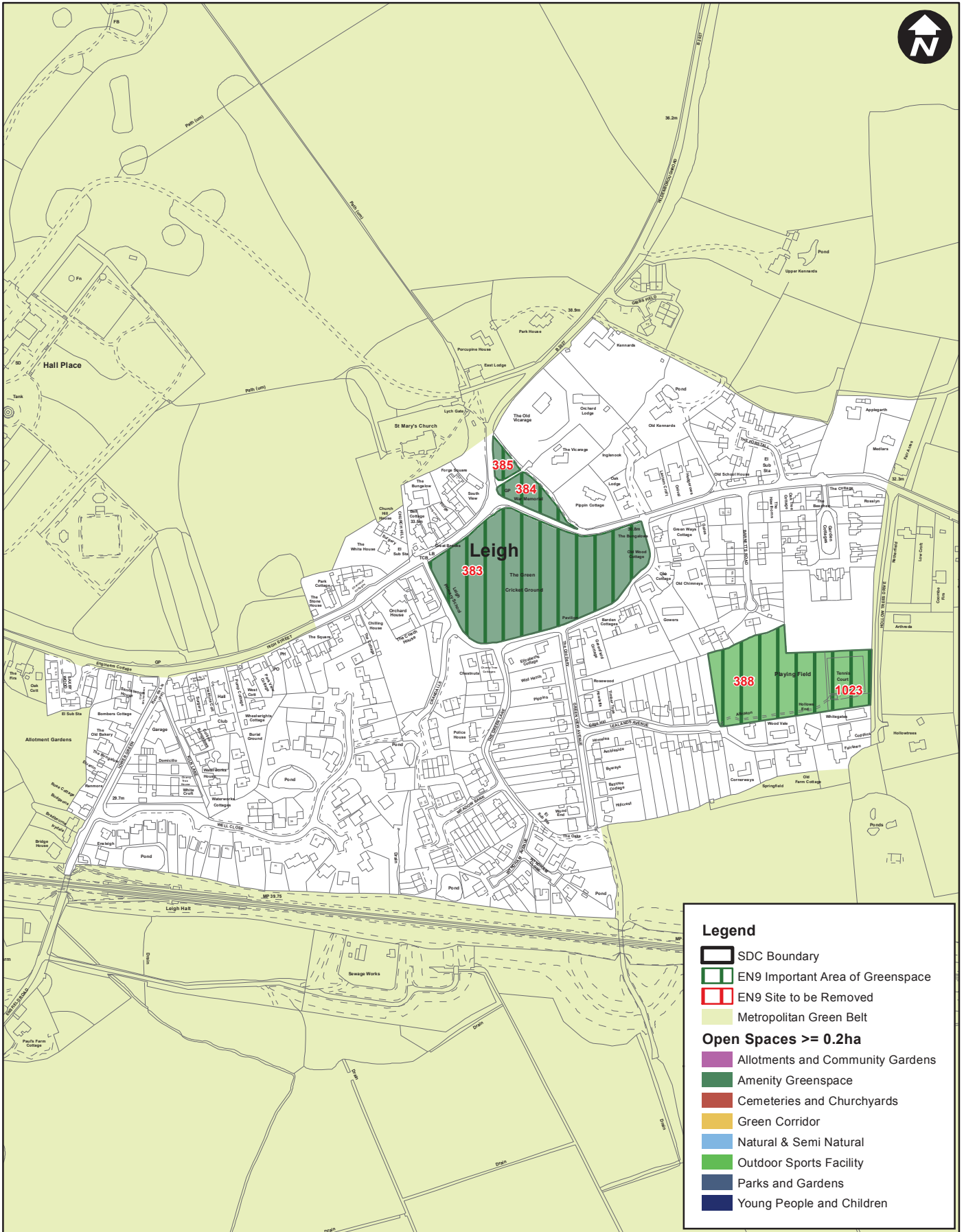
Areas over 0.2ha within Urban Confines



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Agenda Item 5





Legend

- SDC Boundary
- EN9 Important Area of Greenspace
- EN9 Site to be Removed
- Metropolitan Green Belt

Open Spaces >= 0.2ha

- Allotments and Community Gardens
- Amenity Greenspace
- Cemeteries and Churchyards
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Leigh

Open Spaces Study

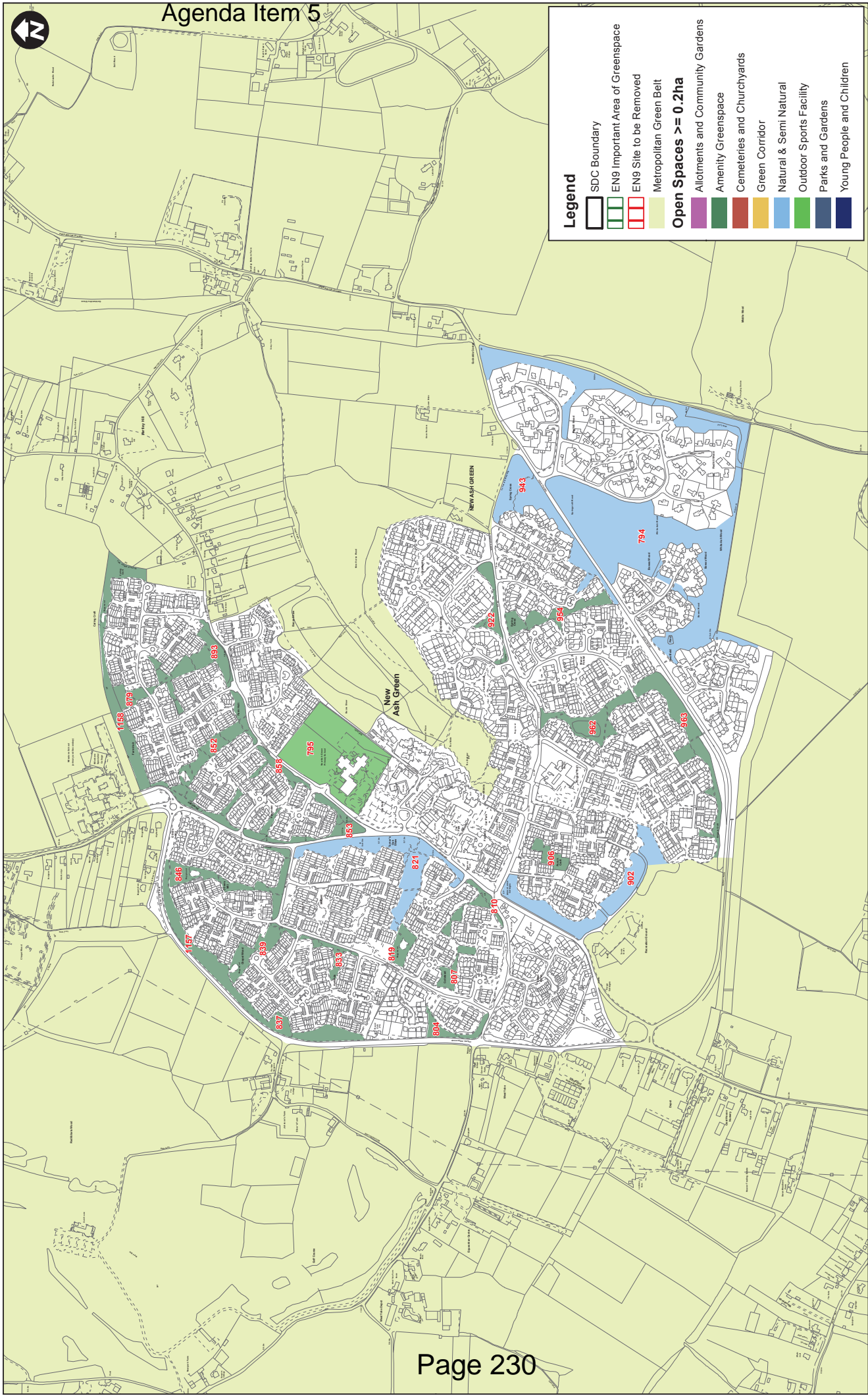
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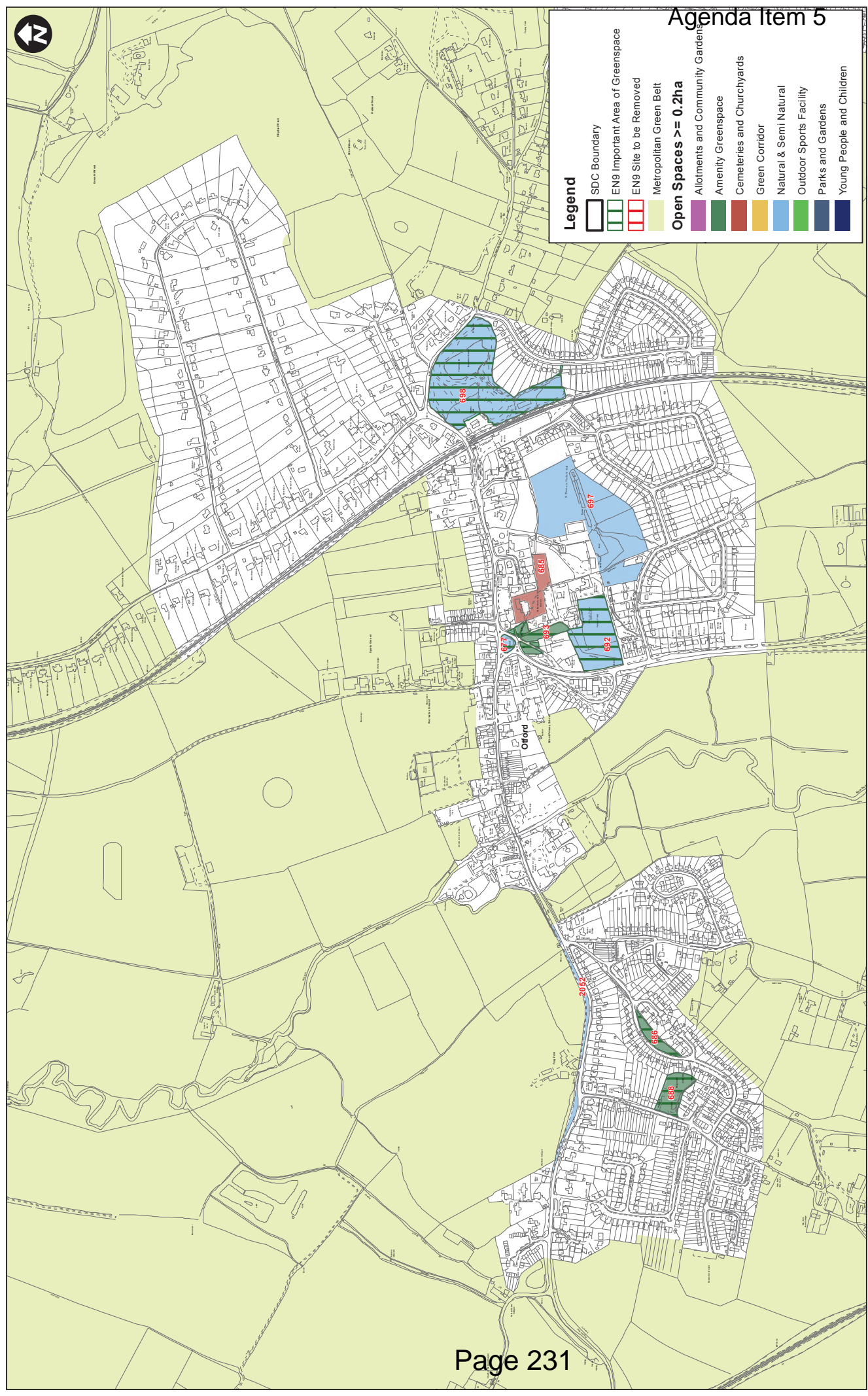
Date: February 2012

Areas over 0.2ha within Urban Confines



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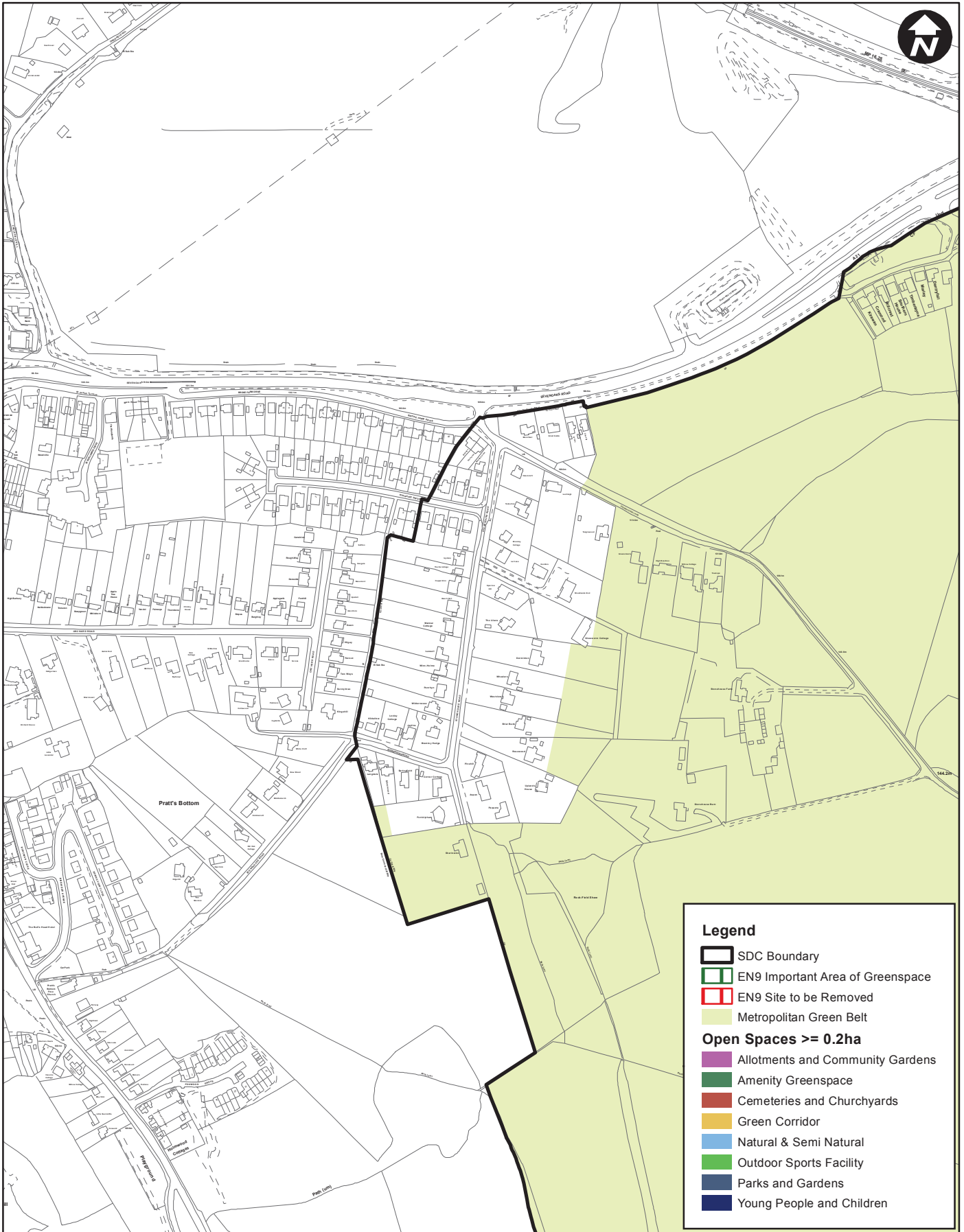


Agenda Item 5

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Pratts Bottom

Open Spaces Study

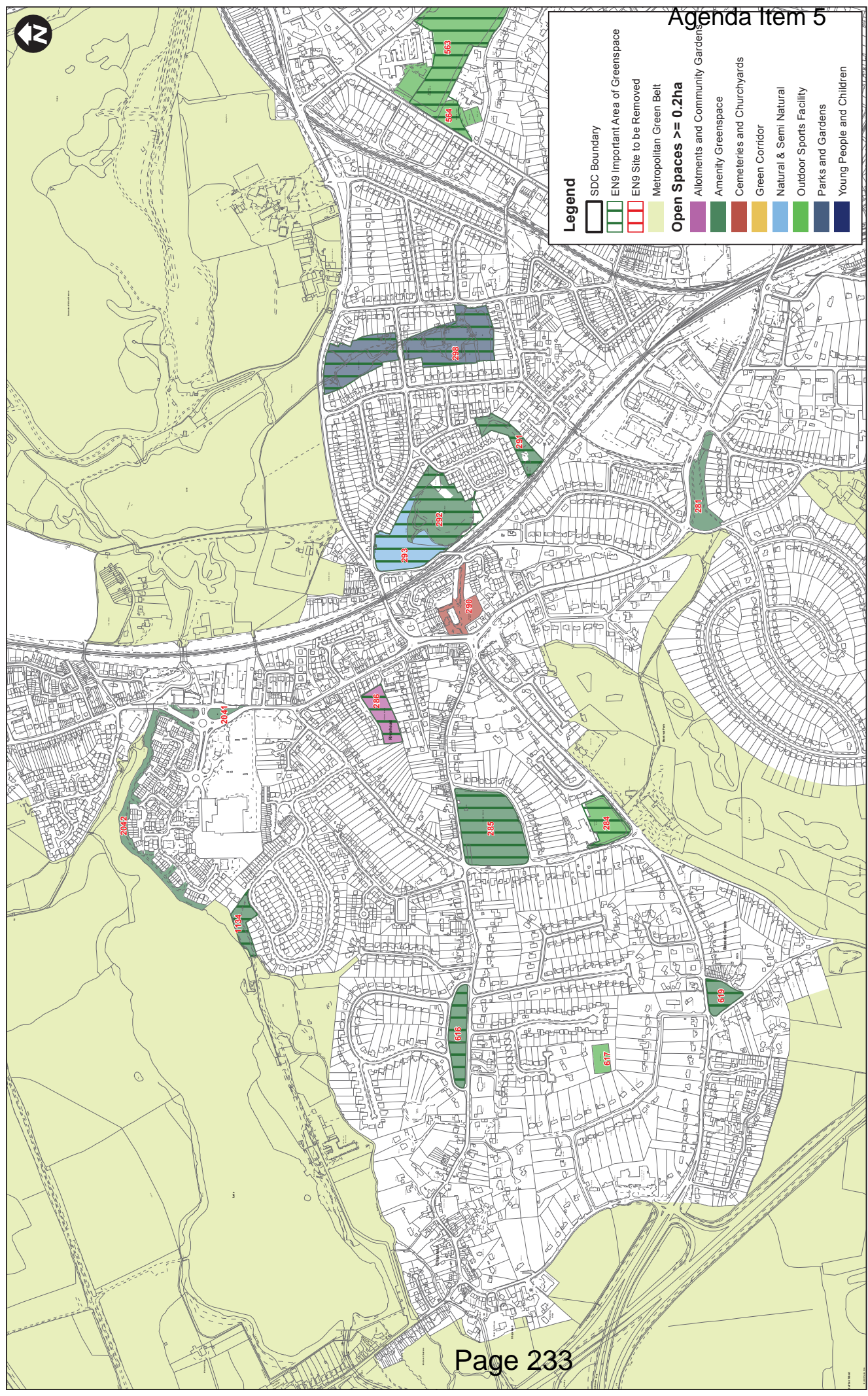
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Areas over 0.2ha within Urban Confines



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Sevenoaks Urban Area (Riverhead)

Open Spaces Study

Areas over 0.2ha within Urban Confines

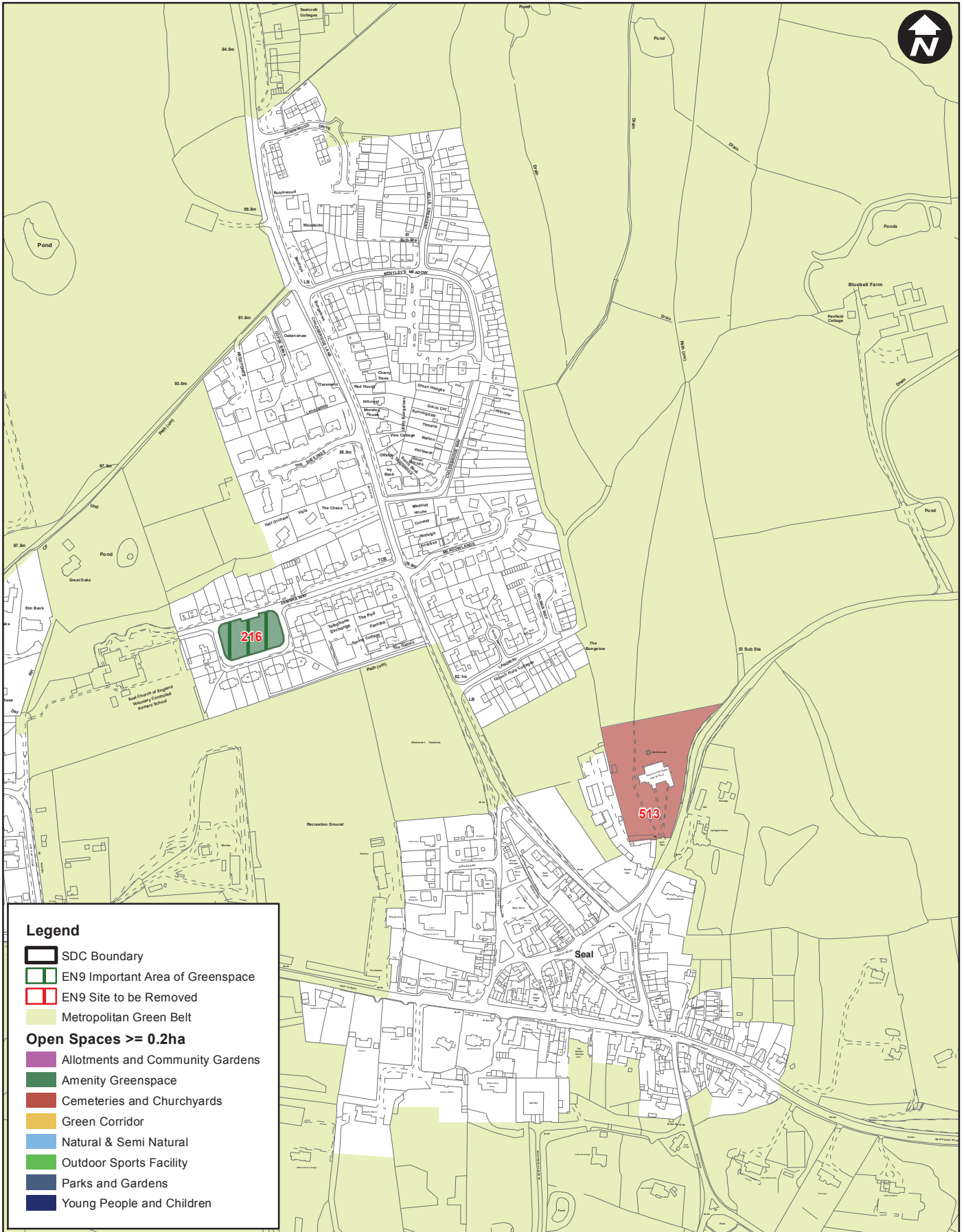
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Seal

Open Spaces Study

Scale: 1:5,000

Date: February 2012

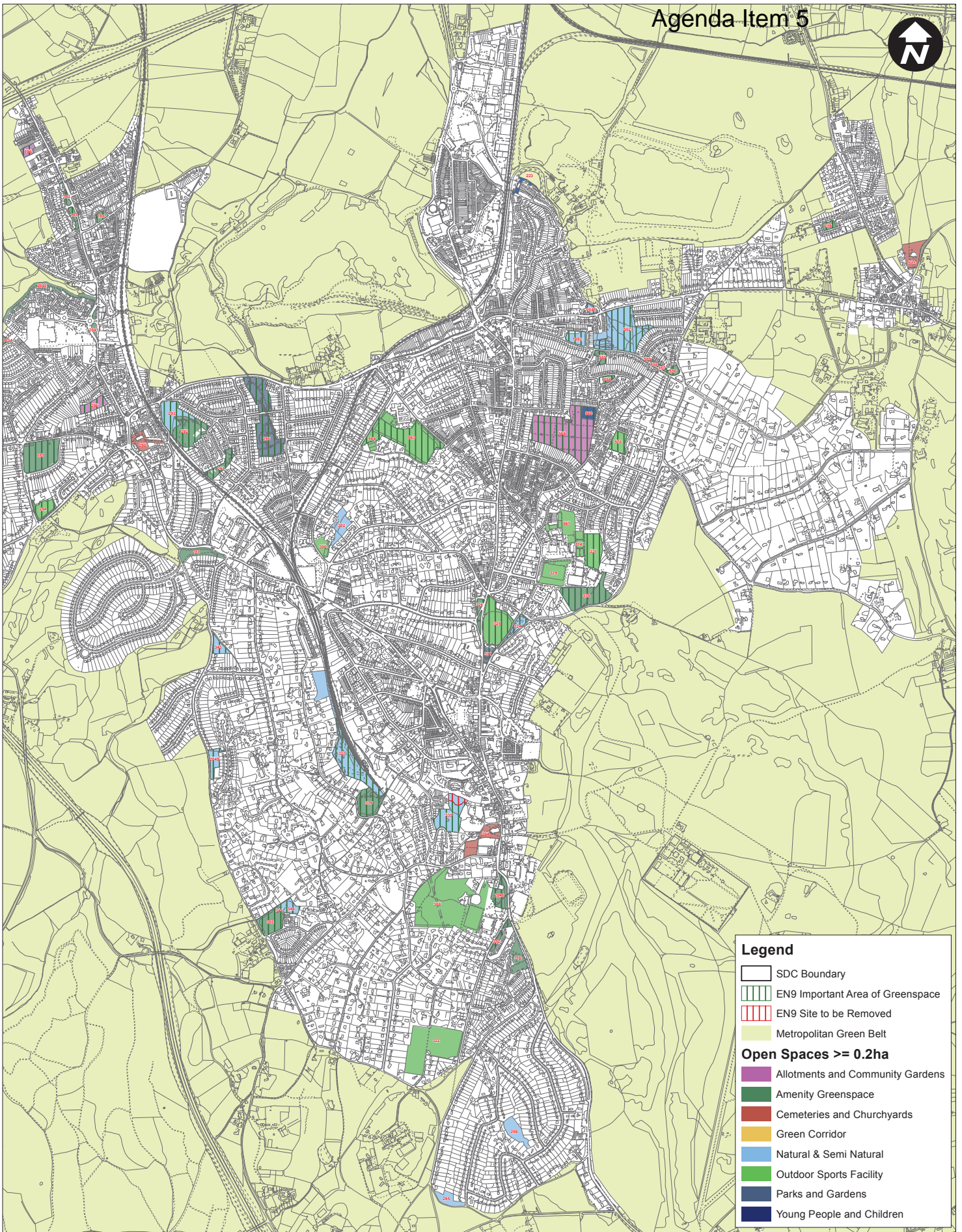
Areas over 0.2ha within Urban Confines



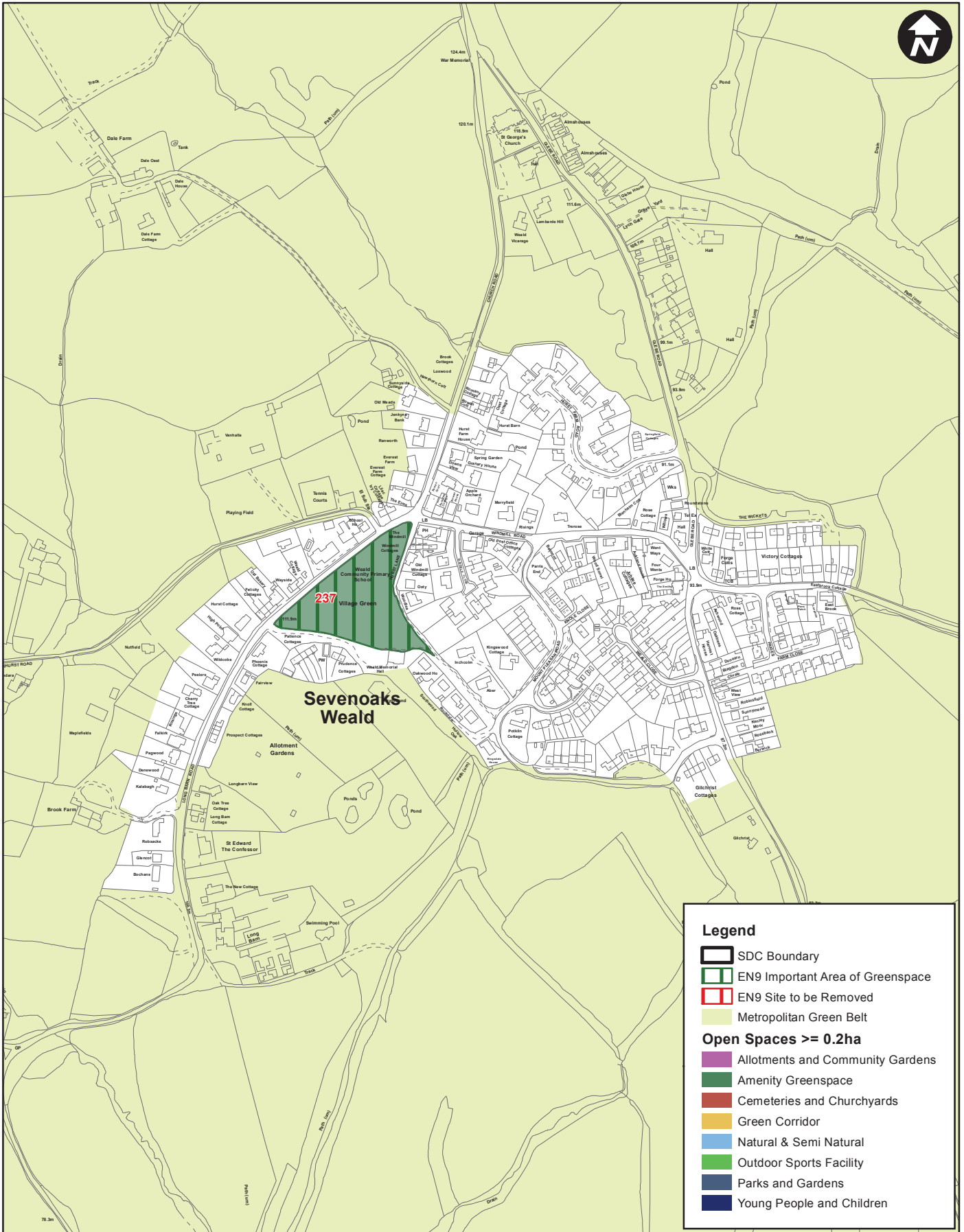
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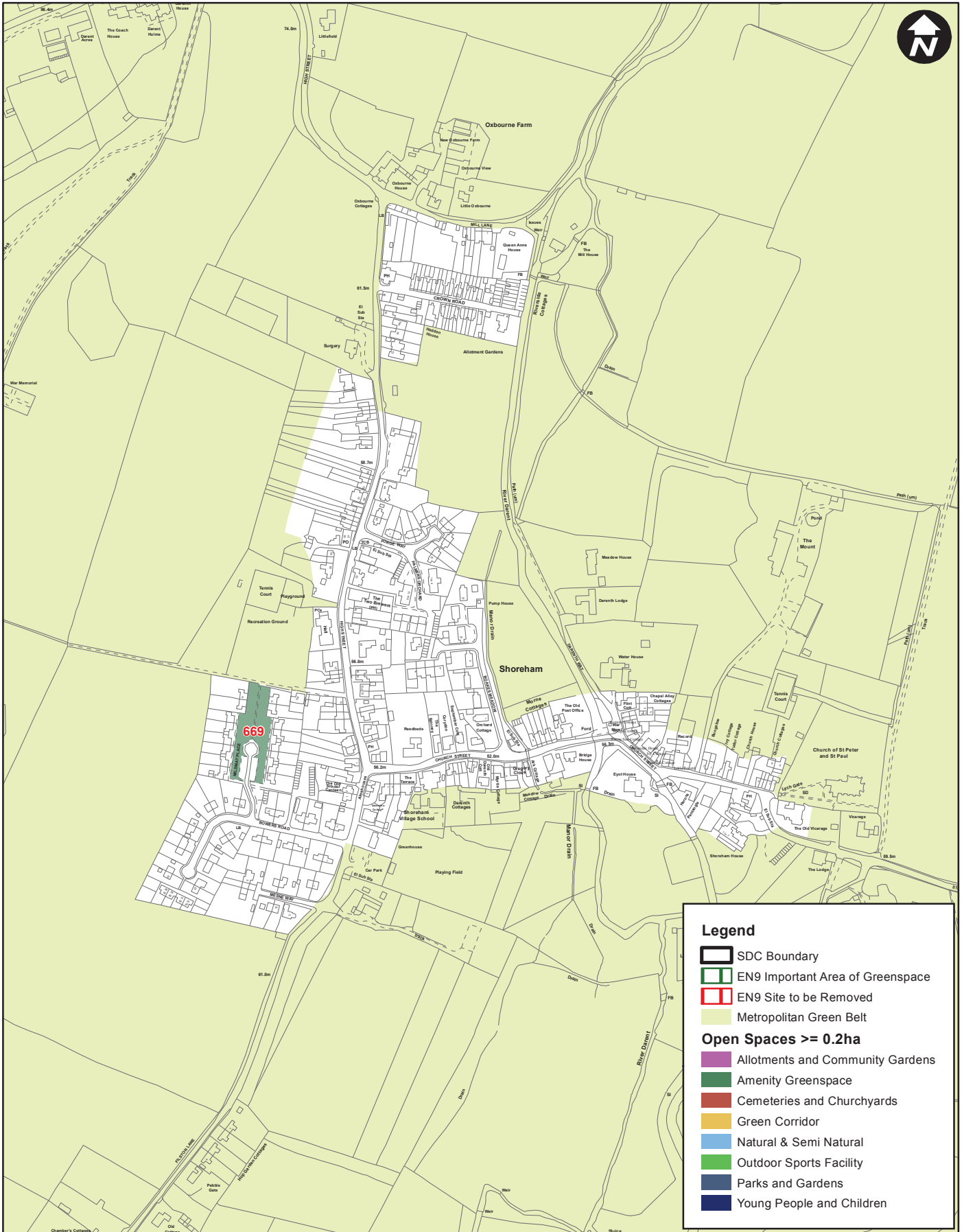


See Riverhead Map 1

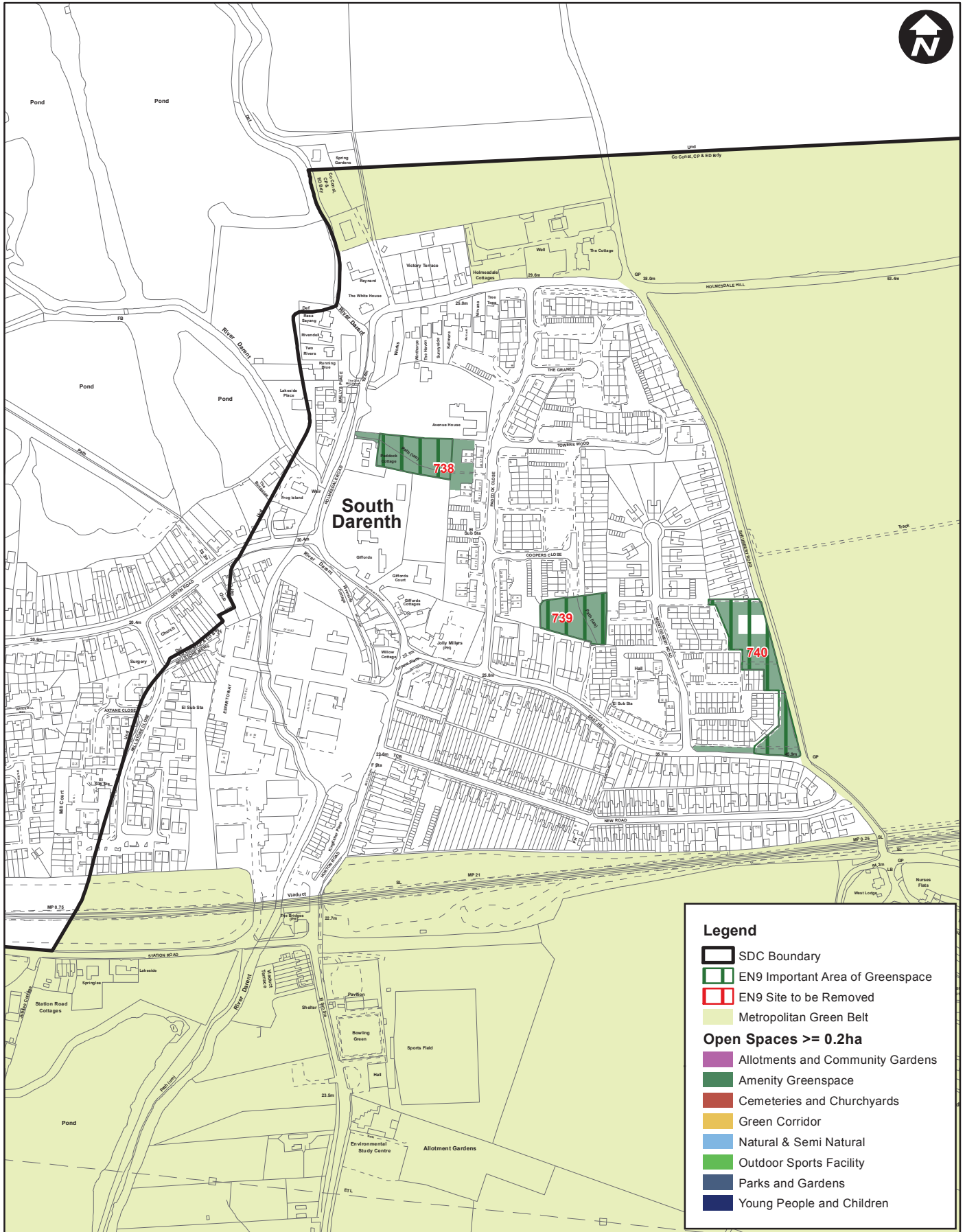


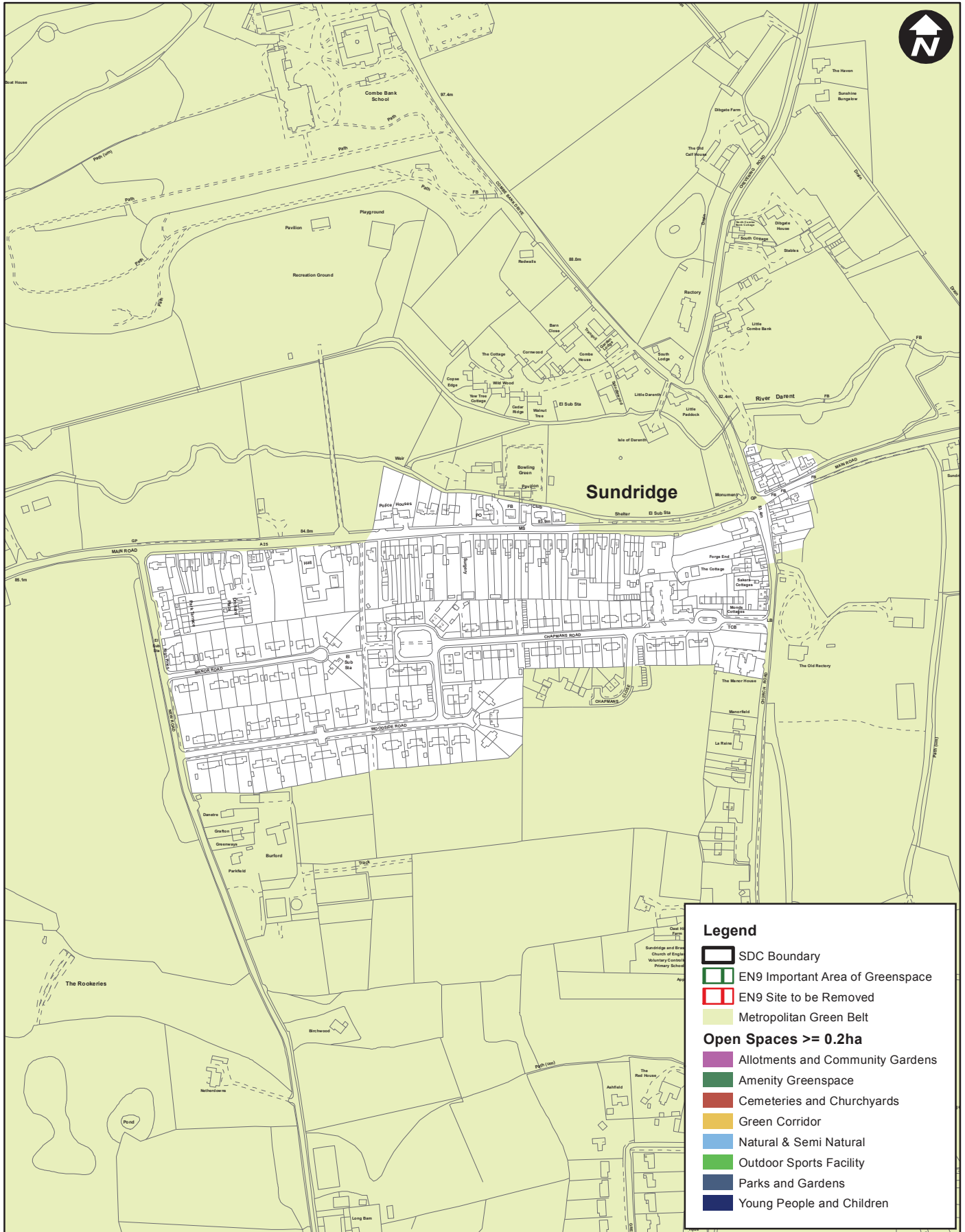
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Agenda Item 5





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Open Spaces >= 0.2ha

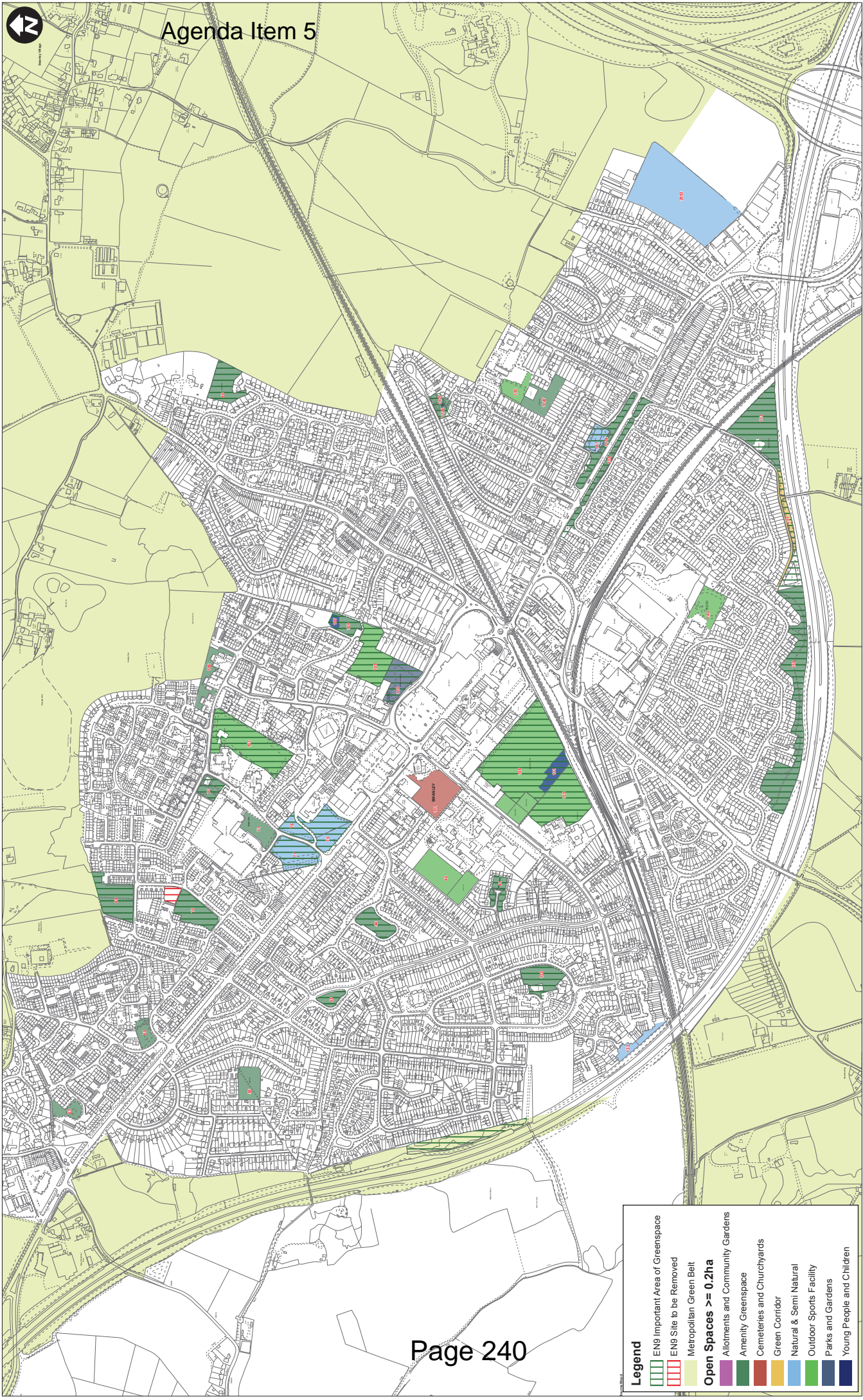
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Sundridge
 Open Spaces Study
 Areas over 0.2ha within Urban Confines

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Legend

- EN3 Important Area of Greenspace
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Swanley

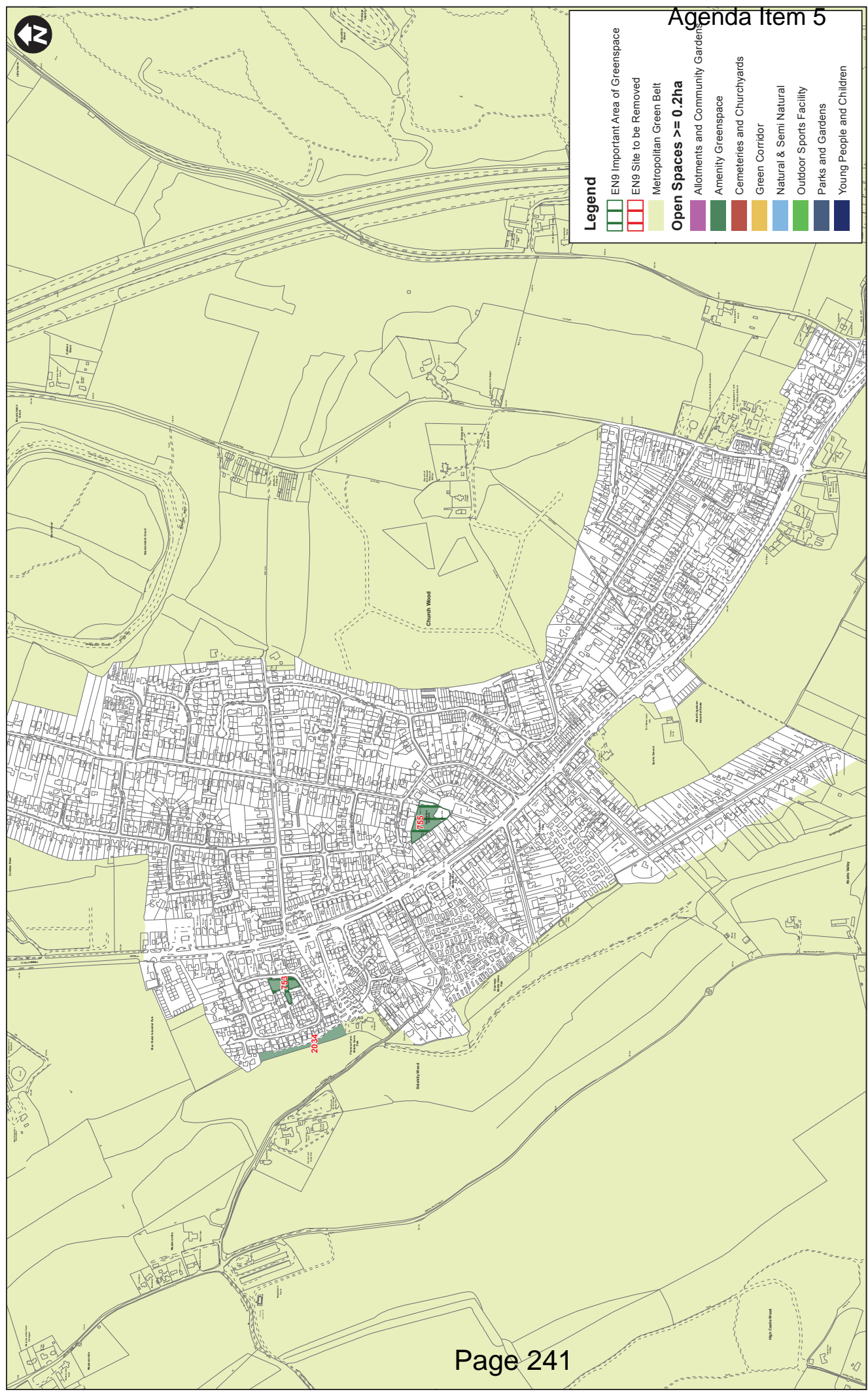
Open Spaces Study

Areas over 0.2ha within Urban Confines

Scale: 1:4,000
Date: August 2012



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West Kingsdown

Open Spaces Study

Areas over 0.2ha within Urban Confines

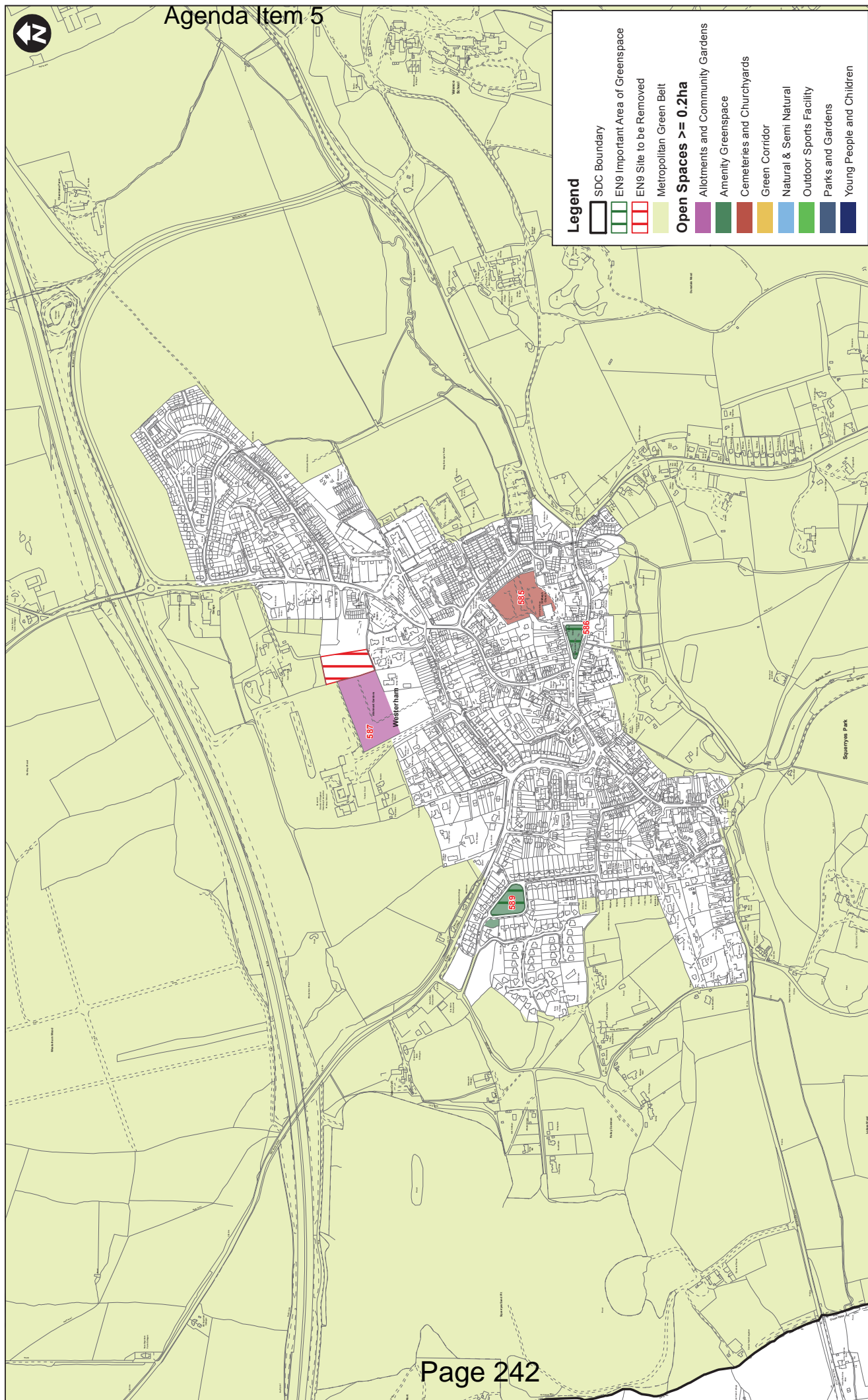
Scale: 1:7,500

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Legend

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Westerham
Open Spaces Study
Areas over 0.2ha within Urban Confines

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Allocations (Options) consultation January - March 2010

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ID	Name	Organisation Details	Summary	SDC Response
31 -37 Park Lane, Kemsing				
A073	Mr Adam Single Archaeological Officer	KCC Heritage Conservation Group Environment and Waste	Significant archaeology could be dealt with through suitable conditions on a planning approval. The condition could require the preservation of important archaeological remains.	Noted Site no longer promoted.
A0451	Ms Carmelle Bell	Planning Administrator Thames Water Property	- No infrastructure concerns regarding water supply - No infrastructure concerns regarding waste water supply.	
57 Top Dartford Road, Hextable				
A074	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted
A0190	Ms Tracy Lane	Parish Clerk Hextable Parish Council	Gateway site of importance to the village No high rise building to go on the plot -consideration to historic contamination.	Noted – prominent position of site has been identified in the potential allocation and the importance of appropriate design has been emphasised.
A0264	Clr Dee Morris		- Good design - Limited height - Land contamination concerns	Land contamination is not an absolute constraint and can be adequately mitigated through the planning process.
A0403	Mr & Mrs E & JS Richardson		Object - Loss of views - Traffic - Biodiversity - Overshadowing - Infrastructure	Impact on views is not a planning consideration SDC sought detailed comments from Kent Highways through the consultation process. KCC Highways advised that traffic concerns could be adequately mitigated and would not prohibit redevelopment of the site.
A046	Mr J P Lovett			The prominent position of site has been identified in the potential allocation and the importance of appropriate design has been emphasised.
A0319	Mr Roy Hunt			Greenfield land or the presence of biodiversity is not an absolute constraint and can be adequately mitigated through the planning process. The planning process will ensure that sufficient study work is carried out to ensure any biodiversity concerns are adequately mitigated.
				No infrastructure concerns have been raised by local providers through the consultation.

A0452	Ms Carmelle Bell	Planning Administrator Thames Water Property	Observations - No infrastructure concerns regarding water supply - No infrastructure concerns regarding waste water supply.	Noted
A0583	A Winchester and Sons		Support inclusion by landowner but at a lower density	Noted – site capacity has been considered through the consultation process and in light of representations received. The original capacity remains appropriate.
A0649	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation -request that some neutral grassland habitat is provided on site	Noted – the need for appropriate open space / GI will be considered as part of any planning application, in line with policy SP10 of the Core Strategy.
Allotment Gardens adjacent to Churchill School, Westerham				
A04	Angela Howells	Clerk to the Parish Council Westerham parish council	Support WPC continues to promote site for development. Alternative allotment land can be provided - Access to be through old Churchill School site	Noted. The Council has considered alternative allotment provision put forward by WPC and consider that the proposed replacement, in the field immediately to the north of the site, is equivalent quality provision, in terms of its size, location, accessibility and quality, and thus a portion of the existing allotment can be relocated to this field. The field is currently leased to Churchill School. The school is aware of this proposal and has confirmed that it can accommodate the loss of the field without prejudicing its activities. The Council accept that access cannot be achieved from Rysted Lane and that any access should come via the Churchill School site. However the small scale development proposed is unlikely to cause demonstrable harm in terms of traffic congestion, air pollution or any other adverse environmental impact that would warrant a planning application being refused.
A0115	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Observations Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted
A0168	Mr and Mrs Howes		Objections Infrastructure issues - Proximity to Junior School	Proximity to school concern noted.
A0180	Mr P Kembery		- noise pollution, land contamination and air quality	The site is within an AONB. Existing tree screening should be maintained and enhanced to avoid impact on the AONB.
A0182	Beth Mullings		- sustainability and design cost implications	Development site reduced to lower field to limit impact on AONB.
A0189	Mr and Mrs Howes		- Infrastructure Provision / Overloaded services - Increase traffic and congestion	
A0193	Mr Andrew McCormick		- Safety issues regarding London Road	Greenfield land status or the presence of biodiversity is not an

Agenda Item 5

A0199	Mr Martin Stevens	- Access issues / Sight Lines - Power supply problems - Lack of amenities, transport problems, parking and accessibility - Ecological and Aboricultural issues - Greenfield Site	absolute constraint and can be adequately mitigated through the planning process. The planning process will ensure that sufficient study work is carried out to ensure any biodiversity concerns are adequately mitigated. Equivalent replacement allotments will be re-provided.
A0202	Mrs E M Kembery		
A0203	Ms Janice Stent		
A0218	K and P Whalley	- Site should be returned to the Green Belt and allotments retained	Noted. The Council has considered alternative allotment provision put forward by WPC and consider that the proposed replacement, in the field immediately to the north of the site, is equivalent quality provision, in terms of its size, location, accessibility and quality, and thus a portion of the existing allotment can be relocated to this field. The field is currently leased to Churchill School. The school is aware of this proposal and has confirmed that it can accommodate the loss of the field without prejudicing its activities.
A0219	Ms Sarah Cullom	- Loss of allotment/high grade soil - Loss of wildlife	
A0220	A Wells	- AONB	
A0221	Denis Bulford	- Visual impact, light and noise pollution	
A0222	Mrs Janet Young	- Impact on Green Belt - Allotments are well used by community	
A0231	Mr Peter Corfield	- Shortage of Allotments - Important to retain for community	AONB designation is an important consideration in respect to the design and form of redevelopment but does not act as an absolute constraint to preclude it. Protection against unacceptable impact on AONB to be built into allocation. Development site reduced to lower field to limit impact on AONB.
A0257	Ms Elaine Kibblewhite	- Allotment environmentally friendly and an important community use	
A0258	Mr and Mrs C Davies	- Would not provide any community benefits - Alternate allotment site not accessible	
A0261	E.M Freeman	- Alternative sites should be sought	
A0299	Mr and Mrs Whitney	- Land not required to meet the SE Plan Target - Housing Supply issues	The site is considered to be sustainably located with good access to the main town centre.
A0300	M.W Penfold	- No gypsy development	
A0301	A Wells	- Sufficient housing in Westerham	
A0315	Mr and Mrs R Fenn	- no wish for another housing estate - New houses already in Rysted lane, no more needed.	The Council accept that access cannot be achieved from Rysted Lane and that any access should come via the Churchill School site. However the small scale development proposed is unlikely to cause demonstrable harm in terms of traffic congestion, air pollution or any other adverse environmental impact that would warrant a planning application being refused.
A0316	Nicola Wolfenden	- current Affordable Housing issues no wish for more - Unwanted residential development	
A0322	Mr Michael Grimes	Observations	No infrastructure concerns have been raised by local providers through the consultation.
A0324	MJ Turner	- Allotments provide rich habitat for reptiles and amphibians.	
A0337	Clare Moran and William Hayes	- likely to harbour reptiles and provide terrestrial habitat for amphibians. - likely to provide foraging habitat	Core Strategy housing provision is not an upper limit and as such would not be sufficient basis to stop new development.
A0338	Mrs Dorothy Oram	- Bats hibernate within Westerham Mines SSSI	
A0345	Mr David	- evidence that bats use the mines within the summer months.	The Council does not propose Gypsy or Traveller accommodation at this site.

	Taylor-Smith									
A0350	Don Pickett									
A0354	Denise Stevens									
A0408	Mr and Mrs Tidy									
A0459	Mrs Hicks									
A0460	Sally-Anne Nowell									
A0547	Ms Carol Parker									
A0653	Miss Debbie Salmon				Conservation Officer, Policy and Planning Kent Wildlife Trust					
Bevan Place, Swanley (Local Plan Allocation and adjacent land)										
A063	Mr Adam Single				Archaeological Officer KCC Heritage Conservation Group					Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.
A0121	Mr and Mrs Marilyn and Philip Ball									Object - Heritage
A0441	Ms Carmelle Bell				Planning Administrator Thames Water Property					Observations - No infrastructure concerns regarding water supply - No infrastructure concerns regarding waste water supply
Bus Garage, London Road, Swanley										
A064	Mr Adam Single				Archaeological Officer KCC Heritage					Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.
										- woods, hedgerows and grassland could provide both conditions suitable for setts and foraging habitat for badgers.
										Core Strategy housing provision is not an upper limit and as such would not be sufficient basis to stop new development. Exceptional circumstances need to be demonstrated to return site to the Green Belt. These circumstances have not been demonstrated. The Core Strategy sets out the basis by which affordable housing contributions will be sought and to which level. The site is not located within the Green belt. The small scale development proposed is unlikely to cause demonstrable harm in terms of traffic congestion, air pollution or any other adverse environmental impact that would warrant a planning application being refused. The planning process will ensure that sufficient study work is carried out to ensure any biodiversity concerns are adequately mitigated.

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A0122	Mr and Mrs Ball	Conservation Group	Object - Heritage	<p>The Council do not consider that there are historic assets that would be lost or impacted upon as a result of this allocation, the site is a disused and unattractive former garage building unworthy of protection.</p> <p>One low-level building of some merit as a example of industrial architecture, with a distinctive curved window feature. However, we do not feel that it is of sufficient merit to warrant insisting on its retention within a housing allocation on the site. It is already negatively affected by the proximity to the adjoining housing. It is not a listed building. However, we are likely to be supportive if a future scheme for the site proposed to include all or part of this building within the scheme.</p>
A0442	Ms Carmelle Bell	Planning Administrator Thames Water Property	Observations - No infrastructure concerns regarding water supply - No infrastructure concerns regarding waste water supply	
Car Park, Hitchen Hatch Lane, Sevenoaks				
A010	Ms Anne Warburton		Objection	<p>The Council acknowledges that equal or greater provision of alternative car parking will need to be provided to serve station commuters as part of any formal allocation. Initially this has been identified as to be provided at the nearby Bradbourne Car park and would involve decking a portion of the existing car park.</p> <p>Noted concerns regarding the capacity of the existing sewerage network in the area and the impact of proposed development. A sewer flood alleviation scheme would be required, potentially involving a sewer diversion and provision of additional storage capacity and this has been noted in the allocation.</p>
A09	Ms Angelina Chapman		Loss of Car Parking	
A023	Mr and Mrs Clary			
A029	John Moulton			
A0150	Barbara Smith			
A0514	Marian Verkerk			
A0156	J M Bamforth			
A0236	Riverhead Parish Council	Riverhead Parish Council		
A0266	Mr Mark Lowth			
A0305	Ms Elwyn Jones			
A0318	Mrs Lorna Talbot	Parish Clerk Seal Parish Council		
A0389	Mrs Ann White	Sevenoaks Town Council		
A0407	Mr A.J Henley			
A0432	Ms Carmelle Bell	Planning Administrator Thames Water Property		

A054	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Outside water supply boundary Sewerage network unlikely to support development Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted	
Corner of Birchwood Park Avenue & Bartholomew Way, Swanley					
A032	O G Mahoney		Object	Noted	
A042	Mr Iain Chalmers		- Pollution - Access - Design - Invasion of privacy and safety	The site has now not been allocated for residential development as it is not considered to be sufficiently deliverable, as not being promoted for development.	
A065	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.		
A0209	Mr Derek Caplan		Object -Too close to St Barts Laundry Site -Highway safety concerns		
A0262	Ms Helen Oakley		Support - no objection in principle		
A0265	Mr Gian Bendinelli	The Planning Bureau Limited	Object - Density too low - Site suitable for sheltered accommodation	Recent McCarthy & Stone sheltered housing schemes refused and dismissed at appeal on grounds of overdevelopment.	
A0443	Ms Carmelle Bell	Planning Administrator Thames Water Property	Observations - No infrastructure concerns regarding water supply - No infrastructure concerns regarding waste water supply	Noted	
Cramptons Road Water Works, Sevenoaks					
A07	Mrs J Johnston		Support with conditions: - Only concern is the congestion on local roads		
A055	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted.	
A0141	Mr Terry Payne		Objection - WKCS and Fort Halstead cover housing requirement	KCC Highways consulted regarding access and highway safety issues. They advised that the existing access and arrangements are adequate for the quantum of development proposed.	
A0164	Mr Trevor Dann		- Excess Pollution	The importance of high quality design and amenity protection will be emphasised through the emerging DM Policies, however the Council do not feel that the proposal would result in overdevelopment of the area.	
A0235	Mr A Wickens		- Highways requirements		
A0276	Mr Clay		- School capacity		

Agenda Item 5

A0390	Mrs Ann White	Sevenoaks Town Council	<ul style="list-style-type: none"> - Water contamination and security - Area disruption - Traffic 	<p>Core Strategy housing provision is not an upper limit and as such previous completions would not be sufficient basis to stop new development. Notwithstanding the above, Fort Halstead has not been identified for housing development during the Core Strategy period.</p> <p>The scale development proposed is unlikely to cause demonstrable harm in terms of traffic congestion, air pollution or any other adverse environmental impact that would warrant a planning application being refused.</p> <p>The Developer Contributions policy in the Core Strategy will allow contributions to be sought towards school places and other social infrastructure required as a result of a proposal. SDC is also developing a Community Infrastructure Levy (CIL).</p> <p>Land contamination is not an absolute constraint and can be adequately mitigated through the planning process. Notwithstanding this, the waterworks deals with drinking water not foul water and as such minimal contamination is expected.</p> <p>The scale development proposed is unlikely to cause demonstrable harm in terms of traffic congestion, air pollution or any other adverse environmental impact that would warrant a planning application being refused.</p> <p>KCC Highways were consulted regarding access and highway safety issues. They advised that the existing access was adequate to serve a housing redevelopment.</p> <p>The density proposed is considered appropriate within a location of this nature.</p> <p>Request for open space provision is noted.</p> <p>Exiting property locations are not absolute constraints and if tenancy agreements cannot be reached by the landowner a scheme could be designed in a way so as to maintain existing dwelling locations.</p>
A0404	D Beatty		<ul style="list-style-type: none"> Observations - properties should be low in height - Traffic-calming measures to be installed - Density too high - Mixed use - include open space Objection - Eviction from property. 	
A0433	Ms Carmelle Bell	Planning Administrator Thames Water Property	<ul style="list-style-type: none"> Observations: - Outside water supply boundary - Thames Water may need to undertake investigations to determine impact of any development - Congestion/Traffic on Cramptons Road 	
A0515	Mr & Mrs Simmons		<ul style="list-style-type: none"> Observations: - Site lies in source protection zone 1 and underlain by principle aquifers. - pollution and contamination risk - incorporate sustainable drainage techniques 	
A0493	Hannah Mears	Kent Area Office Environmental Agency	<ul style="list-style-type: none"> - Air Quality - No social housing, ok to part buy, part rent 	
A0351	Mr Tim Brooks		<ul style="list-style-type: none"> Observation - Recommend protected species surveys 	
A0645	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	<ul style="list-style-type: none"> Support with Conditions: - All site constraints can be overcome - Site area is 1.8ha, giving 90units 	
A0355	South East Water			
A0358	Water			

					Site area and capacity revised as a result of further work carried out by promoter.
Field south of Moat Cottage, Station Road, Otford					
A015	Mr Colin Parks			Object - Pond is natural spring - Proximity to scheduled ancient monument - Groundwater and flooding issues - Access - Arboricultural issues - Development of this site should be avoided - Protected by English Heritage Monument Sites - Spring running through site - Ecological issues - Access - Otford has had enough recent development - Conservation Area - Increased traffic	Noted. The site has been removed and is no longer being considered for allocation due to the constraints at the site.
A075	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group		Observations - Outside water supply boundary - No waste water infrastructure serving site	
A0211	Mr and Mrs JC Peacock				Noted. The site has been removed and is no longer being considered for allocation due to the constraints at the site.
A0334	Parish Clerk Barbara Darby	Otford Parish Council			
A0217	Mrs Lyndsey Edwards				Noted. The site has been removed and is no longer being considered for allocation due to the constraints at the site.
A0497	Hannah Mears	Kent Area Office Environmental Agency			
A0453	Ms Carmelle Bell		Planning Administrator Thames Water Property	Observation - Recommend that the boundary planting and the moat be retained	Noted. The site has been removed and is no longer being considered for allocation due to the constraints at the site.
A0651	Miss Debbie Salmon		Conservation Officer, Policy and Planning Kent Wildlife Trust	Support - Site available for development - Site lies close to Otford and a short walking distance of the mainline railway station. - Excellent Infrastructure - High priority The enhancement of the character and appearance of the locality will have the highest priority - Development will also need to respect the	
A0260			Jarvis Homes		

Agenda Item 5

				<p>Scheduled Ancient Monument</p> <ul style="list-style-type: none"> - the access will need to give the highest priority to the preservation and enhancement of the Conservation Area. - Development of the site would make a modest but nevertheless important contribution to the provision of affordable housing within Otford 	
Former Déjà vu Site and land to the north, Swanley					
A017	Gillian Fittich			<p>Support</p> <ul style="list-style-type: none"> - Need hotel 	<p>Hotel development now completed on part of identified site.</p> <p>No allocation for the remainder of the site.</p>
A018	Mr and Mrs Lundberg			<p>Support with conditions</p> <ul style="list-style-type: none"> - Design should be in keeping - Access should not be via Pucknells Close 	
A0184	Mr P Doherty			<p>Support with conditions</p> <ul style="list-style-type: none"> - Design should be in keeping - Access should not be via Pucknells Close 	<p>Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>
A041	Mr and Mrs David and Marie Collett				
A066	Mr Adam Single	Archaeological Officer	KCC Heritage Conservation Group		
A0123	Mr and Mrs Ball			<p>Object</p> <ul style="list-style-type: none"> - Heritage 	
A0444	Ms Carmelle Bell	Planning Administrator	Thames Water Property	<p>Observations:</p> <ul style="list-style-type: none"> - Outside water supply boundary - No infrastructure concerns regarding waste water supply 	
A0295	Mr Christopher Drake	Assistant Town Clerk	Swanley Town Council	<p>Observations</p> <ul style="list-style-type: none"> - Density should be higher 	
Foxes Garage, London Road, Badgers Mount					
A01		Consultant	Claverton Ltd	<p>Support residential development. Current use is under used and unviable.</p>	<p>Lower density development proposed over combined site. Site to be accessed from the Old London Road, which is slower (40mph) than the Orpington By-Pass and parking to be accommodated within the scheme.</p> <p>Address error noted - London Road changed to Orpington By Pass.</p> <p>Previous planning refusal has been considered, but focused around sustainability issues for a mixed use development.</p>
A014	Mr and Mrs Earl			<p>Support with conditions</p> <ul style="list-style-type: none"> - Support in principle but concerned too many units proposed - Parking and road safety issues could also be a concern 	
A076	Mr Adam		Archaeological	<p>Low level archaeology anticipated which could be</p>	

	Single	Officer KCC Heritage Conservation Group	dealt with through suitable conditions on a planning approval.	The site is not identified as an important employment site worth of protection.
A0454	Ms Carmelle Bell	Planning Administrator Thames Water Property	Observations - No infrastructure concerns regarding water supply - No infrastructure concerns regarding waste water supply	
A0513	Mr Gordon Plumb	Badgers Mount Residents Association	Objection -Wrong Address -Previous Planning Refusal -Loss of Employment	
Greatness Mills, Mill Lane, Sevenoaks				
A056	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Significant archaeology could be dealt with through suitable conditions on a planning approval. The condition could require the preservation of important archaeological remains.	Noted.
A0434	Ms Carmelle Bell	Planning Administrator Thames Water Property	Observations: - Outside water supply boundary - No infrastructure concerns regarding waste water supply	
A0477	Katherine Dove	KCC Planning Policy	The site is within 500 metres of a SSSI . Consideration to be given to space for biodiversity in any development.	
A0494	Hannah Mears	Kent Area Office Environmental Agency	Observations - Site lies within SPZ1 and highly sensitive - Contamination issues, site investigation required - Surface water run off risk	
Johnsons (School Land) at Oak Lane & Hoptgarden Lane, Sevenoaks				
A0363	Mr David Wigg		Support with conditions -Lower density -Improved infrastructure -No provision of affordable- to be directed to other areas	Noted
A0487	Sevenoaks School Foundation		Support - Part of planned management of the school estate.	Noted
A030	Mr Geoffery Dalton		Support with conditions subject to - Retention of existing building - No dense flat development	Noted. Allocation recommends retention of existing building or replacement on a similar scale and footprint.

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AO61	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted
A026	Ms Lisa Stewart		Object - Congestion - Excessive Density - Housing target too high	SDC sought detailed comments from Kent Highways through the consultation process. KCC Highways advised that access and visibility is acceptable for both the upper and lower portions of the site.
A028	Mr Graham Stewart		- water shortages - Infrastructure Provision	The consultation suggested a low density development (25dph) which at the time of consultation was below the Governments minimum density.
A0128	Mr John Crowe		- Character of Area	
A0130	Mr Graham Boon		- Traffic and air quality issues - Retain existing house	Following the consultation the proposed allocation for the site has been amended and the number of units to be created reduced in order to reflect the site constraints.
A0132	Mr David Glennie		- Affordable percentage unattainable - Water supply/sewage	
A0134	Ms Paula Burns		- Not in keeping with character of area	
A0136	PB Dravers		- Aboricultural issues	No service provider has identified a water shortage.
A0138	Mr and Mrs Miller		- Education provision - Sports/play areas	No Kent County Council drainage concerns have been raised regarding the proposal.
A0140	Ms Jane Affleck		- Transport to London	
A0147	Dr and Mrs Stuart and Linda Simpson		- Loss of area character - mixing low and high density - Safety risk due to absence of pavements	Open space catered for within the School's main campus. Development on the site to maintain the existing broad balance between built development and open space.
A0148	Ms Sheila Reynolds		- Biodiversity - Pollution needs to be mitigated	Tree concerns are noted. The proposed allocation will ensure that the development does not result in the loss or harm to any of these TPO trees.
A0167	Mr and Mrs AB Vowles		- How long the Affordable Housing will be retained - fields could be designated for allotments - should prevent schools from selling off playing fields for housing	Any restrictive covenant is an issue to be resolved by the land owner and not a matter that can be taken into consideration by the Council.
A0188	Mr and Mrs B.E and T.E.A Horton		- Safety and transport - Greenfield not brownfield - Environmental harm	
A0215	Mr Graham Boon		- topography - green infrastructure	
A0227	Mrs Barbara Gibbs		- Outside water supply boundary - Thames Water may need to undertake investigations to determine impact of any development	
A0239	Mr Mike John			
A0241	Patrick FitzGerald	Committee The White Hart Residents	- Loss of playing fields - Surface Water drainage	

A0243	Ms Sheila Campbell	Association	
A0245	Sir Michael Harrison	Chairman Sevenoaks Conservation Council	
A0275	Ms Sheila Campbell		
A0282	Mr & Mrs Ian Webb		
A0397	Mr Julian Scott		
A0400	Mr & Mrs Williams		
A0406	Mr Geoffery Dalton		
A0410	Mr Derek Crofton		
A0424	Clr Mrs Avril Hunter		
A0439	Ms Carmelle Bell	Planning Administrator Thames Water Property	
A0507	Becky Penty	Planning Manager - South East Region Sport England	
A0520	Mr D Richardson	Vice Chairman Hop Garden lane residents Association	
A0525	Ms Jane Affleck		
A0538	Mr and Mrs Jackson		
A0545	Mr S J Valiant		
A0554	Mr David Glennie		
A0556	David and		

- Waste Water Drainage
 - Electricity problems
 - Drainage and flooding issues
 - Proposal contrary to EN1 and PPS3
 - Noise and Pollution
 - Loss of Green Space
 - Appeal decision (Appeal Ref: APP/G2245/A/09/2112850)
 - Appeal in Downsview Road

Observation
 recommends a corridor of tree and grass habitat be retained and enhanced through the centre of the site

A0630	Mr Vincent Geake			
A0633	Mr and Mrs Maxwell			
A0635	Philip and Sarah Brown			
A0637	Mr Paul Nash			
A0641	Mr & Mrs D Wheatley			
A0642	Mr & Mrs Gillett			
A0647	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust		
Land adjacent to London Road, Westerham				
A077	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted
A0143	Mr and Mrs D.W.R. Hobbs		Object -- AONB - Traffic - Aboricultural issues - Infrastructure - Drainage - Character of Area - Prefer a nursing home - Ecological issues - Air Quality - Infrastructure Provision - Privacy - Density - Trees and loss of allotments - Loss of Green Belt; - If developed should be small bungalows for elderly/retired - Highway safety - Would not provide an community benefits - noise pollution, land contamination and air quality	SDC sought detailed comments from Kent Highways through the consultation process. KCC Highways advised access to London Road is acceptable for the proposed level of development. The scale of development proposed is unlikely to cause demonstrable harm in terms of traffic congestion, air pollution or any other adverse environmental impact that would warrant a planning application being refused. The consultation suggested a low density development (25dph) which at the time of consultation was below the Governments minimum density. However the Council feel that anything below this density would not be prudent use of the land. The site is sustainably located within the settlement of Westerham which has access to good services and facilities. The key features and characteristics of the site and area have been considered and within the potential allocation the importance of
A0144	Mr and Mrs K Whalley			
A0159	Jo Connah			
A0179	Mrs C Goodall			
A0181	E.M Freeman			
A0192	Mr Andrew McCormick			
A0200	Mr Martin Stevens			
A0229	Beth Mullings			
A0230	Mr Peter Corfield			
A0252	Mr, Mrs and Master Mason			
A0253	Mr Matthew Pullen			
A0256	Ms Elaine Kibblewhite			

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A0293	Ms Gillian Burmester				appropriate design has been emphasised. In this respect the Council feel that the site can be developed without an adverse impact upon surrounding residents or on Court Lodge.
A0314	Mr and Mrs R Fenn				
A0317	Nicola Wolfenden				No infrastructure service provider has identified a concern regarding the proposal.
A0336	Clare Moran and William Hayes				Core Strategy housing provision is not an upper limit and as such this would not be sufficient basis to stop new development.
A0339	Mrs Dorothy Oram				AONB designation is an important consideration in respect to the design and form of redevelopment but does not act as an absolute constraint to preclude it. Protection against unacceptable impact on AONB built into allocation.
A0340	Mr Simon Burmester				Tree concerns are noted. There are Tree Preservation Orders on the site which should be respected. The trees provide an attractive avenue into the site and line both the pedestrian and vehicular access from London Road. No protected trees to be removed.
A0343	Mr David Taylor-Smith				The site is not located within the Green Belt and was previously safeguarded for development.
A0348	Denise Stevens				Unless a sheltered housing scheme was proposed the occupants of any proposed dwellings would be outside of the control of the Council.
A0349	Mrs Deborah Mills				The occupants of any proposed dwellings would be outside of the control of the Council.
A0353	Ms Sally Pratt				
A0359	Mr Clive Jenkins				
A0455	Ms Carmelle Bell	Planning Administrator Thames Water Property			
A0458	Sally-Anne Nowell				
			Support -Re-use of site.		Noted

A0639	KCC Property			Comprehensive support for site.	<p>Noted, although Allotments located outside of this parcel of land.</p> <p>The presence of biodiversity is not an absolute constraint and can be adequately mitigated through the planning process. The planning process will ensure that sufficient study work is carried out to ensure any biodiversity concerns are adequately mitigated.</p>
A0652	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation -Allotments provide rich habitat for reptiles and amphibians. -likely to harbour reptiles and provide terrestrial habitat for amphibians. -likely to provide foraging habitat -Bats hibernate within Westerham Mines SSSI evidence that bats use the mines within the summer months. -woods, hedgerows and grassland could provide both conditions suitable for setts and foraging habitat for badgers. full surveys are to be undertaken		
Land at Cedar Drive, Edenbridge					
A021	Ms Rachel Chatwin			Objection - Overlooking - Loss of light/Overshadowing - Arboricultural issues - Drainage concerns - Open space provision - Access - Congestion - Infrastructure	<p>Following detailed consideration of comments received the Council considers that the open space is of value and worthy of continued protection.</p>
A034	Mr Stephen Lewzey				
A045	Mr Philip Blackman				
A047	Mr and Mrs Miriam and Jason Chatten				
A051	Mr and Mrs T Anderson			Support with condition; - Subject to additional parking for the Stangrove Estate	
A071	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group		Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	
A0120	C Arter				
A0153	Mr and Mrs Blake				
A0177	Ms C Lane	Edenbridge Town Council			
A0183	Mrs N Dodd				
A0204	Ms Poor				
A0205	Mrs LA Reynolds and				

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A0206	Mr SB Seymour				
	Miss Claire Bennett				
A0402	Mr Andrew Ramsey				
A0449	Ms Carmelle Bell	Planning Administrator Thames Water Property			
A0542	Mrs Brachet-Smith				
A0558	Mr and Mrs Chatten				
Land at Croft Road Westerham (Reserve Site for Housing)					
A033	Mr R C Woodward				
A0126	Mrs Y Tullett				
A0127	Mr & Mrs Hilliard				
A0186	Mr Mark Waterman				
A0195	Mrs R Pearson				
A0196	Mr Richard Essex				
A0232	Mr Richard Howard				
A0248	Mr Laurence Booshard				
A0249	Mr Mark Waterman				
A0250	Karen Waterman				
A0251	Mr Nigel Leadbetter				
A0312	Mr and Mrs Howe				
A0326	Mr Kevin				
			Object		
			-additional housing will be out of keeping	The site was removed from the Green belt and safeguarded for future development needs.	
			- will not be in keeping with band G tax paying properties	Core Strategy housing provision is not an upper limit and as such this would not be sufficient basis to stop new development.	
			- reduce the value of the surrounding housing	AONB designation is an important consideration in respect to the design and form of redevelopment but does not act as an absolute constraint to preclude it. Protection against unacceptable impact on AONB built into allocation.	
			-wildlife	The Greenfield designation is not an absolute constraint to prohibit development.	
			-impact on our privacy	The site meets the allocation threshold of being greater than 0.2ha.	
			-the proposed development is in the "shadow" of a mobile telecoms mast	No concerns have been raised by statutory consultees with regards to flooding. Flood Zone 1.	
			- danger and congestion due to narrow roads and lack of pavement.	SDC sought detailed comments from Kent Highways through the consultation process. KCC Highways advised that access via Croft Road would be acceptable and that there were not highway constraints that would prohibit development.	
			-additional housing will be out of keeping		
			- will not be in keeping with band G tax paying properties		
			- reduce the value of the surrounding housing		
			- wildlife		
			- impact on our privacy		
			- the proposed development is in the "shadow" of a mobile telecoms mast		
			- danger and congestion due to narrow roads and lack of pavement.		
			-additional housing will be out of keeping		
			- will not be in keeping with band G tax paying properties		
			- reduce the value of the surrounding housing		
			- wildlife		
			- impact on our privacy		
			- the proposed development is in the "shadow" of a mobile telecoms mast		
			- danger and congestion due to narrow roads and lack of pavement.		
			Observation		
			- recommend that woodland and hedgerow		

A0327	Rogers Ms S Warnes		boundaries and a corridor of adjacent rough grassland be retained	The presence of biodiversity is not an absolute constraint and can be adequately mitigated through the planning process.
A0346	Mr David Taylor-Smith			Core Strategy housing provision is not an upper limit and as such this would not be sufficient basis to stop new development.
A0411	Jeremy Wilson/Kristine Mitchell			Privacy and amenity issues will be considered at the detailed planning stage.
A0659	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust		Noted.
A0114	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval	
Land rear of Garden Cottages, Leigh				
A078	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group		Noted
A0308	D.S. Whitehall		<p>Object</p> <ul style="list-style-type: none"> - Biodiversity - Conversion back to allotments - Not previously developed land - Parking and Traffic - Overshadowing and loss of privacy - Impact on character of area - No need to develop site soon - Building would disrupt community - Carbon Footprint - Increase in population - Infrastructure pressures 	This site now has planning permission.
A0309	Mr and Mrs Truzzi-Franconi			
A0320	Mr Keogh Caisley	Court Royal Developments	<p>Support;</p> <ul style="list-style-type: none"> - Promote 18 Extra Care Retirement Units - Land available in short term - Sustainable Location - PPS7 Justification - Need for extra care accommodation 	
A0456	Ms Carmelle	Planning	Observations:	

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	Bell	Administrator Thames Water Property	- Outside water supply boundary - Outside waste water supply boundary	
A0650	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation Consideration should be given to the ecological impacts of development in this location.	
Land West of Bligh's Meadow, Sevenoaks				
A057	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Significant archaeology could be dealt with through suitable conditions on a planning approval. The condition could require the preservation of important archaeological remains.	Noted
A024	Mr and Mrs D & R Clary		Observations - Require the retention or increase of existing car parking	The site now has planning permission subject to a legal agreement.
A0391	Mrs Ann White	Sevenoaks Town Council	Support with Conditions - replacement car parking	
A0435	Ms Carmelle Bell	Planning Administrator Thames Water Property	Observations: - Outside water supply boundary - Thames Water may need to undertake investigations to determine impact of any development	
A0160	J M Bamforth		Observations - Car Parking Provision	
A0208	Mr Peter Stevens		Object - Loss of parking and congestion - If building goes ahead, to be limited to 2 storey	
Land West of Cherry Avenue, Swanley				
A067	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted
A0445	Ms Carmelle Bell	Planning Administrator Thames Water Property	Observations - No infrastructure concerns regarding water supply - Thames Water may need to undertake investigations to determine impact of any development	Noted. The Council feel that the provision of 80% of the land as open space does not constitute prudent use of the land. However 0.5 ha (approx 1/3rd) is recommended for open space provision within any development. Form of open space to be agreed in conjunction with the local community.
A0294	Mr Christopher Drake	Assistant Town Clerk Swanley Town Council	Observations - 80% should be open space	

A0648	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation -recommend that the open space provided be enhanced for biodiversity.
Land west of Station Road and Enterprise Way, Edenbridge (Core Strategy Reserve Site for Housing)			
A050	Mr and Mrs T Anderson		Object - Overlooking - Infrastructure provision
A052	Mr Paul Glenister	Easistore Self Storage	Support
A070	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval
A0176	Ms C Lane	Edenbridge Town Council	Supports with condition; - Recommends that the word 'main' be included to the allocation criteria, which states Access will be from Enterprise Way.
A0448	Ms Carmelle Bell	Planning Administrator Thames Water Property	Observations: - Outside water supply boundary - Outside waste water supply boundary
A0479	Katherine Dove	KCC Planning Policy	Does the site map exclude the area in Flood Zone 3?
A0490	Galiford Try Strategic Lane	Galiford Try Strategic Land	Object - Client's land should be released before Reserve Land - 20% of site Land west of Station Road and Enterprise Way is in level 3 flood zone - Hilders Lane more suitable for development
A0567	Cooper Estates Limited		Support with Conditions - Delete "Access will be from Enterprise Way" - Should be released "when required"
New Ash Green Village Centre, New Ash Green			
A016		Gableholt Ltd	Support with Conditions - Regeneration must be commercially Viable - Will require public funding
A035	Mr Cameron Clark	Chairman Chapel Wood Residents' Society	Support with Conditions - Sufficient car parking to be maintained
<p>Core Strategy considered the inclusion of this land as a strategic reserve site to come forward in the latter part of the Core Strategy period, and only in the event that the Council cannot demonstrate a clear supply of housing land. The decision and approach was found sound by the independent Inspector at the Core Strategy Examination. The ADM Plan seeks to define the detailed boundary only.</p> <p>Noted</p> <p>Hilders Lane is located within the Green Belt.</p> <p>Noted. Allocation references housing enabling regeneration scheme.</p> <p>Noted. Parking to be incorporated in redevelopment scheme.</p>			

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A044	Mr A Dari	Limited	Object - current business leaseholder	Land ownership and agreements outside the scope of the Council's control.
A079	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval	
A0149	K Kpinar		Object No regeneration	
A0197	Mrs Stella Kemp		Support - Overhaul and clean up all of the village centre - improve bus services - Reconsider residential element	
A0313	Mr S Richardson	Friends of the New Ash Green Centre	Object - Density too high - Alternative sites for development - No housing in centre - Parking	Residential element seen as a key enabler to make regeneration proposal viable.
A0375	Mr S Richardson	Friends of the New Ash Green Centre	Object - Further housing in central area - reduction of commercial/employment - parking	Boundary extended to enable greater flexibility in the development of proposals for the site, but this does not mean that all the buildings will be included in the redevelopment scheme.
A0376	Alison de Jager	Ash-cum-Ridley Parish Council	Observation - Badger Pub and Village hall unlikely to be available so density should be decreased.	
A0457	Ms Carmelle Bell	Planning Administrator Thames Water Property	Observations: - Outside water supply boundary - Outside waste water supply boundary	Noted
Police Station, Morewood Close, Sevenoaks				
A058	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted Site now has planning permission and therefore has been removed from the allocations document.
A0436	Ms Carmelle Bell	Planning Administrator Thames Water Property	Observations: - Outside water supply boundary - Thames Water may need to undertake investigations to determine impact of any development	The sites historic use as allotments was lost to development many years ago. Not appropriate to return an urban edge of centre site back to allotments.

A0495	Hannah Mears	Kent Area Office Environmental Agency	Observation - Site requires FRA	Noted
A0536	Mr Tom Brown		Support - Greater Density due to location to infrastructure and facilities	
A0272	Ms Sheila Campbell		Object - Land should be returned to allotments	
A0655	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation - Site to be surveyed for protected species	
Post Office/BT Exchange, South Park, Sevenoaks				
A0112	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted
A0394	Mrs Ann White	Sevenoaks Town Council	Object - map is inaccurate as part of car park is leased to Sevenoaks Town Council	Noted. Boundary revised to exclude car park area.
A0578	Royal Mail Properties		Support - designation of the Post Office/BT Exchange as an area of opportunity - Clarification of replacement car parking - Request frontage to be designated a secondary retail frontage	London Road is designated as secondary retail frontage. South Park is not considered to have sufficient existing A1 (retail) uses to be designated as a secondary retail frontage. Post office section no longer promoted.
Sevenoaks Gasholder Station, Cramptons Road, Sevenoaks				
A06	Julie White		Support with conditions: - Access to be via Otford Road due to congestion on Cramptons Road	SDC sought detailed comments from Kent Highways through the consultation process. KCC Highways advised that access via Cramptons Road would be acceptable for a development of the quantum proposed.
A012	Mrs K.M.F Reeves		Object - Already too much development in area - Congestion problems	The scale of development proposed is unlikely to cause demonstrable harm in terms of traffic congestion, air pollution or any other adverse environmental impact that would warrant a planning application being refused.
A022	Mr David Knight		Support the redevelopment	Noted
A059	Mr Adam Single	Archaeological Officer	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning	Noted

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		KCC Heritage Conservation Group	approval.		
A0125	Mrs Ludlow		<p>Object</p> <ul style="list-style-type: none"> - infrastructure provision - Traffic and Pollution - WKCS and Fort Halstead cover housing requirement - Excess Pollution - Highways requirements - School capacity - Storm-water drainage - Traffic - Loss of Gas Storage - Properties should be low in height - Traffic-calming measures to be installed - Air Quality - No social housing, ok to part buy, part rent <p>Observations</p> <ul style="list-style-type: none"> - Support use of former employment sites for residential development 	<p>Core Strategy housing provision is not an upper limit and as such this would not be sufficient basis to stop new development.</p> <p>The Developer Contributions policy in the Core Strategy will allow contributions to be sought towards education provision and other social infrastructure if required.</p> <p>Gas storage facility is not in operation and is being promoted for redevelopment.</p> <p>The Core Strategy has an adopted policy with regards to affordable housing provision.</p>	
A0142	Mr Terry Payne				
A0163	Mr Trevor Dann				
A0259	Mr W Codling				
A0268	Mrs A Earthrowl				
A0283	Mr Clay				
A0352	Mr Tim Brooks				
A0357	South East Water	South East Water			
A0392	Mrs Ann White	Sevenoaks Town Council			<p>Object</p> <ul style="list-style-type: none"> - Land should be used as open space <p>Observation</p> <ul style="list-style-type: none"> - keep existing conifers - parking is problematic - keep social housing to 10%. <p>Observations:</p> <ul style="list-style-type: none"> - Outside water supply boundary - Thames Water may need to undertake investigations to determine impact of any development <p>The site is within 500 metres of a SSSI . Consideration to be given to space for biodiversity in any development.</p> <p>Support with conditions</p> <ul style="list-style-type: none"> - preferable over Cramptons Road Waterworks Site - Site to be accessed via Otford Road not Cramptons Road.
A0401	Mr & Mrs Galvin				
A0437	Ms Carmelle Bell	Planning Administrator Thames Water Property	<p>Noted. The Council consider the site unsuitable for open space provision. Housing to be prioritised on brownfield, previously developed land.</p> <p>Observations noted.</p>		
A0478	Katherine Dove	KCC Planning Policy			
A0516	Mr & Mrs Simmons				
<p>Sevenoaks School, Land at Oak Lane & Hopgarden Lane, Sevenoaks</p>					

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A0247	Sir Michael Harrison	Conservation Council Chairman Sevenoaks Conservation Council	development Observation -Trees be retained and grassland and tree corridor created..	No Kent County Council drainage concerns have been raised regarding the proposal. Tree concerns are noted. The proposed allocation will ensure TPO trees are retained and protected. The Developer Contributions policy in the Core Strategy will allow contributions to be sought towards education provision and other social infrastructure if required. Desire for allotments is noted. The green space is for private and restricted use of the School and can be adequately catered for within the School's main campus. Development on the site to maintain the existing broad balance between built development and open space. The Core Strategy has an adopted policy with regards to affordable housing provision. Greenfield land status is not an absolute constraint. Notwithstanding this the Council has prioritised the majority of its new housing provision on brownfield sites. The appeal decision referred to relates to redevelopment of single residential unit and is not directly relevant to this site. No concerns have been raised by statutory consultees with regards to flooding. Flood Zone 1.
A0274	Ms Sheila Campbell			
A0281	Mr & Mrs Ian Webb			
A0298	Mrs Helen Plestis			
A0361	Mr David Wigg			
A0379	Mr Julian Scott			
A0393	Mrs Ann White	Sevenoaks Town Council		
A0399	Mr & Mrs Williams			
A0405	Mr Geoffery Dalton			
A0423	Clr Mrs Avril Hunter			
A0438	Ms Carmelle Bell	Planning Administrator Thames Water Property		
A0506	Becky Penty	South East Region Sport England		
A0519	Mr D Richardson	Vice Chairman Hop Garden lane residents Association		
A0524	Ms Jane Affleck			
A0539	Mr and Mrs Jackson			
A0543	Ashley and Amanda Mackenzie			

A0544	Mr and Mrs Henderson		
A0546	Mr S J Valiant		
A0553	Mr David Glennie		
A0555	David and Violaine Townsend		
A0561	Ellen and Tamim Saleh	Grassy Lane Residents Action Group	
A0562	Mr Alan Senior		
A0563	Mr Nick Osler		
A0568	Dr and Mrs Simpson		
A0571	Ms Paula Burns		
A0592	Mr and Mrs Richardson		
A0595	Mr Graham Footitt		
A0601	Mr and Mrs Langford		
A0602	Mr and Mrs Saleh		
A0603	Mr and Mrs C Penney		
A0606	Mr and Mrs P Dowding		
A0608	Oak Lane Residents Association		
A0610	Mr and Mrs Lewis-Davies		
A0611	Mr and Mrs Cobban		
A0613	Mr T W Craddock		

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A0616	Mr Daron Pearce						
A0618	Mr and Mrs O'Sullivan						
A0620	WP and SA Sellers						
A0627	Peter Kernan and Maria Lemos						
A0629	Mr Vincent Geake						
A0631	FA and PC Catterall						
A0632	Mr and Mrs Maxwell						
A0634	Philip and Sarah Brown						
A0636	Mr Paul Nash						
A0640	Mr & Mrs D Wheatley						
A0643	Mr & Mrs T Gillett						
A0646	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust					
A0483	Sevenoaks School Foundation				Support Part of planned management of the school estate		Noted.
St Bartholomew's Hospital Laundry, Bonney Way, Swanley							
A068	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group			Low level archaeology anticipated which has been dealt with in the past through suitable conditions on a planning approval.		Noted. Site now redeveloped.
A0446	Ms Carmelle Bell	Planning Administrator Thames Water Property			Observations - Water supply: a mains extension will probably be required - Thames Water does not have any waste water infrastructure serving this site		

Swanley Centre, Nightingale Way, Swanley			
A069	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval
A0447	Ms Carmelle Bell	Planning Administrator Thames Water Property	Observations - No infrastructure concerns regarding water supply - May be necessary for Thames Water to undertake investigations to determine impact of development
A0657	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation - recommends that the design contains a fully integrated Green Infrastructure.
Swanley Town Centre Regeneration Area			
A0113	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group Environment and Waste	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.
A0234	Mr Nigel Sivyer		Support with Conditions - Inclusion of Bathstore Building in Town Centre regeneration
A0297	Mr Christopher Drake	Assistant Town Clerk Swanley Town Council	Object - Town centre should not include a Hotel - Potential for no development to take place
United House, Goldsel Rd, Swanley			
A03	Mr Francis Patrick		- Flood risk to neighbours due to surface water runoff
A040	Mr Kevin Searles		Support with Conditions - Object to any retail provision being included - No direct access to High Firs estate
A062	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.
A0310	A F		Support with conditions:
			Noted.
			Noted.
			Noted. The Bathstore building is a recent redevelopment and is outside of the ownership of the main regeneration area.
			No hotel is proposed through the existing allocation. Hotel has recently been developed on the former Déjà vu site. The Council considers that the current centre is under-performing and requires a positive regeneration proposal, in line with the communities desire for better town centre facilities and shopping.
			Noted.
			Site now proposed for mixed use including residential development Main access can not be re-routed due to site constraints. Development to consider potential for pedestrian/bicycle access along alternative routes.

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	Webb			<ul style="list-style-type: none"> - Current use unpleasant for neighbours - Re-route access - Time limited operations - Consideration of building height 	<ul style="list-style-type: none"> - Building heights to be considered at detailed design stage.
A0440	Ms Carmelle Bell	Planning Administrator Thames Water Property	<ul style="list-style-type: none"> - Thames Water may need to undertake investigations to determine impact of any development 	<ul style="list-style-type: none"> - Support with conditions - net capacity should be increased to at least 300 Support - Density of 75dph Object - site area should be 3.45ha 	Noted
A0596 A0599 A0600	United House				Capacity increased as a result of evidence presented by the land owner to show how key constraints have been overcome.
A0656	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	<ul style="list-style-type: none"> - Observation - recommend retention of the tree lines along the boundary - constrained land could be used as semi natural open space 		Noted
West Kent Cold Store, Rye Lane, Dunton Green					
A053	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group		<ul style="list-style-type: none"> - Low level archaeology anticipated which has been dealt with in the past through suitable conditions on a planning approval. 	The site is now under construction and as such allocation no longer required.
A0422		Berkeley Homes (Captial) Plc		<ul style="list-style-type: none"> - Support - Subject to clarity on affordable housing viability - Subject to phasing of the site 	
A0431	Ms Carmelle Bell	Planning Administrator Thames Water Property	<ul style="list-style-type: none"> - Observations: - Outside water supply boundary - May be necessary to undertake investigations to determine impact of any development 		
A0492	Hannah Mears	Kent Area Office Environmental Agency	<ul style="list-style-type: none"> - Observations - Flood Zone 3 adjoins site - risk of surface water flooding - risk of contamination 		
A0654	Miss Debbie	Conservation Officer,		<ul style="list-style-type: none"> - Supports following negotiations 	

	Salmon	Policy and Planning Kent Wildlife Trust		
A05	Mr B Mellstrom	Glen House Estates Ltd	- Continue to promote site.	
ID	Name	Organisation Details	Summary	SDC Response
Bat & Ball Enterprise Centre, Sevenoaks				
A081	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval	Noted
A0499	Hannah Mears	Kent Area Office Environmental Agency	Observations - Site lies within SPZ1 for Cramptons Road abstraction - Possible contamination issues	Noted
A0662	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation -recommend that a buffer strip be recreated along the corridor.	Noted
A0481	Katherine Dove	KCC Planning Policy	The site is within 500 metres of a SSSI . Consideration to be given to space for biodiversity in any development.	Noted.
Chaucer Business Park, Kemsing				
A0116	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted
Edenbridge Trading Centre/Warsop Trading Centre and Leigh Builder's yard, Edenbridge				
A0103	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted
A0191	Mr B Parker		Objection;	Noted.
A0207	Mr		-Unsuitable for employment use;	The Former Leigh's Builders Yard part of the site has planning

A0482	Katherine Dove	Conservation Group KCC Planning Policy	This site is within 500 metres of a Local Wildlife Site . Consideration to be given inclusion of natural and semi-natural green space within any development to allow for biodiversity.	
Goldsel Road, Swanley				
A092	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted
Hardy's Yard, Riverhead				
A084	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval	Noted.
A0501	Hannah Mears	Kent Area Office Environmental Agency	Observations - Large part of site is in FZ3a - Flood mitigation measures part of any development	
A0665	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation - recommend that a buffer of trees be incorporated into the design to safeguard the tree belt adjacent to the railway corridor	
High Street, Sevenoaks				
A085	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval	Noted
A0395	Mrs Ann White	Sevenoaks Town Council	Object - Map needs to be amended to remove properties from employment site	The objection was based on the inclusion of The Old Library, Manor Villa and The Old Courthouse all of which are in the Conservation Area and The Old Courthouse which is residential. However these buildings represent an important part of the towns employment area, which should be protected. The inclusion of these properties within an employment status would not weaken or undermine their importance in
A0502	Hannah Mears	Kent Area Office Environmental Agency	Observations - Part of site in Source Protection Zone 3 - Detailed FRA required - Any development must seek to reduce flood risk	

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				conservation terms.
Horizon House, Swanley				
A093	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted
A0194		Lenta Properties	Object; -Proposed allocation is too restrictive being solely for B class uses	Noted. The Council feel that sites in existing B Class uses should be protected. Core Strategy Policy SP8 sets out the approach to considering alternative uses.
A0668	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation -recommend that a buffer of natural habitat	
Horton Kirby Trading Estate, South Darenth				
A0107	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted.
A0508	Hannah Mears	Kent Area Office Environmental Agency	Observations - Site within Flood Zone 3 - Risk of contamination	Noted.
A0675	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation -recommend that a buffer of natural habitat	Noted.
Land at Broom Hill, Swanley				
A013	Mr and Mrs Ball		Object - Only a suitable site for development of single storey residence for single, elderly or disabled, but preference to see conserved as is.	Noted. Site previously allocated for employment use in the Sevenoaks District Local Plan and established for future allocation through the adopted Core Strategy. The allocation relates to the detail of the allocation over the principle, which is established.
A043	Mr and Mrs Elsdon		- Increased congestion - develop other sites - noise and intrusion	
A094	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	- Low level archaeology anticipated which could be dealt with through suitable conditions on a planning	The site area is 8.1ha but the Council's draft Development Brief for Broom Hill (1996) proposed that only 4.1ha of the site be developed. The Council's Employment Land Review (2007)

A0124	Mr and Mrs Ball		approval. - don't need warehouses - Topography issues - Increased Congestion and Pollution - Noise and loss of Privacy - Green Belt - Wildlife - Amenity - Traffic and congestion - Pollution - Overlooking and Privacy - Parking	found that only this 4.1ha of the site needed to be developed to meet the District's need for employment land to 2026. The Inspector's Report on the Core Strategy supports this conclusion.
A0151	Mr J A Manning			The characteristics of the site have been reviewed, and the south-eastern side of the site is considered to be the most appropriate location for employment uses, adjacent to the existing commercial uses and the M25 road corridor. The western side of the site is not considered to be suitable for employment uses, due to the proximity of the residential uses on Beechenlea Lane. The topography of the site includes a ridge of higher land which in visual terms is best kept open, and therefore is not suitable for development. The Council has recently commissioned an ELR update (2011), which outlines a different forecast from that presented in the 2007 ELR. Looking at the medium scenario to 2026, there is no requirement for additional office space. In relation to warehousing, there is likely to be a 5.2 ha requirement (which could be largely met by the development of the 4.1ha on this employment allocation) and a reduction in the need for factory space (-2.3ha). Therefore, the allocation has been revised to seek to address what other uses are appropriate on the remainder of the site (4ha). The allocation now includes retention of open space, including the brow of the hill which curves through the site.
A0165	Mr and Mrs Bentley			
A0210	Mr & Mrs Miles			Detailed design issues to be considered via any planning application. The site is not within the Green Belt.
A0263	Mr and Mrs Clements			
A0347	The Wood Family Trust			The site is not within the Green Belt.
A0461	Cooper Estates Limited		Support with Conditions - Plan in document differs from the Local Plan - Original boundary should be retained	
A0572	Mr John Fullagar		Object - The site can be developed for a limited amount of residential development, including affordable social housing. - Biodiversity site	
A0669	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust		
Land east of High Street, Sevenoaks				
A08	Ms Katharine Kendall		Enquiry as to what Interchange facilities meant Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval. Car Parking Provision	Noted. This site is no longer proposed for allocation.
A0110	Mr Adam	Archaeological		

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A0155	Single J M Bamforth	Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval Car parking provision	Noted.
London Road, Sevenoaks				
A086	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	On the edge of the Medieval and post-medieval core of Sevenoaks	Noted
A0396	Mrs Ann White	Sevenoaks Town Council	Object - Map needs to be amended to remove some properties from employment site Remove properties from employment area	The highlighted buildings represent an important part of the towns employment area, which should be protected. The inclusion of residential properties within an employment status would not weaken or undermine their importance in conservation terms.
Media House, Swanley				
A095	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted
Moreton Industrial Estate, Swanley				
A096	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted
A0670	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation -that a corridor of acidic grassland or heathland is recreated	
Morewood Close (outside housing area)				
A087	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted.

A0503	Hannah Mears	Kent Area Office Environmental Agency	Observations - Site adjacent to area of FZ3a - Detailed FRA required - Development must seek to reduce flood risk	
A0666	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation - recommend that a buffer of natural habitat	
North Downs Business Park, Dunton Green				
A0118	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted
Park Road Industrial Estate, Swanley				
A097	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted.
A0671	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation -recommend that a buffer of natural habitat	Noted.
Southern Cross Industrial Estate, Swanley				
A098	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval. Observation	Noted.
A0672	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	-Recommend a buffer of natural habitat	Noted
South Park, Sevenoaks				
A088	Mr Adam Single	Archaeological Officer KCC Heritage	On the edge of the Medieval and post-medieval core of Sevenoaks	Noted.

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		Conservation Group		
Station Approach, Edenbridge				
A0104	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval. Observation	Noted. Site now proposed for mixed use development. The Council's Employment Land Review highlighted this as a poor quality employment site. The Council considers a mixed use development would be a more efficient use of the land.
A0674	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	-recommend that a buffer of natural habitat	
Station Road, Edenbridge				
A048	Cllr J Scholey	Edenbridge and District Community Link	- Access for full size HGVs - Current tenants vacating site Object	Noted
A049	Mr Tom Burton		- Mixed use including residential should be encouraged/prioritised	
A0102	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	- Overestimation of current jobs on site - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval. Support with condition	Protection recommended in Council's Employment Land Review. Council does not see this as an appropriate site for residential development.
A0178	Ms C Lane	Edenbridge Town Council	- recommends improvements to the Railway bridge over the B2026 Observations	
A0505	Hannah Mears	Kent Area Office Environmental Agency	- Part of site within FZ3 - Mitigation of flood risk - Protection and enhancement of biodiversity Low level archaeology anticipated which has been dealt with in the past through suitable conditions on a planning approval.	
Swanley Library and Information Centre, Swanley				
A099	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted. This site is not considered to be a B class employment site and is no longer proposed for allocation for employment land.
A0296	Mr Christopher	Assistant Town	Observations	Noted. This site is not considered to be a B class employment

	Drake	Clerk Swanley Town Council	- Little Heath development is mixed use	site and is no longer proposed for allocation for employment land.
Swanley Town Centre Regeneration Area				
A0113	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group Environment and Waste	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted
A0234	Mr Nigel Sivyer		Support with Conditions - Inclusion of Bathstore Building in Town Centre regeneration	Noted. The Bathstore building is a recent redevelopment and is outside of the ownership of the main regeneration area.
A0297	Mr Christopher Drake	Assistant Town Clerk Swanley Town Council	Object - Town centre should not include a Hotel - Potential for no development to take place	No hotel is proposed through the existing allocation. Hotel has recently been developed on the former Déjà vu site. The Council considers that the current centre is under-performing and requires a positive regeneration proposal, in line with the communities desire for better town centre facilities and shopping.
Swanley Town Council Offices, Swanley				
A091	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval	Noted
Teardrop Industrial Estate, Swanley				
A0100	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted
A0504	Hannah Mears	Kent Area Office Environmental Agency	Observations - Potential for contamination - Site within SPZ3	Noted.
A0673	Miss Debbie Salmon	Conservation Officer, Policy and Planning	Observation -recommend that a buffer of natural habitat	

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		Kent Wildlife Trust		
The Technology Centre, Swanley				
A0101	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted.
Tubs Hill House, Tubs Hill, Sevenoaks				
A089	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval	Noted.
Vestry Road, Sevenoaks				
A080	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval	Noted.
A0335	Parish Clerk Barbara Darby	Otford Parish Council	Vestry Cottages have been incorrectly included on the employment site map	Noted and boundary amended.
A0480	Katherine Dove	KCC Planning Policy	The site is within 500 metres of a SSSI . Consideration to be given to space for biodiversity in any development.	Noted.
A0498	Hannah Mears	Kent Area Office Environmental Agency	Observations - Site over historic landfill, contamination issues - FRA required Support identification of Vestry Industrial Estate	Noted
A0577	Royal Mail Properties			Noted.
A0661	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation - recommend that a buffer strip be recreated along the corridor	Noted.
Waitrose, High Street, Sevenoaks				
A0109	Mr Adam Single	Archaeological Officer KCC Heritage	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted. Site built out.

		Conservation Group		
Warren Court, Halstead				
A0108	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted. This site is now proposed for a residential redevelopment (in policy H1). Woodland buffer included in allocation.
A0510	Hannah Mears	Kent Area Office Environmental Agency	Observations - Site close to historic landfill, contamination issues	
A0676	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation - If redevelopment is planned for this site the Trust would recommend that a buffer of woodland be incorporated into the design of the development to buffer and extend Deerleap wood.	
Wested Lane Industrial Estate, Swanley				
A090	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval	Noted.
A0667	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation -recommend that a buffer of natural habitat	Noted.
Westerham Trading Centre, Westerham				
A0105	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted.
West Kingsdown Industrial Estate, West Kingsdown				
A072	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval	Noted.

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AO450	Ms Carmelle Bell	Planning Administrator Thames Water Property	Observations - Outside water supply boundary - Thames water may need to undertake investigations to determine impact of any development proposed						
ID	Name	Organisation Details	Agent	Organisation Details	Title	Para No	Summary	SDC Response	
Comments on Chapters by paragraph numbers									
A02	Mr Richard Evans	Surrey County Council			The Allocations Development Plan Document: February 2010		Support. Note that allocated sites are small scale.	Noted and support welcomed.	
A019	Mrs GM Saunders				The Allocations Development Plan Document: February 2010		Observations - Query on Infrastructure provision to support development	The Core Strategy is supported by an Infrastructure Delivery Plan Schedule (Appendix 4) which is a live document. SDC developing a Community Infrastructure Levy (CIL) Charging Schedule.	
A039	Miss Rachael Bust	Coal Authority			The Allocations Development Plan Document: February 2010		No comments	Noted.	
A0284		Mccarthy & Stone Retirement Lifestyles Ltd	Mr Matthew Shellum	Senior Planning Associate The Planning Bureau Ltd.	Residential Sites		Objection - Allocations document should identify sites which are suitable for extra care provision	Noted. The revised allocations document highlights specific sites that are particularly suitable for extra care provision.	
A0360	Mr David Sims	Development Analyst Southern Water			The Allocations Development Plan Document: February 2010		No Comments as majority of sites fall outside of Southern Water's operational area in Sevenoaks.	Noted.	
A0491	Hannah Mears	Kent Area Office Environmental			The Allocations Development Plan Document:		Observations - Flood Risk: all sites over 1ha or at risk of flooding need a Flood Risk	Comments noted regarding flood risk, water quality and biodiversity.	

					February 2010	Assessment, development must not increase and preferably reduce risk of flooding elsewhere - Water Quality: seek improvements in all allocations to enable ecological status of affected water bodies to be maintained or improved. Particular water quality issue in Edenbridge - Biodiversity: each allocations should protect and enhance biodiversity	
A0430	Ms Carmelle Bell	Planning Administrator Thames Water Property			The Allocations Development Plan Document: February 2010	Support - No objection to allocations - some sites may have capacity issues - local upgrades of water supply/ or sewerage networks may be required No substantive comments	Noted and support welcomed.
A0560	Ms Angela Parkes	South East England Partnership Board			The Allocations Development Plan Document: February 2010		Noted.
A0580	Royal Mail Properties	Emma Andrews	Senior Director BNP Paribas Real Estate		Swanley Town Centre - Regeneration Site	Support with Conditions - Amend allocation criteria to acknowledge Delivery Office could be brought forward independently - clarify replacement medical and community facilities	Noted and support welcomed. Allocation has been amended to reference potential phasing of delivery of site and replacement medical facilities.
A0638	CARE Fund Operated by Self Unlimited	Mr Richard Newsome	Principal Planner GVA Grimley		The Allocations Development Plan Document: February 2010	Proposed New Allocations for 1 Phillippines Close Edenbridge. Proposing sheltered or extra care housing.	The site is in the Metropolitan Green Belt where there is a presumption against development. The Core Strategy sets out that Green belt land will not be released to meet development needs up until 2026. The release of the site for development would therefore be contrary to the NPPF and the Sevenoaks Core Strategy.

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A0683	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Mr Guy Dixon	Savills (L&P) Ltd.	The Allocations Development Plan Document: February 2010			The Trust is concerned that there appears to have been no consideration regarding information needed to create the Green Infrastructure or delivery mechanisms identified to achieve such delivery	Noted – SDC has subsequently undertaken a separate consultation on green infrastructure and open space sites, which are now incorporated in the ADM Plan.
A0621		Lakeview Developments Ltd.	Mr Guy Dixon	Savills (L&P) Ltd.	Paragraph	1.15	Object - Should allocate site for tourism	Noted. Tourism sites have not been allocated although rural tourism is supported in Core Strategy Policy LO8.	
A0277	Mr Paul Dawson	Ward Homes	Ms Nicky Parsons	DPP	Paragraph	1.21	Object - No village boundary maps - Maps to be included in next version of document - Removal of Halstead Place School site from Green Belt	The updated proposals map will include settlement boundaries for towns and villages, which were previously defined in the Local Plan. Major Developed Sites (MDS) have been identified in the Core Strategy and Halstead Place School is not considered to be an MDS. The list of MDS was reviewed at the time of the last Local Plan, adopted in 2000, and there are no proposals to change this list. This is now a residential site of 29 dwellings on the site of a former school. Residential development is different in character to the examples given of the type of development that could be designated as MDS. Additionally the scale of	

A0145	Sir John Greenway Bt		Mr T.M.M. Raikes	RH & RW Clutton LLP	Housing	2.	Observations - More development in rural areas	development is not considered sufficient to justify designation. Noted. Core Strategy policy is to direct development to existing settlements and maintain the greenbelt. Limited development of small scale sites for affordable housing in rural areas may be permitted. Noted and supported.
A0152	Mr Karl Reynolds				Housing	2.	Observations - Housing built to high standard	
A0269		Albert Vision Ltd/ AV Produce Ltd	Mrs Jo Tasker		Housing	2.	Observations - Submission of additional site: Riddings Field, Hockenden, Swanley	The site is in the Metropolitan Green Belt where there is a presumption against development. The Core Strategy sets out that Green belt land will not be released to meet development needs up until 2026. The release of the site for development would therefore be contrary to the NPPF and the Sevenoaks Core Strategy. The site is of a significant size and scale therefore the consideration as a minor GB amendment would not be appropriate. The site is in the Metropolitan Green Belt where there is a presumption against development. The Core Strategy sets out that Green
A0270	Mr Jeremy Butterworth	Open Planning			Housing	2.	Observations - Submission of additional site: Land rear of Pound Cottage, Knockholt	

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	A0271	Ms Sheila Campbell						<p>belt land will not be released to meet development needs up until 2026. The release of the site for development would therefore be contrary to the NPPF and the Sevenoaks Core Strategy.</p> <p>The site is of a significant size and scale therefore the consideration as a minor GB amendment would not be appropriate. Amendment of the boundary as proposed would allow the principle of development within the currently open garden area altering the character significantly. Would not want to set a precedent for inclusion of adjacent garden land into GB – gradual encroachment of GB.</p>
	A0306	Ms Elwyn Jones			Housing	2.	<p>Object: - Sevenoaks has already had too much development</p>	<p>Noted. Core Strategy policy is to direct development to sustainable locations on previously developed land, within existing settlements and maintain the greenbelt.</p>
					Housing	2.	<p>Object - Industrial sites should be retained for future use</p>	<p>Noted. The protection of sites in employment use were recommended through the Council's Employment Land Review. The ADM Plan allocates ELR identified employment/industrial sites</p>

A0307	Ms Elwyn Jones				Housing	2.	Object: - affordable housing should be part of existing stock	for retention in employment use (see Core Strategy policy SP8). Noted. Core Strategy Policy SP3 sets the criteria for provision of affordable housing within new housing developments.
A0344	Mr David Taylor-Smith				Housing	2.	Observation -Request involvement in the future process - AONB/Historic Character to be preserved - Must be matched with amenities and infrastructure appropriately	Noted and confirmed on consultation list. Comments noted regarding protection of heritage features and natural environment and this is noted in individual site allocation pro-forma.
A0517	Mr Mark Batchelor	Robinson Escott Planning			Housing	2.	Observations - Submission of site for allocation: Warren Court Farm, Knockholt Road, Halstead	Comments noted regarding provision of infrastructure. This site was previously allocated for employment use in the Sevenoaks District Local Plan (2000) and was carried forward in the 2010 Allocations consultation, which proposed the continued allocation of this site for employment use, as recommended by the Council's ELR. Warren Court Farm is an unusual site in planning policy terms, in that it is located within the Metropolitan Green Belt, but it is also an identified employment site with an allocation that allows

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<p>for further employment development. It is the only identified employment site in the district (other than the Major Developed Sites) that is within the Green Belt, and is therefore a historic anomaly.</p> <p>The site is one of five identified in the ELR as being of poor/very poor quality. Warren Court is the only one of the five poor/very poor quality employment sites that has not been redeveloped or re-allocated for residential/mixed-use. The Council's recent ELR update (2014) indicates that there is no requirement for additional office space and a reduction in the need for industrial space (-2.3ha). Therefore, there is not now considered to be a need to continue to safeguard this remaining poor quality employment site.</p> <p>The Council has proposed that this site be reallocated for residential development, with a concurrent amendment of the green belt boundary to bring this site within the village envelope. The recommendation is based on the fact that the revised allocation would result in the regeneration of an existing</p>								
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A0521	Mrs Ann White	Sevenoaks Town Council	Ms Andrews	Ibbett Mosely Surveyors LLP	Housing	2.	<p>Observations</p> <ul style="list-style-type: none"> - Submission of site for allocation: Land at Greatness Park Cemetery, Seal Road, Sevenoaks 	<p>poor quality commercial site without having an adverse impact upon the character and openness of the Green belt. The level of built development on the site, its location adjacent to the village envelope and its poor environmental quality, combined with the fact that the site is an anomaly being the only allocated employment site in the greenbelt (except for designated Major Developed Sites), all contribute to the exceptional circumstances that justify an amendment to the settlement boundary.</p> <p>The land to the north at Deer Leap Stud Farm is a separate site where there is no apparent justification for an amendment to the Green belt boundary or for development for housing.</p>	<p>The site is in the Metropolitan Green Belt where there is a presumption against development. The Core Strategy sets out that Green belt land will not be released to meet development needs up until 2026. The release of the site for development would therefore be contrary to the</p>
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A0377	Ramac Holdings Ltd	Ramac Holdings Ltd	Mr Simon Flisher	The Barton Willmore Planning Partnership	Proposed green belt amendment	Submission of site: Land at Pedham Place	<p>Strategy sets out that Green Belt land will not be released to meet development needs up until 2026. The release of the site for development would therefore be contrary to the NPPF and the Sevenoaks Core Strategy.</p> <p>The site is approx 6.75 hectares. The release from Green belt would result in an urban extension and therefore consideration as a minor GB amendment would not be appropriate.</p> <p>Site is in the green belt and therefore does not meet the criteria for allocation for development.</p> <p>The Core Strategy (Policy SP8) identifies new provision for business in Swanley on Greenfield land outside the Green Belt</p> <p>No exceptional circumstances are apparent that would warrant an amendment to the GB boundary.</p> <p>The change is of a significant scale and as such could not be defined as an anomaly</p>
A0311	Mr Patrick Wharton				Housing - Proposed green belt amendment	<p>Object - Removal of site from Green Belt: Former Orchard at Bradbourne Farmhouse</p>	<p>Whilst surrounded by a degree of existing development, the land in question continues to play a</p>

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A0518	Mr Mark Batchelor	Robinson Escott Planning			Housing	2.	<p>Observations</p> <ul style="list-style-type: none"> - Submission of site for allocation: Land West of 5 Mill Lane, Shoreham 	<p>role in fulfilling the objectives of Green Belt as defined in the NPPF.</p> <p>The existing Green belt boundary is clear and well defined along Bradbourne Vale Road and no exception circumstances are apparent that would warrant an amendment to the GB boundary.</p> <p>The change is of a significant scale and as such could not be defined as an anomaly.</p> <p>The site lies within the village of Shoreham within AONB and CA (although not MGB). Recent appeal refusals related to impact on CA and neighbouring residential amenity. Site to be considered via development control process.</p>
A0467	Katherine Dove	KCC Planning Policy			Housing	2.	<p>Observations</p> <ul style="list-style-type: none"> - Make clearer which allocations are new and which have planning permission <p>Submission of new site allocation: Bartram Farm, Old Otford Road, Sevenoaks</p>	<p>Noted – this is now clarified in the ADM Plan</p>
A0529	Mr and Mrs K Vizard		Mr Adrian Standing	Ark Projects Ltd	Proposed green belt amendment			<p>The site is in the Metropolitan Green Belt where there is a presumption against development. The Core Strategy sets out that Green belt land will not be released to meet development needs up until 2026. The release of the site for development would therefore be contrary to</p>

A0534	Mr P Cruickshank	Mr Adrian Standing	Ark Projects Ltd	Housing	2.	Submission of Housing allocation: Land at Park Lane Kemsing	<p>the NPPF and the Sevenoaks Core Strategy.</p> <p>Land to east of Park Lane Kemsing benefits from an outline planning permission SE/08/02245/OUT (expiry April 2012)</p> <p>Land to south of Park Lane Kemsing is in the green belt and therefore does not meet the criteria for allocation for housing. There is a clearly and well defined Green belt boundary to Park Lane Kemsing and this site does not contain any development that reduces openness or implies that that this site does not uphold the purposes of including land in the Green belt. A minor GB amendment would not be appropriate in this instance.</p>
A0550	St Clere Family Partnership	Lee Scott	Smiths Gore	Housing	2.	Submission of site for allocation: Land adjacent to the Carpenters Yard, Heaverham	<p>The site is in the Metropolitan Green Belt where there is a presumption against development. The Core Strategy sets out that Green belt land will not be released to meet development needs up until 2026. The release of the site for development would therefore be contrary to the NPPF and the Sevenoaks Core Strategy.</p> <p>Heaverham is washed over by</p>
A0551	St Clere Family Partnership	Lee Scott	Smiths Gore	Housing	2.	Submission of site for allocation: Land adjacent walnut tree cottages, Heaverham	
A0552	St Clere Family Partnership	Lee Scott	Smiths Gore	Housing	2.	Submission of site for allocation: Land adjacent Forge, Heaverham	

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A0565	Cooper Estates Limited	Mr Paul Watson	Phillips Planning Services Ltd	Housing	2.	Object - SHLAA 2009 update is not a robust and credible piece of evidence	Green Belt and does not have a defined settlement boundary therefore the consideration as a minor GB amendment would not be appropriate.
A0582	Mr Christopher Coomber	Montreal Park Properties Ltd		Housing	2.	Submission of new site for allocation: Land north of Montreal Park Farm, Sevenoaks	The SHLAA 2009 update formed part of the evidence base for the Core Strategy which was adopted in Feb 2011 and for the ADM Plan. Site is in the green belt and therefore does not meet the criteria for allocation for housing The site is in the Metropolitan Green Belt where there is a presumption against development. The Core Strategy sets out that Green belt land will not be released to meet development needs up until 2026. The release of the site for development would therefore be contrary to the NPPF and the Sevenoaks Core Strategy. The site is of a large and significant size and scale and plays an important role in the separation of settlements between Bessels Green and Sevenoaks. The release from Green belt would result in an urban extension as therefore the consideration as a minor

A0615	Trustees of the Chevening Estate	Trustees of the Chevening Estate	George Back	RH & RW Clutton LLP	Housing	2.	Submission of site for allocation: Land at Chipstead between Westerham Road and A21 slip road.	<p>GB amendment would not be appropriate.</p> <p>Site is in the green belt and therefore does not meet the criteria for allocation for housing</p> <p>The site is in the Metropolitan Green Belt where there is a presumption against development. The Core Strategy sets out that Green Belt land will not be released to meet development needs up until 2026. The release of the site for development would therefore be contrary to the NPPF and the Sevenoaks Core Strategy.</p> <p>The site is approx 4.5 hectares. The release from Green belt would result in an urban extension and therefore consideration as a minor GB amendment would not be appropriate.</p>
A0687	Armstrong (Kent) LLP	Mr Christopher Hill	GVA Grimley London Office	Housing	2.	Objection -Fort Halstead should be allocated for housing/mixed use development	<p>Fort Halstead is a Major Developed Site (MDS) in the Green Belt and is covered by Core Strategy policy L08. Core Strategy considered and rejected the inclusion of Fort Halstead as a strategic mixed use development. The decision and approach was found sound by the independent Inspector.</p>	

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A0302	Ms Elwyn Jones				Paragraph	2.1	Object - 3300 is too high	The Core Strategy notes that MDS form a significant part of the Council's employment land supply and their retention as employment sites will be subject to Core Strategy policy SP8. The Core Strategy and SHLAA confirm that the housing provision figure of 3,300 (2006-2026) can be met within existing built up areas Core Strategy housing provision is not an upper limit Noted
A0303	Ms Elwyn Jones				Paragraph	2.2	Object - Too many people	Noted
A0285	Mr David Gamble	Chairman The Sevenoaks Society			Paragraph	2.3	Support preservation of the Green Belt	Noted and support welcomed
A0304	Ms Elwyn Jones				Paragraph	2.4	Object - Infrastructure issues	The Core Strategy is supported by an Infrastructure Delivery Plan Schedule (Appendix 4) which is a live document. SDC developing a Community Infrastructure Levy (CIL) Charging Schedule
A0280	Mr Paul Dawson	Ward Homes		DPP	Paragraph	2.8	Object - Halstead Place School should be a MDS	Major Developed Sites (MDS) have been identified in the Core Strategy and Halstead Place School is not considered to be an MDS The list of MDS was reviewed at the time of the last Local Plan, adopted in 2000, and

								there are no proposals to change this list. This is now a residential site of 29 dwellings on the site of a former school. Residential development is different in character to the examples given of the type of development that could be designated as MDS. Additionally the scale of development is not considered sufficient to justify designation. Noted and support welcomed
A0286	Mr David Gamble	Chairman The Sevenoaks Society			Paragraph	2.8	Support with conditions - ensure that new development will integrate with local character	
A0537	Mr Tom Brown				Paragraph	2.12	Observations - Based on these very low numbers, the ratio of number of units /planning officers in comparison to all LPAs in the UK these numbers seem very low. Fortunately planning is not all about statistics, but good planning specifically requires many new homes to assist in the country's wealth and health.	Comments noted regarding the demand for increased housing.
A0597	United House				Paragraph	2.15	Object - criteria on site plans not justified	Noted. The criteria listed on the allocations pro forma are guidance to help inform development proposals that will then be considered via the formal planning application process.
A0288	Mr David	Chairman			Paragraph	2.16	Object	The policy on affordable

A0154	Jo Connah				Paragraph	3.1	Observations - Housing numbers	established. Noted
A0158	Jo Connah			Paragraph	Paragraph	3.4 London Rd, Westerha m	Object - AONB - Low density	Noted concerns about AONB and density, which have been addressed in the detailed site pro forma.
A0412	Mrs Gill Bell	Office Manager Kent Downs AONB Unit		Paragraph	Paragraph		Object - Additional wording to be added regarding the conservation and enhancement of the AONB	The consultation suggested a low density development (25dph) which at the time of consultation was below the Governments minimum density. However the Council feel that anything below this density would not be prudent use of the land. AONB designation is an important consideration in respect to the design and form of redevelopment but does not act as an absolute constraint to preclude it. Protection against unacceptable impact on AONB built into allocation.
A0420	Mrs Gill Bell	Office Manager Kent Downs AONB Unit		Paragraph	Paragraph	3.5 Allotment s Westerha m	Object - Additional wording to be added regarding the conservation and enhancement of the AONB	Noted concern about AONB and conservation, which has been addressed in the detailed site pro forma AONB designation is an important consideration in respect to the design and form of redevelopment but does not act as an absolute constraint to preclude it.

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A0417	Mrs Gill Bell	Office Manager Kent Downs AONB Unit		Paragraph	3.6 Croft Road, Westerham	Object - Additional wording to be added regarding the conservation and enhancement of the AONB	Protection against unacceptable impact on AONB built into allocation. Noted concern about AONB and conservation, which has been addressed in the detailed site pro forma. AONB designation is an important consideration in respect to the design and form of redevelopment but does not act as an absolute constraint to preclude it. Protection against unacceptable impact on AONB built into allocation.
A0373	Mr S Richardson	Friends of the New Ash Green Centre		Employment	4.	Object - No mention of New Ash Green employment facilities	Noted - New Ash Green town centre has been allocated as a mixed use allocation, including employment facilities.
A0378	Ramac Holdings Ltd	Ramac Holdings Ltd	Mr Simon Flisher	Employment	4.	Addition of Land East of Hardy's Yard	Land to the east of Hardy's Yard falls within the Green Belt and therefore would not be appropriate to include within an employment designation. The railway forms a clear and recognisable GB boundary. The employment land review demonstrated that employment land needs can be met within existing employment sites.
A0383	Mrs Ann White	Sevenoaks Town Council		Employment	4.	Support with conditions - More Local employment, emphasis on small units	Support noted for local employment sites.

A0469	Katherine Dove	KCC Planning Policy		Employment	4.	<p>- disappointed at loss of employment sites to housing allocations</p> <p>Observations</p> <ul style="list-style-type: none"> - supports sites identified - environmental issues should be defined - distinguish potential site areas available for development within existing employment sites - size of Broom Hill - Intention towards existing non B class uses should be clear 	<p>The employment land review demonstrated that employment land needs can be met within existing employment sites provided these are retained.</p> <p>Noted and support welcomed.</p> <p>All the employment sites (with the exception of Broom Hill, Swanley) are existing employment sites and therefore they are identified for protection.</p> <p>Broom Hill- 4.1ha are identified for employment use in the Council's employment land review</p> <p>This policy is focused on retaining business (B) class uses. Existing uses that do not fall within B use classes will be considered in relation to their community / employment generating functions.</p>
A0688	Armstrong (Kent) LLP		Associate GVA Grimley London Office	Employment	4.	<p>Objection</p> <ul style="list-style-type: none"> - approach to allocate Fort Halstead for employment uses is not justified/effective. - does not provide flexibility to respond to future changes. - mixed use development, to include additional housing more appropriate. 	<p>Fort Halstead is allocated as a Major Employment Site (MDS) within the Green Belt and is covered by Core Strategy policy LO8.</p> <p>Core Strategy considered and rejected the inclusion of Fort Halstead as a strategic mixed use development. The decision and approach was</p>

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A0428	Mrs Gill Bell	Office Manager Kent Downs AONB Unit			Paragraph	4.7	<p>Observations</p> <ul style="list-style-type: none"> - For Halstead should not be developed - More focus on the AONB should be made regarding Fort Halstead 	<p>found sound by the independent Inspector.</p> <p>The Core Strategy notes that MDS form a significant part of the Council's employment land supply and their retention as employment sites will be subject to Core Strategy policy SP8.</p> <p>Noted</p> <p>Fort Halstead is designated as an Mjaor Employment Site and employment uses will be retained (see above). Reference to AONB included.</p> <p>Core Strategy considered and rejected the inclusion of Fort Halstead as a strategic mixed use development. The decision and approach was found sound by the independent Inspector.</p>
A0174	Ms C Lane	Edenbridge Town Council			Gypsies and Travellers	5.	<p>Observation</p> <ul style="list-style-type: none"> - recommends Gypsy and Travellers sites should be distributed across Sevenoaks. 	<p>Noted – SDC has undertaken a GT local needs assessment and will be consulting separately on provision for gypsies and travellers.</p>
A0365	Alison de Jager	Ash-cum-Ridley Parish Council			Gypsies and Travellers	5.	<p>Observation</p> <ul style="list-style-type: none"> -Barnfield park not to be extended -Permanent sites limited to 8 pitches -Adequate provision of services 	
A0471	Katherine Dove	KCC Planning Policy			Gypsies and Travellers	5.	<p>Observations</p> <ul style="list-style-type: none"> - Disappointed that some site options have not been identified at this stage 	
A0590	Mr A		Graham	Graham	Gypsies and	5.	Submission of site for Gypsy and	

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AO472	Katherine Dove	KCC Planning Policy					<p>Observations</p> <ul style="list-style-type: none"> - Further interpretation of "protected for future development" needed - Position of the library needs to be clear 	<p>6.</p> <p>Town Centre Development and Regeneration Opportunities</p>	<p>Noted – further details provided in ADM Plan under mixed use developments.</p> <p>Land east of High Street, Sevenoaks (including Library) not currently included in allocation as this area considered more of a long-term opportunity.</p>
<p>scheme. Neither Kent County Council or the Highways Agency has suggested that such a scheme is required to support the scale and distribution of development proposed in the Core Strategy. The provision of east facing slips on to the M26 at Sevenoaks would allow the A21 and M26 to be used to bypass Sevenoaks High Street when travelling between the east and the south. This is supported by SDC, subject to a study of the local impacts, as confirmed by Core Strategy Para 5.2.18. However, the Highways Agency's statements to the Core Strategy Examination confirmed that there are currently no plans to develop east facing slips and no likelihood of their development in the near future, given the likely cost and prevailing budget constraints.</p>									

A0330	Parish Clerk Barbara Darby	Offord Parish Council			Paragraph	6.1	Observations - Further explanation needs regarding designations in the Settlement Hierarchy	The settlement hierarchy is set out in Core Strategy policy LO1 – distribution of development.
A0398	Mr P H L Hills	Redleaf Estate Trust	Mrs Jo Tasker		Paragraph	6.1	Observation - Inconsistency between CS and Allocations with regards to the classification of Chiddingstone Causeway.	Chiddingstone Causeway is 'washed over' with the Green Belt and therefore is considered a 'smaller village or hamlet' within the Core Strategy. The settlement hierarchy in the ADM Plan is now consistent with the Core Strategy.
A0419	Mrs Gill Bell	Office Manager Kent Downs AONB Unit			Paragraph	6.2	Object - Definition of Village boundaries should be included	The updated proposals maps include settlement boundaries for towns and villages, which were previously defined in the Local Plan.
A037	Mr Cameron Clark	Chairman Chapel Wood Residents' Society Limited			Paragraph	6.9	Support with conditions - small scale employment facilities acceptable	Support noted and welcomed
A0496	Sainsburys	Sainsburys Supermarkets Ltd	Lucy Neal	WYG Planning and Design	Paragraph	6.10	Observation - Specific policy for existing local centres to promote investment and jobs - Acknowledge Sainsburys is an existing local centre - Whole area should be re-allocated as a local or district centre - Should seek to make best use of existing land and buildings	The site was previously defined as a Local Centre in the Sevenoaks District Local Plan, however the parameters for defining village and neighbourhood centres has been redefined through the Development Management policy process. The ADM Plan includes policies on neighbourhood

A0364	Mr Alan Sterling		Mr Simon Wallis	The London Planning Practice	Open Space, Sport and Recreation	7.	Observations - Land North of Pilgrims Oast is considered to no longer provide visual amenity benefit. Observations - Further sports provision should be provided	in accordance with the NPPF. Noted. EN9 sites reviewed – please see open space schedule of comments and responses. Noted – SDC has subsequently undertaken a separate consultation on green infrastructure and open space sites, which are now incorporated in the ADM Plan
A0372	Mr James A Bacon	Design and Planning			Open Space, Sport and Recreation	7.	Observations - Need for outdoor sports facilities, accessible open space and allotments - Retain Bradbourne School and Sevenoaks County Primary School for educational, recreational or community purposes.	Noted – SDC has subsequently undertaken a separate consultation on green infrastructure and open space sites, which are now incorporated in the ADM Plan. Existing education sites have not been allocated, but will be protected in line with ADM Plan policy CF1 which clarifies the re-use of redundant school buildings. The Developer Contributions policy in the Core Strategy will allow contributions to be sought towards social infrastructure if required.
A0385	Mrs Ann White	Sevenoaks Town Council			Open Space, Sport and Recreation	7.	Observations - Sites have EN9 designation - Playing fields should not be built on - should not be converted into allotments	Noted – SDC has subsequently undertaken a separate consultation on green infrastructure and open space sites, which are now incorporated in the ADM Plan. Noted – SDC has subsequently undertaken a separate consultation on
A0409	Clr Keith Loney				Open Space, Sport and Recreation	7.	Observations - Green Infrastructure is important - Importance of AONB	Noted – SDC has subsequently undertaken a separate consultation on
A0425	Mrs Gill Bell	Office Manager Kent Downs			Open Space, Sport and Recreation	7.		

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A0473	Katherine Dove	AONB Unit					Open Space, Sport and Recreation	7.	Observations - Must take account of projected growth Support with conditions	green infrastructure and open space sites, which are now incorporated in the ADM Plan. Noted
A0509	Becky Penty	Planning Manager - South East Region Sport England					Open Space, Sport and Recreation	7.	- Welcome green infrastructure network - request a playing pitch strategy be prepared	Noted – SDC has subsequently undertaken a separate consultation on green infrastructure and open space sites, which are now incorporated in the ADM Plan. This includes outdoor sports facilities.
A0273	Ms Sheila Campbell						Open Space, Sport and Recreation	7.	Observations - Return environmental park to allotments	The Sevenoaks environmental park is designated in the Open Spaces Study as a 'park and garden'.
A0531	Mr and Mrs K Vizard		Ark Projects Ltd	Mr Adrian Standing			Open Space, Sport and Recreation	7.	Allocation of site for Leisure use: Land West of Otford Road	Noted - site is in the green belt and therefore does not meet the criteria for allocation for development.
A0540	Mrs Allison Novell	Polhill Garden Centre		Malcolm Scott			Open Space, Sport and Recreation	7.	Submission of site for allocation: Polhill Garden Centre	Noted – garden centres do not fall into the category of Green Infrastructure.
A0622		Lakeview Developments Ltd.	Savills (L&P) Ltd.	Mr Guy Dixon			Open Space, Sport and Recreation	7.	Object - it should also consider the linked benefits which existing leisure and recreational sites can provide for inward tourism into the district	Noted – SDC has subsequently undertaken a separate consultation on green infrastructure and open space sites, which are now incorporated in the ADM DPD. Tourism sites have not been allocated although rural tourism is supported in Core Strategy Policy L08.
A0644	Miss Debbie Salmon	Conservation Officer, Policy and Planning					Open Space, Sport and Recreation	7.	Observation -Importance of Green Infrastructure	Noted – SDC has subsequently undertaken a separate consultation on

A0660	Miss Debbie Salmon	Kent Wildlife Trust	Conservation Officer, Policy and Planning Kent Wildlife Trust			Open Space, Sport and Recreation	7.	Observation Employment sites can provide important stepping stones within the Green Infrastructure Network by incorporating green corridors of natural space, green and brown roofs, green balconies and walls and enhancements such as bird and bat boxes.	green infrastructure and open space sites, which are now incorporated in the ADM DPD. Noted. The employment sites for protection are largely retained sites rather than new sites, except Broom Hill. GI / Open space provisions built into the Broom Hill allocation.
A0681	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust			Open Space, Sport and Recreation	7.	Observation -concerned that there is no suggested policy wording for the Green Infrastructure	The ADM Plan has been revised to incorporate policies on GI.	
A0201	Ms C Allart	Horton Kirby & South Darent Parish Council			Paragraph	7.2	Support - Need for more allotments	Noted. The Open Spaces Study highlights areas of deficiency in different typologies of open space, including allotments, which are to be addressed by new developments in areas of deficiency .	
A0414	Cllr Keith Loney				Paragraph	7.3	Observations -Disagree with comments that the Environment Park should be converted in allotments	The Sevenoaks environmental park is designated in the Open Spaces Study as a 'park and garden'.	
A0624		Lakeview Developments Ltd.	Mr Guy Dixon	Savills (L&P) Ltd.	Paragraph	7.3	Support with conditions - should be policy support for the diversification of these facilities to provide for local tourism where possible	Support welcomed. Tourism sites have not been allocated although rural tourism is supported in Core Strategy Policy L08.	
A0470	Dr A Rowe	Commodore Chipstead Sailing Club			Paragraph	7.4	Observation -Proposed allocation of the sailing club -In accordance with PPG17 guidance	Tourism sites have not been allocated although rural tourism is supported in Core Strategy Policy L08.	

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A0625		Lakeview Developments Ltd.	Mr Guy Dixon	Savills (L&P) Ltd.	Paragraph	7.4	Object - we propose that the land at Longford Lake occupied by Chipstead Sailing Club should be identified as an important outdoor recreation, community and tourist resource	Tourism sites have not been allocated although rural tourism is supported in Core Strategy Policy L08.
A0362	Mr J.L Phillips	Planning Department, Council Offices Tandridge District Council			Transport and Traffic	8.	Observation - The installation of east facing slip roads at junction 5 of the M25 could provide considerable capacity relief for the A25.	The principle of east facing slips on to the M26 or M25 at or near M25 junction 5 is supported by SDC, subject to a study of the local impacts, as confirmed by Core Strategy Para 5.2.18. The Highways Agency's statements to the Core Strategy Examination confirmed that there are currently no plans to develop east facing slips and no likelihood of their development in the near future, given the likely cost and prevailing budget constraints.
A0367	Mr James A Bacon	Design and Planning			Transport and Traffic	8.	Observations - Cycling Provision - New road from Wrotham Heath to Westerham	Kent County Council have prepared a Cycling Strategy for Sevenoaks District, with support from SDC. This sets out proposals to improve cycling infrastructure in the District. Responsibility for providing a new road between Wrotham Heath and Westerham would rest with Kent County Council or the Highways Agency, as the local and strategic

A0474	Katherine Dove	KCC Planning Policy			Transport and Traffic	8.	<p>Observations</p> <ul style="list-style-type: none"> - possible local traffic issues relating to development of the West Kent Cold Store and Broom Hill site - no other transport related issues within the District which will require a land allocation. 	<p>highway authorities. SDC is not aware of any proposal to develop such a scheme. Neither Kent County Council or the Highways Agency has suggested that such a scheme is required to support the scale and distribution of development proposed in the Core Strategy.</p> <p>West Kent Cold Store Site has planning permission and is now in construction.</p> <p>Para 4.3.13 of the Core Strategy refers to the need for a transport assessment to confirm that the development of the Broom Hill site is acceptable in transport terms. It also sets out potential mitigation measures.</p>
A0427	Mrs Gill Bell	Office Manager Kent Downs AONB Unit			Transport and Traffic	8.	<p>Support</p> <ul style="list-style-type: none"> - Provision for cycling and pedestrians - Specific projects should be proposed through the DPD 	<p>Support noted and welcomed.</p> <p>Policy SP2 of the Core Strategy sets out the Council's support for schemes to improve facilities for pedestrians and cyclists. Kent County Council have prepared a Cycling Strategy for Sevenoaks District, with support from SDC. This sets out proposals to improve cycling infrastructure in the District. In the short term, SDC and KCC are working with Network Rail to increase cycling provision at</p>

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A0386	Mrs Ann White	Sevenoaks Town Council				8.	<p>Transport and Traffic</p>	<p>Observations - Introduction of reliable circular buses - Cycling provision - Additional parking at Station</p>	<p>Sevenoaks and Swanley Stations. Specific transport improvement projects will be allocated in the Plan where there is a need for additional land to be allocated and where there is a realistic possibility of the scheme being implemented. Comments noted regarding public transport, cycling and station car parking. The provision of bus services are the responsibility of commercial operators and Kent County Council. Where necessary to make development acceptable, contributions towards improved bus services may be secured through developer contributions. The Core Strategy is supported by an Infrastructure Delivery Plan Schedule (Appendix 4) which is a live document. Under transport, it notes improving walking and cycling routes, expanding the station car park (subject to a needs case). Kent County Council have prepared a Cycling Strategy for Sevenoaks District, with support from</p>
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A0541	Mr Tom Brown				Transport and Traffic	8.	<p>Observations</p> <ul style="list-style-type: none"> - Only towns with high population have sustainable bus and train services - Curtailing rural economies is counterproductive - More park and ride rather than town centre parking - Off road Cycleways - Strategic cycle maps are a must 	<p>SDC. This sets out proposals to improve cycling infrastructure in the District.</p> <p>Comment regarding public transport noted.</p> <p>Park and ride was previously considered for Sevenoaks, but the town does not currently have the critical mass of traffic to support such a scheme</p> <p>The Core Strategy is supported by an Infrastructure Delivery Plan Schedule (Appendix 4) which is a live document. Under transport, it notes improving cycling routes. Kent County Council are preparing a Cycling Strategy for Sevenoaks District, with support from SDC. This will set out proposals to improve cycling infrastructure in the District. It is hoped that this will lead to the production of cycle maps.</p>
A0682	Miss Debbie Salmon				Transport and Traffic	8.	<p>Support</p> <ul style="list-style-type: none"> -Habitat enhancement in the form of grassland verges or hedgerows should be incorporated 	<p>Comments noted</p>
A038	Mr Cameron Clark				Paragraph	8.2	<p>Observations</p> <ul style="list-style-type: none"> - Transport routes and links to be considered. 	<p>Comments noted</p>

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A0290	Mr David Gamble	Chairman The Sevenoaks Society		Paragraph	8.2	The requirement for east facing slip roads at Junction 5 on the M25 which would relieve traffic from the A25 should be included.	The principle of east facing slips on to the M26 or M25 at or near M25 junction 5 is supported by SDC, subject to a study of the local impacts, as confirmed by Core Strategy Para 5.2.18. The Highways Agency's statements to the Core Strategy Examination confirmed that there are currently no plans to develop east facing slips and no likelihood of their development in the near future, given the likely cost and prevailing budget constraints.
A0175	Ms C Lane	Edenbridge Town Council		Paragraph	8.3	Observation; -Would like improvements to Railway bridge over B2026	SDC would support any proposal to reduce the likelihood of HGVs getting stuck under the railway bridge over the B2026. However, Kent County Council, as the local transport authority, has not suggested that this improvement is required to support the scale of development proposed for Edenbridge in the Core Strategy. SDC are not aware of any current proposals from KCC and/or Network Rail to improve this bridge crossing.
A0387	Mrs Ann White	Sevenoaks Town Council		Other Issues	9.	The Town Council supports the retention of the Green Belt and the protection of the Areas of Outstanding Natural Beauty.	Support welcomed.
A0291	Mr David	Chairman		Paragraph	9.3	Support	Support welcomed.

A0331	Gamble Parish Clerk Barbara Darby	The Sevenoaks Society Otford Parish Council			Paragraph	9.3	Support no change to Green Belt	Support welcomed.
A0370	Mr James A Bacon	Design and Planning			Paragraph	9.3	Observations - smallholdings and local food production should be encouraged - protect and preserve the Green Belt	Comments noted. Certain uses are not appropriate in the green belt which includes buildings for the purposes of agriculture and forestry. Support welcomed.
A0475	Katherine Dove	KCC Planning Policy			Paragraph	9.3	Support - Maintenance of Green Belt - Minor alterations to boundary may be necessary	Support welcomed.
A0511	Mr James Millard	Stratford Pears (Property Ltd)	Mr Mark Batchelor	Robinson Escott Planning	Paragraph	9.3	Observations - Alteration of Green Belt boundary in Brasted.	The land in question continues to play a role in fulfilling the objectives of Green Belt as defined in the NPPF. Whilst the existing Green belt boundary is not defined by physical features, it is clear where the built part of Brasted ends and the open Green Belt begins. Amendment of the boundary as proposed would allow the principle of development within the currently open area altering the character significantly. No exceptional circumstances are apparent that would warrant an amendment to the GB boundary.

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A0522	Mr Thomas Rand		Ms J Andrews	Ibbett Mosely Surveyors LLP	Paragraph	9.3	Observations - Minor amendment to the Green Belt in Eynsford	<p>The change is of a significant scale and as such could not be defined as an anomaly.</p> <p>The proposed change has repeatedly been considered through Development Plan reviews and has been rejected by the Inspector.</p> <p>The land in question continues to play a role in fulfilling the objectives of Green Belt as defined in the NPPF.</p> <p>No exceptional circumstances are apparent that would warrant an amendment to the GB boundary.</p> <p>The change is of a significant scale and as such could not be defined as an anomaly.</p> <p>Comments noted</p>
A0527	Mr Adrian Standing	Ark Projects Limited			Paragraph	9.3	Support review of the anomalies which clearly exist with GB boundaries.	
A0528	Mr and Mrs K Vizard		Mr Adrian Standing	Ark Projects Ltd	Paragraph	9.3	Remove site from GB: Bartram Farm, Old Otford Road, Sevenoaks	<p>The site is in the Metropolitan Green Belt where there is a presumption against development. The Core Strategy sets out that Green belt land will not be released to meet development needs up until 2026. The release of the site for development would therefore be contrary to the NPPF and the Sevenoaks Core Strategy.</p>

A0533	Mr P Cruickshank		Mr Adrian Standing	Ark Projects Ltd	Paragraph	9.3	Amendment to GB Boundary: Land at Park Lane Kemsing	<p>The site is in the Metropolitan Green Belt where there is a presumption against development. The Core Strategy sets out that Green belt land will not be released to meet development needs up until 2026. The release of the site for development would therefore be contrary to the NPPF and the Sevenoaks Core Strategy.</p> <p>There is a clearly and well defined Green belt boundary to Park Lane Kemsing and this site does not contain any development that reduces openness or implies that that this site does not uphold the purposes of including land in the Green belt. A minor GB amendment would not be appropriate in this instance.</p>
A0584	Mr A Lee and Ms Ackleton		Graham Simpkin Planning	Graham Simpkin Planning	Paragraph	9.3	Submission of site allocation: Five Ways Nursery, Swanley Lane, Swanley	<p>The site is a redundant nursery.</p> <p>The land in question continues to play a role in fulfilling the objectives of Green Belt as defined in THE NPPF, providing a Green Wedge between Swanley and Hextable. The separation between the two settlements is narrow at this point.</p> <p>A minor GB amendment would not be appropriate in</p>

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A0585	Messrs Auston, War man and Mrs Mofrat		Graham Simpkin Planning	Graham Simpkin Planning	Paragraph	9.3	Submission of site allocation: Land to the West of Manor Lane, Hartley	<p>this instance. The land in question continues to play a role in fulfilling the objectives of Green Belt as defined in the NPPF. The existing Green belt boundary is defined by physical features. No exceptional circumstances are apparent that would warrant an amendment to the GB boundary. The change is of a significant scale and as such could not be defined as an anomaly.</p>
A0586	Beechcroft Firm Reimment Benefit Fund		Graham Simpkin Planning	Graham Simpkin Planning	Paragraph	9.3	Submission of site allocation: Beechcroft Farm, New Ash Green	<p>The land in question is a commercial site located outside the confines of the built settlement. The site was promoted and rejected as a Major Developed Site in the Green belt through the Core Strategy Examination process. Whilst the site contains built development, it provides important rural business accommodation of a fairly small scale. If removed from the Green belt the site may become significantly redeveloped, which would have a demonstrable negative impact upon the openness of the Green Belt.</p>

A0587	PM Group		Graham Simpkin Planning	Graham Simpkin Planning	Paragraph	9.3	Submission of site allocation: Former Biffa landfill site - High Street Seal	<p>The land in question continues to play a role in fulfilling the objectives of Green Belt as defined in the NPPF.</p> <p>The existing Green belt boundary is defined by physical features as defined by the NPPF.</p> <p>No exceptional circumstances are apparent that would warrant an amendment to the GB boundary.</p> <p>The change is of a significant scale and the site forms an important separation between the settlements of Sevenoaks and Seal and as such could not be defined as an anomaly.</p>
A0588	Mr C Turvey		Graham Simpkin Planning	Graham Simpkin Planning	Paragraph	9.3	Submission of site allocation: Land at Fairby Lane, Hartley	<p>The properties proposed for removal from the Green belt are very large detached dwellings with long rear gardens of a type typically found in open countryside and that pre-date planning. The settlement boundary is drawn tightly around the more urban development form, which appears to be appropriate and well defined.</p> <p>It is therefore considered that the land in question continues to play a role in</p>

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A0426	Mrs Gill Bell	Office Manager Kent Downs AONB Unit			Paragraph	9.4	Object - Additional wording to be added regarding the conservation and enhancement of the AONB	fulfilling the objectives of Green Belt as defined in the NPPF. No exceptional circumstances are apparent that would warrant an amendment to the GB boundary. The change is of a significant scale and as such could not be defined as an anomaly. The wording states that any new development must enhance and protect the character of the AONB. AONB designation is an important consideration in respect to the design and form of redevelopment but does not act as an absolute constraint to preclude it. Protection against unacceptable impact on AONB built into allocation.
A0267	Mrs A Earthrowl				Paragraph	9.5	Object - Need to provide sufficient infrastructure	The Core Strategy is supported by an Infrastructure Delivery Plan Schedule (Appendix 4) which is a live document. SDC preparing a Community Infrastructure Levy (CIL) Charging Schedule. Comments noted.
A0388	Mrs Ann White	Sevenoaks Town Council			Paragraph	9.5	The Town Council urges that the necessary improved infrastructure is provided prior to any large scale developments being granted planning permission	The Core Strategy is supported by an Infrastructure Delivery Plan

A0589	F.C. Stark Ltd			Graham Simpkin Planning	Graham Simpkin Planning		Paragraph	9.5	Submission of site allocations for social infrastructure: Park Farm, Otford Land at Downs Valley, Hartley	Schedule (Appendix 4) which is a live document. SDC preparing a Community Infrastructure Levy (CIL) Charging Schedule. Sites have been proposed by consultee for extra care housing/ nursing home / educational facilities. Sites are in the green belt and therefore does not meet the criteria for allocation for housing/ development. Comments noted.
A0292	Mr David Gamble	Chairman The Sevenoaks Society					Paragraph	9.6	New developments should be aiming for the highest level of sustainability that is currently possible.	Comments noted.
A0214	Ms T Godden	Dunton Green Parish Council					Summary of Allocations by Settlement	11.	Observations - Fort Halstead. The old fort itself and a large proportion of the site are located within the parish of Dunton Green.	Noted
A0332	Parish Clerk Barbara Darby	Otford Parish Council					Summary of Allocations by Settlement	11 Moat cottage Otford	Object - Ancient Monument site - Access	Noted. The site has been removed and is no longer being considered for allocation due to the constraints at the site.
A0371	Alison de Jager	Ash-cum-Ridley Parish Council					Summary of Allocations by Settlement	11. New Ash Green	Observation A footnote stating 50 units refers to regeneration.	Comments noted. Housing is seen as enabling development.
A0374	Mr S Richardson	Friends of the New Ash Green Centre					Summary of Allocations by Settlement		Observations - Insert footnote that 50 dwelling units in New Ash Green are only part of a regeneration scheme	
A0333	Parish Clerk Barbara Darby	Otford Parish Council					Glossary	12.	Add Ancient Monument sites to list	Noted, now included.

APPENDIX 9 RESPONSES TO CONSULTATIONS

Development Management Policies consultation May – August 2011 –

Ref No	Name	Organisation	Comment	Summary	SDC Response
GENERAL COMMENTS					
DM187	Jo Tasker	Robinson Escott Planning	Object to approach or wording	Polices should be worded in a positive way to follow the Government's approach set out within the Draft National Planning Policy Framework	Noted. The document has been reviewed in light of the publication of the draft NPPF to further reflect the presumption in favour of sustainable development.
DM211	Derek Johnson	Clerk Chevening Parish Council	Object to approach or wording	There is a lack of specific measures regarding safeguarding air quality, development from flooding and the provision of cycle ways to Sevenoaks station.	Policy SP2 of the Core Strategy already sets out the SDC policy approach to air quality. In relation to flooding, guidance is set out within the NPPF. Cycle routes are references in the Core Strategy Infrastructure Delivery Plan and SDC is currently consulting on a Cycle Strategy.
DM272	Holly Ivaldi	Clerk Eynsford Parish Council	Object to approach or wording	Nothing about new technologies, such as masts, dishes, antennae, solar panels or wind turbines. These are specific enough to require individual consideration or retention of village amenities other than shops, e.g. car parks and community halls etc. which again require specific consideration. No general consideration of expansion of commercial activities in the GB. No policy reference to housing. For example, is the council looking at use of flats over high street business premises in urban areas?	New energy technologies are supported in Core Strategy Policy SP 2 (Sustainable Development/Sustainable Construction and Low-Carbon Energy Generation). Protection of services and facilities in rural settlements covered in Core Strategy policy LO7. The NPPF provides guidance in relation to commercial activities in the GB. Housing is covered in chapter three. The conversion of flats above retail is supported provided it does not prejudice the operation of the retail unit – see town and local centre policies LC1-4.

Ref No	Name	Organisation	Comment	Summary	SDC Response
<u>DM281</u>	James Tagg		Object to approach or wording	Criticism of the consultation process	Noted.
<u>DM303</u>	Philip Jameson	Thames Water Property	Object to approach or wording	Suggest new policy and supporting text dealing with water and sewerage infrastructure capacity.	Noted. Water/Sewage infrastructure issues to be considered through the planning application process. Core Strategy Policy SP9 'supports the development of infrastructure facilities required to resolve existing deficiencies or to support the scale and distribution of development proposed in the Core Strategy'. Utilities companies have been given the opportunity to consider the infrastructure needed to support potential allocations through the early consultation on the Allocations DPD (Options).
<u>DM383</u>	Jennifer Bate	Kent Downs AONB	Object to approach or wording	Greater importance to be placed on AONBs	Strategic policies related to protection on AONB located in Core Strategy - see policies L01 and L08.
<u>DM402</u>	Sarah Harrison	Southern Water	Object to approach or wording	Policy Omission Propose; Wastewater Infrastructure Provision New development will be permitted provided the wastewater infrastructure required to serve it is either available, or can be provided in time to serve it.	Noted. Water/Sewage infrastructure issues to be considered through the planning application process. Core Strategy Policy SP9 'supports the development of infrastructure facilities required to resolve existing deficiencies or to support the scale and distribution of development proposed in the Core Strategy'. Utilities companies have been given the opportunity to consider the infrastructure needed to support potential allocations through the early consultation on the Allocations DPD (Options).

Ref No	Name	Organisation	Comment	Summary	SDC Response
DM503	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Object to approach or wording	<p>Appendix 2:</p> <ul style="list-style-type: none"> EN1 is also replaced by Policy SC1 EN9 is replaced by Policies GRN1 & GRN2 EN26 is also replaced by Policy GRN1 NR10 is replaced by Policy SC3 not SC2 H16, H17, H18 & H19 are not replaced by Policy H3 	Noted – Further changes have been made to these policies and the numbering of them since the consultation document was published
DM504	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Object to approach or wording	The following policies EN34, T8, T9, T10, VP11, EP13 and S4 all remain relevant and should be carried forward into the DPD	Noted. These Local Plan policies are either covered by national policy, county policy, have been carried forward in a different way or are issues that will be considered by the planning application process.
DM6	Karen Jefferys		Support approach subject to changes	Swanley should not be singled out as an area that should become more urbanised (5.6). There should be more benefits required of developers to current locals. Requirements should be enforceable.	The adopted Core Strategy policy is to concentrate sustainable development in the existing settlements. Developers are required to contribute to affordable housing and supporting infrastructure.
DM202	R Freeman	The Theatres Trust	Support approach subject to changes	Glossary would be useful to list the use classes including sui generis designations, for clarity.	Noted and incorporated.
DM313	James Wickham	Chipstead Sailing Club	Support approach subject to changes	Allocations and development management document should take adequate account of the needs of water-based recreational activities	Noted. Section 8 covers leisure and tourism.
DM384	Jennifer	Kent Downs	Support approach	Para 1.16 Add to bullet points • Landscape character	This is not appropriate as this is not covered by the Code for

Ref No	Name	Organisation	Comment	Summary	SDC Response
	Bate	AONB	subject to changes		Sustainable Homes .
DM387	Jennifer Bate	Kent Downs AONB	Support approach subject to changes	Would like to see encouragement given to ensuring new development uses renewable sources of energy.	New energy technologies are supported in Core Strategy Policy SP 2 (Sustainable Development/Sustainable Construction and Low-Carbon Energy Generation).
DM442	Angela Howells	Clerk Parish Council Westerham	Support approach subject to changes	Given that Westerham town is recorded as such an area, the Parish Council welcomes the requirement that development in areas of poor air quality must incorporate mitigation measures.	Noted and support welcomed.
DM472	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach subject to changes	Given the generalised nature of the NPPF, it will be important to consider whether or not more detail is required in the DPD to support the proposed policies. Also, it may necessitate the inclusion of additional policies to cover topics previously dealt with in more detail in the PPGs/PPSs. Ideally, after the NPPF is finalised, an opportunity should be provided to interested parties to suggest what additional detail/policies should be provided before the DPD is finalised.	Noted. The document has been reviewed in light of the publication of the NPPF to further reflect the presumption in favour of sustainable development and to incorporate further detail in areas previously covered by PPGs/PPSs.
DM506	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach subject to changes	Policies LC1 - 4 do not consider that the policy replaces Local Plan Policy S6 (and neither does Appendix 2). Para 9.29 the Policy referred to should be LC5 not LC6.	Noted and amended. Noted and amended.

Ref No	Name	Organisation	Comment	Summary	SDC Response
DM3	Ms Hollingdale	Health and Safety Executive	Support approach	Suggest general statement on major hazard sites. "The Planning Authority has been advised by the Health and Safety Executive of consultation zones for each major hazard site and pipeline. In determining whether or not to grant planning permission for a proposed development within these consultation zones, the Planning Authority will consult the Health and Safety Executive about risks to the proposed development from the major hazards in accordance with Circular 04/00."	Noted. Any impacts in relation to major hazard sites will be dealt with through the planning application process.
DM4 DM8 DM10	Rachael Bust David Lamb	CAA Coal Authority Surrey CC	Support approach	No Specific Comments	Noted.
1 SUSTAINABLE COMMUNITIES & DEVELOPMENT PRINCIPLES					
DM5	McCarthy and Stone Retirement Lifestyles	The Planning Bureau Ltd	Object to approach or wording	The requirements to meet Code Level should be left for the Building regulations	Adopted Core Strategy policy SP2 sets out the Council's requirements in relation to the CSH and BREEAM.
DM48	Trevor R Hall	Developer Contributions Manager Kent Police	Object to approach or wording	It is flawed without reference to require developers to identify how they intend to create safe and accessible environments where crime and disorder or the fear of crime does not undermine quality of life or community cohesion.	Noted. Safety and security issues to be considered through the planning application process. Also see Design Principles (Policy EN1).

Ref No	Name	Organisation	Comment	Summary	SDC Response
				There needs to be a condition on developers that all new developments must comply with ACPO Secured by Design. This would also ensure developments do not undermine quality of life or community cohesion and assist SDC to discharge its responsibilities under the Crime and Disorder Act and PPS1.	<p>Agenda Item 5</p> <p>Noted – The concerns over the wording of the policy are now considered to be sufficiently covered by the following additions</p> <p>b. the layout of the proposed development would respect the topography and character of the site and the surrounding area and sensitively incorporate natural features such as trees, hedges and ponds within the site;</p> <p>e. The proposal would incorporate within the design opportunities for increasing biodiversity potential, where possible, and retaining and enhancing Green Infrastructure features including sustainable drainage systems. Proposals that affect a sites existing biodiversity and GI should be designed in a way that avoids or mitigates any potential harm;</p> <p>Infrastructure requirements are addressed by Policy SP9 of the</p>
DM150	John Lister	Natural England	Object to approach or wording	<p>The bullet points should be clarified and emphasis put on the importance of landscape, habitats, biodiversity and access to the natural environment</p> <p>(a) should indicate that “compatibility with location” seeks to ensure that proposals fit well with their landscape setting/context, protect key on-site features and add components that deliver enhancement.</p> <p>(b) should ensure protection and enhancement of the environment, including habitat, access and other networks that link with features around the site.</p>	
DM204	Derek Johnson	Clerk Chevening Parish Council		<p>Add: f. the ability of infrastructure such as roads and services to support the development.</p>	
DM275	B Ide	Shoreham Parish Council		<p>Add criterion f. the maintenance of the GB and the enhancing and conserving the AONB designations. This will give added protection to land with GB and AONB status.</p>	

Ref No	Name	Organisation	Comment	Summary	SDC Response
				biodiversity/local and national designations.	Agenda Item 5
DM474	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)		Add "and natural assets" to the end of criterion d); and add a new criterion that recognises the need to maintain the GB.	
DM217	Brenda Hambrook	Otford Parish Council	Support approach subject to changes	The meaning of 'a balanced community' should be clarified. Add new criteria "The development should not have an adverse effect upon local homes or the sustainability of local businesses".	Balanced communities refers to support for communities with a mix of ages, skills and employment, with housing and facilities to support the needs of a diverse community. Noted .
DM137	Clr Edwards-Winser				
DM426	Jennifer Wilson	Environment Agency	Object to approach or wording	The terminology and wording used in this policy is not robust enough.	Noted – amendments incorporated in light of NPPF and additional environmental conservation references.
DM70	Christine Lane	Town Clerk Edenbridge Town Council	Support approach	Support	Support welcomed.
DM108	Tracy Godden	Clerk Dunton Green Parish Council			
DM301	Philip Jameson	Thames Water			

Ref No	Name	Organisation	Comment	Summary	SDC Response
DM14	Thomas Rand		Support approach subject to changes	Add an further criteria : Social progress which recognises the needs of everyone. Add wording that development should reflect the Local needs and circumstances of everyone.	Noted.
DM148	John Lister	Natural England	Support approach subject to changes	The following Core Strategy Objectives should be included in para 1.9 as they are relevant to consideration of Development Management issues. To ensure that any infrastructure and service improvements needed to support delivery of Core Strategy objectives and policies or resolve existing deficiencies are brought forward in a co-ordinated and timely manner and that new development makes an appropriate contribution towards any improvements required as a result of new development. (Key Issue 10) To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary. (Key Issue 10) To maintain and enhance the biodiversity of the District including provision of a network of habitat corridors as part of the Green Infrastructure Network. (Key Issue 3)	Noted. A summary of the Core Strategy has been added.
DM302	United House	Planning Potential Ltd	Support approach subject to changes	Further emphasis should be given to promoting the effective use of land, promoting mixed use developments that create more vibrant places, and encouraging multiple benefits from the use of land in urban areas, as set out in the draft NPPF.	Noted. Policy EN1 has been reviewed in light of the publication of the draft NPPF to further reflect the presumption in favour of sustainable development.

Ref No	Name	Organisation	Comment	Summary	SDC Response
DM332	Armstrong (Kent) LLP	Christopher Hill GVA Grimley	Support approach subject to changes	Policy SC1 and the supporting text should take account of the NPPF and its definition of sustainable development. It should be amended and expanded to reflect these factors with significant weight to be given to the benefits of economic and housing growth.	Agenda Item 5
DM405	Janice Butler	Leigh Parish Council	Support approach subject to changes	Add effect on transport, i.e. to enable use of public transport rather than relying on cars. Add 'avoidance of building on flood plain'.	
DM465	F Marshall	The Sevenoaks Society	Support approach subject to changes	Clarity required on tandem development.	
Policy SC2 Design Principles					
DM1	Bob White	Kent Highway Services	Object to approach or wording	Under General Design Principles there is the opportunity to include post-occupation evaluation alongside Building for Life.	Noted – supporting text includes Building for Life 'and other post-occupation assessments'
DM152	John Lister	Natural England	Object to approach or wording	Para 1.19 omits the need to seek enhancements, contrary to the CS Objective which refers to “maintain and enhance”. This is particularly important in view of the pressures on habitats and biodiversity arising from a range of factors including: development, recreational and economic use of the countryside & rural fringes, and	Noted. Amended 'protection and enhancement of biodiversity'. Policy EN1 refers to increasing biodiversity potential.

Ref No	Name	Organisation	Comment	Summary	SDC Response
DM155	John Lister	Natural England	Object to approach or wording	d should recognise that sites may currently provide walking and cycling routes between communities and a range of facilities and opportunities, including routes to Accessible Natural Green Spaces and the wider countryside. These routes should be protected and/or new opportunities captured.	Noted amended f) The design of new buildings and the layout of spaces, including footways, car and cycle parking areas, should be permeable and provide connectivity with neighbouring areas; and g) New development should be inclusive and make satisfactory provision for the safe and easy access of those with disabilities; and criteria renumbered .
DM206	Derek Johnson	Clerk Chevening Parish Council	Object to approach or wording	SDC should formulate and use its own parking provision criteria instead of using those of Kent County Council, reflecting the greater emphasis on car usage in Sevenoaks.	SDC currently has no proposals to develop its own parking standards. It is considered that preparation of countywide standards is a more efficient use of resources, given need to collect substantial evidence to support standards.
DM215	Y Tredoux	Kemsing Parish Council	Object to approach or wording	Add to last paragraph "Where appropriate proposals should include details and strategies for the effective management and maintenance of sites following their completion" This should enable the Council to ensure that there is no undue delay in carrying out the approved works, leaving the site neat and tidy .	Noted and this is included in the last paragraph.
DM262	Jo Tasker	Robinson Escott Planning	Object to approach or wording	The use of the word "respond" within the policy should be replaced with the word "complement" to be consistent with the term used in para 16 of PPS3.	'Respond' considered to be suitable in this context.
DM304	United House	Planning Potential Ltd	Object to approach or wording	A character study should be prepared in support of Policy SC2.	SDC has produced a Residential Character Area for Sevenoaks and will prepare documents for Swanley and Edenbridge.

Ref No	Name	Organisation	Comment	Summary	SDC Response
DM337	Hugh D'Alton	Sevenoaks Town Council	Object to approach or wording	<p>No mention of the effects on local infrastructure. Would like to see "design quality" defined</p> <p>Point d should be amended to read "provide adequate parking facilities of a standard appropriate to the development, which may exceed the standards set by KCC" Welcome further positive action to maintain front gardens with combined parking facilities.</p> <p>Both external and internal ease of access must be considered; all houses designed for "lifetime use" Regret excessive development of "gated communities" Would like to see a clause preventing tandem development</p>	<p>Infrastructure is addressed by Core Strategy policy SP9.</p> <p>Quality design will be design that responds to the listed design criteria.</p> <p>Sevenoaks Residential Character Area Assessment includes guidance in relation to retention of front gardens.</p> <p>Noted.</p> <p>Amenity issues covered by draft policy EN2.</p>
DM361	Paul Crick	Environment and Planning Kent County Council	Object to approach or wording	<p>Criterion (b) should be amended to say: "The layout of the proposed development should respect the topography of the site and retain and enhance important Green Infrastructure Network features including trees, hedgerows, shrubs and established water courses and ponds."</p> <p>Criterion (e) should be amended to say: "The proposal should incorporate within the design opportunities for increasing biodiversity potential where possible. Proposals that affect a site's existing biodiversity should be designed in a way that avoids and/or mitigates any potential harm."</p>	<p>Noted in order to meet these concerns e) has been amended as follows</p> <p>e) The proposal should incorporate within the design opportunities for increasing biodiversity potential where possible, and retaining and enhancing Green Infrastructure features including sustainable drainage systems. Proposals that affect a site's existing biodiversity or GI should be designed in a way that avoids or mitigates any potential harm;</p>
DM427	Jennifer Wilson	Environmental Agency	Object to approach or wording	<p>Recommend that the following point is reworded as follows: "(b) The layout of the proposed development should respect the topography of the site, protect and</p>	

Ref No	Name	Organisation	Comment	Summary	SDC Response
			wording	enhance the Green Infrastructure Network features including trees, hedgerows and shrubs and any established water courses or ponds”	
DM13	Karen Jefferys	Natural England	Support approach	Support	Noted and support welcomed.
DM15	Thomas Rand			e) is welcomed.	
DM156	John Lister	The Severnoaks Society		Emphasis on good design Council should seek specialist advice on design matters.	
DM466	F Marshall				
DM49	Trevor R Hall	Developer Contributions Manager Kent Police	Support approach subject to changes	<p>Recommends the following wording changes</p> <p>g) ‘The design of new developments should incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti social behaviour’.</p> <p>Supports d) but would strongly recommend the following: ‘The proposed development should ensure satisfactory means of access for vehicles and pedestrians and provide adequate off road parking facilities for residents and visitors with other appropriate measures to mitigate the risk of obstruction to emergency service vehicles’.</p> <p>Recommend b) is amended to the following: ‘The layout of the proposed development should respect the topography of the site, retain important Green Infrastructure Network features including trees, hedgerows and shrubs, and enhance any established water courses or ponds whilst</p>	<p>Noted in order to meet these concerns h) has been amended as follows</p> <p>h) The design of new developments would result in the creation of a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti social behaviour;</p> <p>Noted. Detailed parking considerations will be dealt with through the planning application process.</p> <p>Flooding is dealt with in national policy and reference is not considered appropriate in this policy on design principles.</p>

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Ref No	Name	Organisation	Comment	Summary	SDC Response
				<p>mitigating the risk of flooding of the site'.</p> <p>Also recommend that the nationally accepted standard for designing out crime and disorder the ACPO Secured by Design, Park Mark and Crime Prevention Through Environmental Design (CPTED) initiatives should be complied with, as relevant to the development, and should be incorporated within the policy</p>	<p>Noted. Detailed safety and security considerations will be dealt with through the planning application process.</p>
DM71	Christine Lane	Town Clerk Edenbridge Town Council	Support approach subject to changes	<p>Add the following to b) 'and enhance any established water courses or ponds' - changes in the flood plain or river basins need very careful consideration; enhancement could have detrimental effects on other areas.</p>	<p>Noted Flooding is dealt with in national policy and reference is not considered appropriate in this policy on design principles.</p>
DM109	Tracy Godden	Clerk Dunton Green Parish Council	Support approach subject to changes	<p>(d) needs further explanation of what 'vehicles'. Does this relate to cars or is it supposed to ensure service vehicle access is considered?</p> <p>Add criteria to ensure fire, ambulance / police services have adequate access to a development site.</p>	<p>This covers all vehicular access – cars, servicing vehicles, emergency access etc.</p>
DM154	John Lister	Natural England	Support approach subject to changes	<p>c) should note that there will be cases where buildings and structures house protected species, which should be retained or, in exceptional cases, provision made for the professional and managed relocation of species.</p>	<p>Noted. Detailed ecological issues will be dealt with through the planning application process.</p>

Ref No	Name	Organisation	Comment	Summary	SDC Response
DM218 DM138	Brenda Hambrook Cllr Edwards-Winser	Offord Parish Council	Support approach subject to changes	'Security' should be clarified that this does not imply approval of 'electric-gating' and high-fencing used to stockade homes. Additional criteria should be added to require clear descriptions of materials and colours to be employed in the completed building which are compatible with near-by buildings. These shall constitute an integral part of the planning application.	Noted. Noted. Detailed issues related to material palette will be dealt with through the planning application process.
DM247	Holly Ivaldi	Clerk Eynsford Parish Council	Support approach subject to changes	Point (e) should say '...prevents any potential harm or by exception mitigates'. Tandem development should not be permitted. Landscaping should be incorporated into a design and benefit the environment. Point (d) refers to "adequate parking facilities" - what does adequate mean in this context? It is important that there is sufficient road space to allow safe and easy access for service and emergency vehicles.	Noted e) has been amended " Proposals that affect a site's existing biodiversity or GI should be designed in a way that avoids or mitigates any potential harm " Amenity issues covered by draft policy EN3. Noted. Noted. Detailed parking considerations will be dealt with through the planning application process. Noted – reference to access covers all vehicular access, cars, servicing vehicles, emergency access etc.
DM305	United House	Planning Potential Ltd	Support approach subject to changes	Consider that some flexibility is required with regards to amenity protections, particularly for sites which seek the reuse of brownfield land where there may be more constraints.	Noted.
DM321	Debbie Salmon	Kent Wildlife Trust	Support approach subject to	Further wording required to strengthen policy. Should read; b) The layout of the proposed development should respect the topography of the site, retain enhance, extend,	Noted. e). has been amended to cover this point

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Ref No	Name	Organisation	Comment	Summary	SDC Response
			changes	<p>connect and recreate important Green Infrastructure Network features including trees, hedgerows, shrubs, established water courses or ponds and habitats of principal importance. Provision should be made to maintain and increase populations of protected species and species of principal importance;</p> <p>e) The proposal should incorporate within the design opportunities for increasing and extending biodiversity potential such as corridors and stepping stones of natural habitat and landscape scale enhancement for biodiversity. Proposals that affect a site with existing biodiversity importance should be designed in a way that mitigates any potential harm;</p>	<p>Agenda Item 5</p> <p>e) The proposal would incorporate within the design opportunities for increasing biodiversity potential where possible, while retaining and enhancing Green Infrastructure features. Proposals that affect a site's existing biodiversity or GI should be designed in a way that avoids or mitigates any potential harm;</p>
DM386	Jennifer Bate	Kent Downs AONB	Support approach subject to changes	<p>b) Add bullet point:</p> <ul style="list-style-type: none"> The proposal should incorporate within the design opportunities for conserving and enhancing the landscape character of the area, for example by attention to boundary treatments, design of accesses streets and lanes, and the design of spaces and GI throughout the site. 	
DM406	Janice Butler		Support approach subject to changes	Ensure balance is maintained between (a) social housing and private houses and (b) mix of sizes, e.g., 2,3,4 or more bed roomed houses, with reference to the Village Design Statement.	Noted. Core Strategy Policy SP5 (Housing Size and Type) seeks a mix of housing;
DM419	Nathaniel	Nathaniel Lichfield &	Support approach	To ensure flexibility in the policy should read b) The layout of the proposed development should respect	Not accepted. It will be through the planning application process that exceptions may be considered, if exceptional

Ref No	Name	Organisation	Comment	Summary	SDC Response
	Grid	Partners	subject to changes	the topography of the site, retain important Green Infrastructure Network features <i>where appropriate</i> , including trees, hedgerows and shrubs, and enhance any established water courses or ponds;" This revised wording allows for a proper assessment on a site by site basis in respect of the need to retain landscape features.	circumstances cases are made.
DM475	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach subject to changes	Add "and important views through the site" to criterion c); Add "so that there is no net loss of biodiversity" to the end of criterion e); and Add Policy H6B to the list of Local Plan policies to be replaced by this policy in Appendix 2.	No private right to a view in planning policy although important public views will be safeguarded. Noted .e) has been amended to address this concern. Noted Appendix Amended.
<u>Policy SC3 Amenity Protection</u>					
DM193	Jo Tasker	Robinson Escott Planning	Object to approach or wording	The use of the term "will only be permitted" and "will be resisted" creates a negative policy. The removal of the word "only" and a rewording of the last sentence would create a positive policy.	Accepted. The policy has been reworded " Proposals will be permitted where they safeguard "
DM403	Sarah Harrison	Southern Water	Object to approach or wording	SC3. suggest the following wording: Development proposals in proximity to existing wastewater facilities will only be permitted if there is no unacceptable impact on the amenity of future occupants. The distance between the infrastructure and the development must be sufficient to allow adequate odour dispersion.	Noted. Policy is more general to cover all uses and facilities that might lead to reduced environmental quality.

Ref No	Name	Organisation	Comment	Summary	SDC Response
DM407	Janice Butler		Object to approach or wording	More definition is needed with regard to "Excessive" Protection of amenity is basically affected by housing density; definition required and how this differs in towns, villages and in the countryside. Safeguarding open spaces and the GB is part of "Protecting Amenity"	Noted. Acceptable noise levels will differ by use and location and will therefore be considered in detail via the planning application process. Protection of open space covered in design principles policy (EN1).
DM476	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Object to approach or wording	The final sentence needs to be clarified Policy S6 should be added to the list of Local Plan policies to be replaced by this policy in Appendix 2.	Noted In the interests of clarity the final sentence has been deleted. Noted – Appendix amended.
DM16 DM110 DM139	Mr Rand Tracy Godden Cllr Edwards-Winser	Clerk Dunton Green Parish Council	Support approach	Support approach	Noted and support welcomed.
DM467	F Marshall	The Sevenoaks Society	Support approach	Support policy but consider obscure glazing/secure windows unacceptable as a result of bad design	Noted.
DM50	Trevor R Hall	Developer Contributions Manager Kent Police	Support approach subject to changes	Recommend the inclusion that the development does not result in increasing crime and disorder. This can be mitigated by developers by incorporating Secured by Design, Park Mark and/or CPTED within the design.	Security issues covered in design principles policy (EN1).

Ref No	Name	Organisation	Comment	Summary	SDC Response
DM72	Christine Lane	Town Clerk Edenbridge Town Council	Support approach subject to changes	The word 'outlook' is very subjective, clarification is needed over what constitutes a outlook worth preserving.	Noted. Right to a view is not a material consideration in planning. 'outlook' Removed.
DM248	Holly Ivaldi	Clerk Eynsford Parish Council	Support approach subject to changes	The policy mentions "outlook", something that has not been seen in policy before. What does this mean? Does it infer the right to a view?	
DM185	Lynda Harrison	Clerk West Kingsdown Parish Council	Support approach subject to changes	The wording should include " noxious emissions , dust, vibration light or heat" as in policy NR10 of the saved policies of the SDLP	Air quality is covered by Core Strategy policy SP2 and noise pollution by draft policy EN6.
DM362	Paul Crick	Environment and Planning Kent County Council	Support approach subject to changes	Should refer specifically to air pollution as this is an important issue in Sevenoaks as it is the District with the most AQMA's in the County.	Add 'air pollution' between odour and activity. Pollution control issues also covered by national policy (PPS23.)
DM338	Hugh D'Alton	Sevenoaks Town Council	Support approach subject to changes	Occupants and future occupants of the development must also be safeguarded. Must be adequate provision for the storage of vehicles and refuse. Clarification on the meaning of 'proposals that introduce uses sensitive to environmental policy'	Noted. The term occupants encompasses future occupants. Noted – parking issues covered in design principles policy (EN1). " Refuse" has been inserted into EN1.
DM420	Nathaniel	Nathaniel Lichfield &	Support approach	This amendment is suggested: "Proposals that introduce uses sensitive to poor environmental quality into an area	

Ref No	Name	Organisation	Comment	Summary	SDC Response
	Grid	Partners	subject to changes	will be resisted unless amenity for future users can be adequately safeguarded, such as through appropriate environmental improvements.”	Agenda Item 5
DM424	Lorna Talbot	Parish Clerk Seal Parish Council	Support approach subject to changes	Should refer to the amenity of the future occupiers of the property being developed (it only refers to occupiers of nearby properties).	
DM428	Jennifer Wilson	Environmental Agency	Support approach subject to changes	The word “resisted” should be replaced by “refused” so that it is clear to the reader what you wish prevented and to also make the policy robust.	
Policy SC4 Reuse of Redundant School Buildings					
DM197	Jo Tasker	Robinson Escott Planning	Object to approach or wording	<p>This policy requires consideration in relation to its impact on a proposal to relocate a school. A revised policy wording to incorporate consideration of viability in certain circumstances should be considered.</p> <p>This policy should be re worded in a positive way to follow the approach set out within the Draft NPPF.</p>	<p>Not accepted. It will be through the planning application process that exceptions may be considered, if exceptional circumstances cases are made, which could include viability.</p> <p>Accepted. Policy positively reworded – “will only be considered if it is demonstrated by the applicant that there is a identified community need that can be facilitated through the site or that community facilities that meet the identified need are incorporated into a wider missed use scheme”.</p>
DM339	Hugh D’Alton	Sevenoaks Town Council	Object to approach or wording	Care needs to be taken to ensure doesn’t undermine the viability of existing community facilities. Opportunities from school facilities. There is no provision	<p>Noted – buildings will only be used for community purposes if there is an identified need.</p> <p>Noted – the policy refers to re-using the building or site, so could</p>

Ref No	Name	Organisation	Comment	Summary	SDC Response
				for buildings which have come to the end of their natural life span.	include the demolition of poor quality buildings.
DM73	Christine Lane Tracy Godden	Town Clerk Edenbridge Town Council Clerk Dunton Green Parish Council	Support approach	Support	Support noted and welcomed.
DM111					
DM43	Christopher Drake	Assistant Town Clerk Swanley Town Council	Support approach subject to changes	If suitable facilities are nearby then part of any proposals should include a 106 Agreement for funding.	Noted
DM51	Trevor R Hall	Developer Contributions Manager Kent Police	Support approach subject to changes	Have concerns as to the sustainability of such changes of use and, therefore, the robustness of proposed Policy . Many school sites are large with associated playing fields and, therefore, the proposed policy may be counter productive leading to a low take up of the sites by developers resulting in further decay and increased criminality/disorder/anti social behaviour which would have a significant negative impact on local residents and Kent Police business.	Noted. The intention is that the policy promotes the use of these sites for community facilities or mixed use developments that include community facilities.
DM253	Holly Ivaldi	Clerk Eynsford Parish	Support approach subject to	Re-use of redundant school buildings should allow for use for recreation and sports. How will it be determined that there is no other need taking into consideration changes in population size etc?	Noted. G12 covers the re-use of playing fields. Applicants will be required to demonstrate that they have assessed need for community facilities (advertising site /

Ref No	Name	Organisation	Comment	Summary	SDC Response
		Council	changes	(para 1.28)	publicity / marketing etc.)
DM363	Paul Crick	Environment and Planning Kent County Council	Support approach subject to changes	The stated policy is too rigid.	Not accepted. There is flexibility in the 2nd para regarding mixed use, residential or commercial uses.
DM140	Clr Edwards-Winser		Support approach subject to changes	Suggest the addition of - Use re-conversion as potential conversion to apartments for older local residents.	Policy amended.
DM219	Brenda Hambrook	Otford Parish Council			"Proposals for change of use or redevelopment for alternative non community uses will only be considered if it is demonstrated by the applicant that there is no identified community need that can be facilitated through the site, or that community facilities that meet the identified need are incorporated into a wider mixed use scheme. Alternative uses that may be acceptable in this instance, subject being located close to services, include residential care homes or sheltered housing".
DM408	Janice Butler	Leigh Parish Council			
DM477	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach subject to changes	It should better reflect the sequential approach explained in para 1.28. Consequently, acceptable uses for redundant school buildings should be considered in the following order: Community use; then Residential Care/institutions and/or affordable housing; then Employment (B1 uses only); and then General residential (including the normal requirement for affordable housing).	
Policy SC5 Reuse of School Playing Fields					
DM28	Thomas Rand		Object to approach	Add - School playing fields should NOT be sold for any Development other than for Sport or Recreation	Noted The wording has been amended to clarify this point. Please refer to policy GI 2 of the document which has replaced

Ref No	Name	Organisation	Comment	Summary	SDC Response
			or wording		SC5.
DM135	Gillian King Scott	Clerk Halstead Parish Council	Support approach subject to changes	Supports re-use of school playing fields for sports and recreational, community activities but believe these redundant school sites should not be used as land for housing.	
DM432	Jennifer Wilson	Environmenta l Agency	Support approach subject to changes	Should be reworded to state: "Where a school playing field becomes available as a result of a school closure it shall be retained as part of Green Infrastructure Network for community sports and recreational uses. Supporting...sports pitch. Proposals for built development on playing fields, other than for essential facilities for outside sport and recreation will be refused."	
DM432	Jennifer Wilson	Environmenta l Agency	Object to approach or wording	Policy GRN2 does not give KCC flexibility for its changing educational provision across Sevenoaks district.	The requirement for applicants to demonstrate that the school playing fields are surplus to requirements should allow for flexibility.
DM11	Karen Jefferys		Support approach	If there is sufficient consultation.	Noted.
DM89	Christine Lane	Town Clerk Edenbridge Town Council Clerk Dunton Green Parish	Support approach	Support.	Noted.

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Ref No	Name	Organisation	Comment	Summary	SDC Response
DM127	Tracy Godden	Council			Agenda Item 5
DM169	Cllr Edwards-Winser	Sevenoaks Town Council			
DM351	Hugh D'Alton				
DM59	Trevor R Hall	Developer Contributions Manager Kent Police	Support approach subject to changes	Whilst accepting principle behind this policy for retention of facilities for public usage, infrastructure, policies/procedures should be put in place to deter misuse.	
<u>Policy SC6 Loss of Neighbourhood Services and Facilities</u>					
DM201	Jo Tasker	Robinson Escott Planning	Object to approach or wording	A more precise definition of a neighbourhood service should be added to the policy. Is a public house a neighbourhood service?	Noted. A PH would be considered a local service. Examples added to supporting text for policy CF 2 (replacing SC6): 'The provision of shops and local services, such as post offices, banks, public houses, schools, surgeries, churches, community facilities, and public transport, help to build sustainable communities by supporting the local economy and/or providing day-to-day facilities in locations where there is less need for people to travel by car'.
DM112	Tracy Godden	Clerk Dunton Green Parish	Support approach	Resistance of loss of services and facilities is commendable but how, in practice will the Council be able to ensure that operation is continued given that the	Noted and support welcomed.

Ref No	Name	Organisation	Comment	Summary	SDC Response
		Council		reason for withdrawal of services and facilities is very often financial?	Policy needs to include flexibility if the service/facility is no longer financially viable.
DM207	Derek Johnson	Chevening Parish Council	Support approach	Endorse and support	
DM478 DM481	Tony Austin Ken Grist	Hextable Parish Council Secretary Manzoori Patients Forum	Support approach	Promotion of Hextable Heritage Site as preferred location for a new GP surgery.	GP provision within the district has been discussed with NHS West Kent. In relation to provision of a surgery in Hextable, a number of site options have been discussed with partners, including new build and use of existing premises. However, due to current re-organisation of GP service delivery, the site requirements, format and promoter are yet to be confirmed. Any applications for a new GP surgery to be considered via the development control process.
DM433 DM434	Stephen Ingram	Primary Care NHS Kent & Medway	Support approach subject to changes	Overview of GP facilities in Swanley, Hextable and Sevenoaks	GP provision within the district has been discussed with NHS West Kent. In relation to provision of a surgery in Hextable, a number of site options have been discussed with partners, including new build and use of existing premises. However, due to current re-organisation of GP service delivery, the site requirements, format and promoter are yet to be confirmed. Any applications for a new GP surgery to be considered via the development control process. Site allocation for Swanley town centre redevelopment requires the re-provision of GP facilities in this central, sustainable location. Any future applications for GP surgeries in Swanley to be considered via the development control process.

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Ref No	Name	Organisation	Comment	Summary	SDC Response
					<p>Agenda Item 5</p> <p>Site allocation for South Park is to protect the existing employment site (including the GP surgery). Any future applications for GP surgeries in Sevenoaks to be considered via the development control process.</p>
DM174	Christine Lane	Town Clerk Edenbridge Town Council	Support approach subject to changes	Should this policy be re-worded to take account of the 'Community Right to Build'. Offering the opportunity where the service is deemed no longer financially viable.	Noted. Reference to 'Community Right to Buy' added to supporting text for policy CF2 (replacing SC6).
DM141	Cllr Edwards-Winser		Support approach subject to changes	Financial considerations should be taken into account, but as an ageing population it should not be the only criteria.	Noted. However, policy needs to include flexibility if the service/facility is no longer financially viable. Policy CF2 (replacing SC6) is designed to support continuation of neighbourhood services.
DM364	Paul Crick	Environment and Planning Kent County Council	Support approach subject to changes	It is considered that this policy should be redrafted to support service providers. The policy should recognise that this might include closure of some facilities	
DM254	Holly Ivaldi	Clerk Eynsford Parish Council	Support approach subject to changes	Loss of services should equally apply to rural settlements.	Noted. Facilities in rural settlements are covered by Core Strategy policy L07.
DM340	Hugh D'Alton	Sevenoaks Town Council	Support approach subject to	Would like confirmation that distance is covered within "equally accessible" also means nearby	Noted and confirmed that this means nearby.

Ref No	Name	Organisation	Comment	Summary	SDC Response
Policy ECC1 Outdoor Lighting					
<u>DM220</u>	Ms Brenda Hambrook Cllr Edwards-Winser	Oxford Parish Council	Support approach subject to changes	Suggest following criteria A: The effects of lighting must be assessed on areas beyond curtilage of development. i.e effect upon neighbouring homes/ country areas. B: Parishes which have a 'no-public lighting' policy must be given additional consideration in all applications within or on borders of- those parishes.	Noted. Part c) refers to impact on amenity of neighbouring properties.
<u>DM142</u>					
<u>DM277</u>	B Ide	Shoreham Parish Council	Object to approach or wording	b) could be ambiguous. It could be interpreted that alignment of lamps/shielding should be minimised. Suggest following wording:- b) The impact and suitability of lighting intensity, alignment of lamps and provision of shielding in relation to light pollution and impact upon night sky is minimised;	Noted -b) reworded as follows b) Any impact upon night sky shall be minimised through alignment of lamps, provision of shielding and selection of appropriate lighting type and intensity
<u>DM291</u>	Hobson		Object to approach or wording	Policy should be rewritten as; b) The impact in relation to light pollution and impact on night sky has been minimised by suitable lighting intensity, alignment of lamps and provision of shielding;	
<u>DM113</u>	Tracy Godden	Clerk Duntton Green Parish Council	Support approach subject to	More consideration should be given to environmental impact of artificial lighting given that District is 'a predominantly rural area' in which you would not expect	

Ref No	Name	Organisation	Comment	Summary	SDC Response
			changes	there to be same degree of lighting as in urban areas?	
DM342	Hugh D'Alton	Sevenoaks Town Council	Object to approach or wording	There needs to be restrictions on hours lighting can be on. All public facilities should always have conditions restricting their hours of use no mention of energy efficiency	Noted. Hours of operation / detailed issues can be considered via planning application process Noted.
DM480	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach	Welcome recognition that lighting is an aspect of tranquillity. It should include a reference to use of low energy lighting as in Local Plan Policy EN31.	"Use of low energy lighting will be encouraged". Added to supporting text.
DM409	Janice Butler	Leigh Parish Council	Object to approach or wording	Re Flooding Would like to be added 'provision of hard standing will only be permitted where measures are taken so there is no surface run off.'	In relation to flooding, guidance is set out within National Planning Policy and there is no need for a specific local policy.
DM429	Jennifer Wilson	Environmental Agency	Object to approach or wording	Detailed comments on water and flooding	
DM463	South East Water	Adams Hendry	Object to approach or wording	Request therefore that DPD includes a specific policy or policies	
DM341	Hugh	Sevenoaks	Object to approach or	There does not appear to be any policy covering water pollution or flooding. 2.15 mentions PPG25, which is soon	

Ref No	Name	Organisation	Comment	Summary	SDC Response
	D'Alton	Town Council	wording	to be abolished.	
DM479	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Object to approach or wording	Paragraph 2.8 should recognise composting alongside recycling, and should make reference to waste prevention which is at top of waste hierarchy.	Noted. The supporting text in Section 1 refers to re-use, recycling and composting.
DM75	Christine Lane	Town Clerk Edenbridge Town Council	Support approach	c) 'harmful impact on privacy or amenity for nearby residential properties'. What constitutes harmful? Could all artificial light be considered as harmful as light pollution? This needs clarification	Noted. Level of impact of individual proposals to be considered via planning application process.
DM388	Jennifer Bate	Kent Downs AONB	Support approach	Support this policy and mention of sensitivity of AONB to light pollution.	Noted and support welcomed.
DM52	Trevor R Hall	Developer Contributions Manager Kent Police	Support approach subject to changes	Recommends inclusion of a further criterion: 'Any potential on crime, disorder and/or anti social behaviour is mitigated'	Noted but not accepted – this is referenced in design principles policy EN1.
DM255	Holly Ivaldi	Clerk Eynsford Parish Council	Support approach subject to changes	Clarification is needed as to whether this would exclude lighting for things like outdoor tennis courts and swimming pools	These proposals would need to be considered via planning application process and judged against criteria set out in this policy.
DM435	Angela Howells	Clerk Westerham Parish	Support approach subject to	Outdoor lighting is highly intrusive in hilly countryside and Westerham parish, particularly in Crockham Hill, does suffer from its impact.	

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Ref No	Name	Organisation	Comment	Summary	SDC Response
			changes		
DM365	Paul Crick	Environment and Planning Kent County Council		<p>Green Infrastructure is an integral part of climate change adaptation and it is recommend the inclusion here of the Core Strategy objective: "To maintain and enhance the biodiversity of the District including provision of a network of habitat corridors as part of the Green Infrastructure Network."</p> <p>Criterion (e) should be amended to say: "Potential impacts on wildlife are avoided, or adequately mitigated where avoidance is not possible"</p>	Noted and amendment has been incorporated in relation to criterion e).
DM366	Paul Crick	Environment and Planning Kent County Council	Support approach subject to changes	There is no reference to AQMA's in this paragraph. The Kent and Medway Air Quality Partnership have recently published technical guidance on considering planning and air quality this can be found at www.kentair.org.uk	Air quality is covered by Core Strategy policy SP2 which references Air Quality Management Plan.
<u>Policy EEC2 Noise Pollution</u>					
DM188	Lynda Harrison	Clerk West Kingsdown Parish Council	Object to approach or wording	<p>Policy WK6 relates specifically to excessive noise disturbance in West Kingsdown, policy LT4 does not adequately replace it.</p> <p>The following additions should be made ECC2. "The local planning authority will not permit new development particularly housing, in areas subject to excessive noise disturbance"</p>	Noted. Policy LT3 related specifically to Brands Hatch.

Ref No	Name	Organisation	Comment	Summary	SDC Response
DM221 DM143	Brenda Hambrook Cllr Edwards-Winser	Oxford Parish Council	Object to approach or wording	Any form of noise pollution within a conservation area should not be permitted at any time.	Noted. Constraints such as conservation area status will be considered will be considered through planning application process.
DM278	B Ide	Shoreham Parish Council	Object to approach or wording	Change "high noise" to "noise" in final sentence as word 'high' is meaningless and open to interpretation.	Noted, but there is a need to maintain a level of flexibility in policy and there may be some minimal noise generating uses that are acceptable.
DM292	Hobson		Object to approach or wording	High noise is very subjective. Therefore, in relation to AONBs, change "high noise" to "noise" in final sentence.	
DM114	Tracy Godden	Clerk Dunton Green Parish Council	Support approach	Support	Support welcomed.
DM389	Jennifer Bate	Kent Downs AONB	Support approach	Support this policy and should mention of sensitivity of AONB to noise pollution.	Support welcomed and policy referenced AONB.
DM76	Christine Lane	Town Clerk Edenbridge Town Council	Support approach subject to changes	Under a). 'unacceptable impact' unacceptable to whom? This needs clarification.	Noted. Impact will be judged via planning application process in conjunction with statutory consultees and public consultation.
DM306	United	Planning	Support approach	Consider that some flexibility is required with regards to amenity protections, particularly for sites which seek	Noted. The policy includes a level of flexibility. Also see

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Ref No	Name	Organisation	Comment	Summary	SDC Response
	House	Potential Ltd	subject to changes	reuse of brownfield land where there may be more constraints.	amended policy on amenity protection.
DM322	Debbie Salmon	Kent Wildlife Trust	Support approach subject to changes	Recommend a further clause is added to policy:- c) Will not result in activities which will cause disturbance to designated sites and nature reserves managed for their bird populations	Noted – “or in sites designated for their biodiversity value, development will not be permitted if it would undermine the character or harm the biodiversity of these important areas” added to policy.
DM482	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach subject to changes	The word “high” should be deleted from last paragraph.	Noted, but there is a need to maintain a level of flexibility in policy and there may be some minimal noise generating uses that are acceptable.
DM5	McCarthy and Stone Retirement Lifestyles	The Planning Bureau Ltd	Object to approach or wording	The requirements to meet Code Level should be left for the Building regulations	Adopted Core Strategy policy SP2 sets out the Council’s requirements in relation to the CSH and BREEAM.
DM48	Trevor R Hall	Developer Contributions Manager Kent Police	Object to approach or wording	It is flawed without reference to require developers to identify how they intend to create safe and accessible environments where crime and disorder or the fear of crime does not undermine quality of life or community cohesion. There needs to be a condition on developers that all new developments must comply with ACPO Secured by Design. This would also ensure developments do not undermine quality of life or community cohesion and assist SDC to discharge its responsibilities under the Crime and Disorder Act and PPS1.	Noted. Safety and security issues to be considered through the planning application process. Also see Design Principles (Policy EN1).
DM150	John Lister	Natural England	Object to approach or	The bullet points should be clarified and emphasis put on the importance of landscape, habitats, biodiversity and	Noted – The concerns over the wording of the policy are now considered to be sufficiently covered by the following additions

Ref No	Name	Organisation	Comment	Summary	SDC Response
			wording	access to the natural environment (a) should indicate that "compatibility with location" seeks to ensure that proposals fit well with their landscape setting/context, protect key on-site features and add components that deliver enhancement. (b) should ensure protection and enhancement of the environment, including habitat, access and other networks that link with features around the site.	b. the layout of the proposed development would respect the topography and character of the site and the surrounding area and sensitively incorporate natural features such as trees, hedges and ponds within the site; e. The proposal would incorporate within the design opportunities for increasing biodiversity potential, where possible, and retaining and enhancing Green Infrastructure features including sustainable drainage systems. Proposals that affect a sites existing biodiversity and GI should be designed in a way that avoids or mitigates any potential harm;
DM204	Derek Johnson	Clerk Cheneving Parish Council		Add: f. the ability of infrastructure such as roads and services to support the development.	Infrastructure requirements are addressed by Policy SP9 of the Core Strategy
DM275	B Ide	Shoreham Parish Council		Add criterion f. the maintenance of the GB and the enhancing and conserving the AONB designations. This will give added protection to land with GB and AONB status.	
DM289	Hobson			Add f. the maintenance of the GB and the enhancing and conserving the AONB designations.	
DM320	Debbie Salmon	Kent Wildlife Trust	Support approach subject to changes	The following wording should added to section b of SC1. b. the impact of the proposal on the surrounding environment, and any natural habitats and biodiversity.	
DM385	Jennifer Bate	Kent Downs AONB		Add bullet point: The conservation and enhancement of the District's AONBs	
DM246	Holly Ivaldi	Clerk Eynsford Parish Council		Point (b) should include more detail. Impacts may include such things as air pollution, water pollution, light pollution, noise pollution, soil erosion and damage to ecology. Point (c) how is "balanced communities" defined?	Balanced communities refers to support for communities with a mix of ages, skills and employment, i.e. housing and facilities to support the needs of a diverse community.
DM336	Hugh D'Alton	Sevenoaks Town Council		'e' the contribution to the District's economy and employment Recommend a 6th point, along the lines of "Does not place undue strain on existing local infrastructure"	

Ref No	Name	Organisation	Comment	Summary	SDC Response
DM359	Paul Crick	Environment and Planning Kent County Council		Recommended the following objective is included "To maintain and enhance the biodiversity of the District including provision of a network of habitat corridors as part of the GI."	Agenda Item 5
DM360	Paul Crick	Environment and Planning Kent County Council		Support the principles Specific reference could be made to the need to have regard to the conservation and enhancement of biodiversity/local and national designations.	
DM474	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)		Add "and natural assets" to the end of criterion d); and add a new criterion that recognises the need to maintain the GB.	
DM217 DM137	Brenda Hambrook Cllr Edwards- Winner	Otford Parish Council	Support approach subject to changes	The meaning of 'a balanced community' should be clarified. Add new criteria "The development should not have an adverse effect upon local homes or the sustainability of local businesses".	Balanced communities refers to support for communities with a mix of ages, skills and employment, with housing and facilities to support the needs of a diverse community. Noted .
DM426	Jennifer Wilson	Environment Agency	Object to approach or wording	The terminology and wording used in this policy is not robust enough.	Noted – amendments incorporated in light of NPPF and additional environmental conservation references.
DM70 DM108 DM301	Christine Lane Tracy Godden Philip Jameson	Town Clerk Edenbridge Town Council Clerk Dunton Green Parish Council Thames Water	Support approach	Support	Support welcomed.
DM14	Thomas Rand		Support approach subject to	Add an further criteria : Social progress which recognises the needs of everyone. Add wording that development should reflect the Local	Noted.

Ref No	Name	Organisation	Comment	Summary	SDC Response
DM148	John Lister	Natural England	changes Support approach subject to changes	<p>needs and circumstances of everyone.</p> <p>The following Core Strategy Objectives should be included in para 1.9 as they are relevant to consideration of Development Management issues.</p> <p>To ensure that any infrastructure and service improvements needed to support delivery of Core Strategy objectives and policies or resolve existing deficiencies are brought forward in a co-ordinated and timely manner and that new development makes an appropriate contribution towards any improvements required as a result of new development. (Key Issue 10)</p> <p>To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary. (Key Issue 10)</p> <p>To maintain and enhance the biodiversity of the District including provision of a network of habitat corridors as part of the Green Infrastructure Network. (Key Issue 3)</p>	Noted. A summary of the Core Strategy has been added.
DM302	United House	Planning Potential Ltd	Support approach subject to changes	<p>Further emphasis should be given to promoting the effective use of land, promoting mixed use developments that create more vibrant places, and encouraging multiple benefits from the use of land in urban areas, as set out in the draft NPPF.</p>	Noted. Policy EN1 has been reviewed in light of the publication of the draft NPPF to further reflect the presumption in favour of sustainable development.
DM332	Armstrong (Kent) LLP	Christopher Hill GVA Grimley	Support approach subject to changes	<p>Policy SC1 and the supporting text should take account of the NPPF and its definition of sustainable development. It should be amended and expanded to reflect these factors with significant weight to be given to the benefits of economic and housing growth.</p>	Agenda Item 5
DM405	Janice Butler	Leigh Parish Council	Support approach subject to	<p>Add effect on transport, i.e. to enable use of public transport rather than relying on cars. Add 'avoidance of building on flood plain'.</p>	
				Noted. Impact on infrastructure (including transport) is be covered by the Core Strategy Policy SP9. Flooding issues covered by national policy.	

Ref No	Name	Organisation	Comment	Summary	SDC Response
			changes		
DM465	F Marshall	The Sevenoaks Society	Support approach subject to changes	Clarity required on tandem development.	Noted. Amenity issues are covered by draft policy EN2.
Policy SC2 Design Principles					
DM1	Bob White	Kent Highway Services	Object to approach or wording	Under General Design Principles there is the opportunity to include post-occupation evaluation alongside Building for Life.	Noted – supporting text includes Building for Life ‘and other post-occupation assessments’
DM152	John Lister	Natural England	Object to approach or wording	Para 1.19 omits the need to seek enhancements, contrary to the Core Strategy Objective which refers to “maintain and enhance”. This is particularly important in view of the pressures on habitats and biodiversity arising from a range of factors including: development, recreational and economic use of the countryside & rural fringes, and climate change.	Noted. Amended ‘protection and enhancement of biodiversity’. Policy EN1 refers to increasing biodiversity potential.
DM155	John Lister	Natural England	Object to approach or wording	d should recognise that sites may currently provide walking and cycling routes between communities and a range of facilities and opportunities, including routes to Accessible Natural Green Spaces and the wider countryside. These routes should be protected and/or new opportunities captured.	Noted amended f) The design of new buildings and the layout of spaces, including footways, car and cycle parking areas, should be permeable and provide connectivity with neighbouring areas; and g) New development should be inclusive and make satisfactory provision for the safe and easy access of those with disabilities; and criteria renumbered .
DM206	Derek Johnson	Clerk Chevening Parish Council	Object to approach or wording	SDC should formulate and use its own parking provision criteria instead of using those of Kent County Council, reflecting the greater emphasis on car usage in Sevenoaks.	SDC currently has no proposals to develop its own parking standards. It is considered that preparation of countywide standards is a more efficient use of resources, given need to collect substantial evidence to support standards.
DM215	Y Tredoux	Kemsing Parish Council	Object to approach or wording	Add to last paragraph "Where appropriate proposals should include details and strategies for the effective management and maintenance of sites following their completion" This should enable the Council to ensure that there is no undue delay in carrying out the approved	Noted and this is included in the last paragraph.

Ref No	Name	Organisation	Comment	Summary	SDC Response
				works, leaving the site neat and tidy .	
DM262	Jo Tasker	Robinson Escott Planning	Object to approach or wording	The use of the word "respond" within the policy should be replaced with the word "complement" to be consistent with the term used in para 16 of PPS3.	'Respond' considered to be suitable in this context.
DM304	United House	Planning Potential Ltd	Object to approach or wording	A character study should be prepared in support of Policy SC2.	SDC has produced a Residential Character Area for Sevenoaks and will prepare documents for Swanley and Edenbridge.
DM337	Hugh D'Alton	Sevenoaks Town Council	Object to approach or wording	No mention of the effects on local infrastructure. Would like to see "design quality" defined Point d should be amended to read "provide adequate parking facilities of a standard appropriate to the development, which may exceed the standards set by KCC" Welcome further positive action to maintain front gardens with combined parking facilities. Both external and internal ease of access must be considered; all houses designed for "lifetime use" Regret excessive development of "gated communities" Would like to see a clause preventing tandem development	Infrastructure is addressed by Core Strategy policy SP9. Quality design will be design that responds to the listed design criteria. Sevenoaks Residential Character Area Assessment includes guidance in relation to retention of front gardens. Noted. Amenity issues covered by draft policy EN2.
DM361	Paul Crick	Environment and Planning Kent County Council	Object to approach or wording	Criterion (b) should be amended to say: "The layout of the proposed development should respect the topography of the site and retain and enhance important Green Infrastructure Network features including trees, hedgerows, shrubs and established water courses and ponds." Criterion (e) should be amended to say: "The proposal should incorporate within the design opportunities for increasing biodiversity potential where possible. Proposals that affect a site's existing biodiversity should be designed in a way that avoids and/or mitigates any potential harm."	Noted in order to meet these concerns e) has been amended as follows e) The proposal should incorporate within the design opportunities for increasing biodiversity potential where possible, and retaining and enhancing Green Infrastructure features including sustainable drainage systems. Proposals that affect a site's existing biodiversity or GI should be designed in a way that avoids or mitigates any potential harm;

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Ref No	Name	Organisation	Comment	Summary	SDC Response
DM427	Jennifer Wilson	Environmental Agency	Object to approach or wording	Recommend that the following point is reworded as follows: “(b) The layout of the proposed development should respect the topography of the site, protect and enhance the Green Infrastructure Network features including trees, hedgerows and shrubs and any established water courses or ponds”	Agenda Item 5
DM13 DM15 DM156 DM466	Karen Jefferys Thomas Rand John Lister F Marshall	Natural England The Sevenoaks Society	Support approach	Support e) is welcomed. Emphasis on good design Council should seek specialist advice on design matters.	Noted and support welcomed.
DM49	Trevor R Hall	Developer Contributions Manager Kent Police	Support approach subject to changes	Recommends the following wording changes g) ‘The design of new developments should incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti social behaviour’. Supports d) but would strongly recommend the following: ‘The proposed development should ensure satisfactory means of access for vehicles and pedestrians and provide adequate off road parking facilities for residents and visitors with other appropriate measures to mitigate the risk of obstruction to emergency service vehicles’. Recommend b) is amended to the following: ‘The layout of the proposed development should respect the topography of the site, retain important Green Infrastructure Network features including trees, hedgerows and shrubs, and enhance any established water courses or ponds whilst mitigating the risk of flooding of the site’. Also recommend that the nationally accepted standard for designing out crime and disorder the ACPO Secured by	Noted in order to meet these concerns h) has been amended as follows h) The design of new developments would result in the creation of a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti social behaviour; Noted. Detailed parking considerations will be dealt with through the planning application process. Flooding is dealt with in national policy and reference is not considered appropriate in this policy on design principles. Noted. Detailed safety and security considerations will be dealt with through the planning application process.

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				Design, Park Mark and Crime Prevention Through Environmental Design (CPTED) initiatives should be complied with, as relevant to the development, and should be incorporated within the policy	
DM71	Christine Lane	Town Clerk Edenbridge Town Council	Support approach subject to changes	Add the following to b) 'and enhance any established water courses or ponds'- changes in the flood plain or river basins need very careful consideration; enhancement could have detrimental effects on other areas.	Noted Flooding is dealt with in national policy and reference is not considered appropriate in this policy on design principles.
DM109	Tracy Godden	Clerk Dunton Green Parish Council	Support approach subject to changes	(d) needs further explanation of what 'vehicles'. Does this relate to cars or is it supposed to ensure service vehicle access is considered? Add criteria to ensure fire, ambulance / police services have adequate access to a development site.	This covers all vehicular access – cars, servicing vehicles, emergency access etc.
DM154	John Lister	Natural England	Support approach subject to changes	c) should note that there will be cases where buildings and structures house protected species, which should be retained or, in exceptional cases, provision made for the professional and managed relocation of species.	Noted. Detailed ecological issues will be dealt with through the planning application process.
DM218 DM138	Brenda Hambrook Cllr Edwards- Winser	Oxford Parish Council	Support approach subject to changes	'Security' should be clarified that this does not imply approval of 'electric-gating' and high-fencing used to stockade homes. Additional criteria should be added to require clear descriptions of materials and colours to be employed in the completed building which are compatible with near-by buildings. These shall constitute an integral part of the planning application.	Noted. Noted. Detailed issues related to material palette will be dealt with through the planning application process.
DM247	Holly Ivaldi	Clerk Eynsford Parish Council	Support approach subject to changes	Point (e) should say '...prevents any potential harm or by exception mitigates'. Tandem development should not be permitted. Landscaping should be incorporated into a design and benefit the environment. Point (d) refers to "adequate parking facilities" - what does	Noted e) has been amended " Proposals that affect a site's existing biodiversity or GI should be designed in a way that avoids or mitigates any potential harm " Amenity issues covered by draft policy EN3. Noted. Noted. Detailed parking considerations will be dealt with

Ref No	Name	Organisation	Comment	Summary	SDC Response
				adequate mean in this context? It is important that there is sufficient road space to allow safe and easy access for service and emergency vehicles.	through the planning application process. Noted – reference to access covers all vehicular access, cars, servicing vehicles, emergency access etc.
DM305	United House	Planning Potential Ltd	Support approach subject to changes	Consider that some flexibility is required with regards to amenity protections, particularly for sites which seek the reuse of brownfield land where there may be more constraints.	Noted.
DM321	Debbie Salmon	Kent Wildlife Trust	Support approach subject to changes	Further wording required to strengthen policy. Should read; b) The layout of the proposed development should respect the topography of the site, retain enhance, extend, connect and recreate important Green Infrastructure Network features including trees, hedgerows, shrubs, established water courses or ponds and habitats of principal importance. Provision should be made to maintain and increase populations of protected species and species of principal importance; e) The proposal should incorporate within the design opportunities for increasing and extending biodiversity potential such as corridors and stepping stones of natural habitat and landscape scale enhancement for biodiversity. Proposals that affect a site with existing biodiversity importance should be designed in a way that mitigates any potential harm;	Noted. e). has been amended to cover this point e) The proposal would incorporate within the design opportunities for increasing biodiversity potential where possible, while retaining and enhancing Green Infrastructure features. Proposals that affect a site's existing biodiversity or GI should be designed in a way that avoids or mitigates any potential harm;
DM386	Jennifer Bate	Kent Downs AONB	Support approach subject to changes	b) Add bullet point: • The proposal should incorporate within the design opportunities for conserving and enhancing the landscape character of the area, for example by attention to boundary treatments, design of accesses streets and lanes, and the design of spaces and GI throughout the site.	
DM406	Janice Butler		Support approach	Ensure balance is maintained between (a) social housing and private houses and (b) mix of sizes, e.g., 2,3,4 or	Noted. Core Strategy Policy SP5 (Housing Size and Type) seeks a mix of housing.

Ref No	Name	Organisation	Comment	Summary	SDC Response
			subject to changes	more bed roomed houses, with reference to the Village Design Statement.	
DM419	National Grid	Nathaniel Lichfield & Partners	Support approach subject to changes	To ensure flexibility in the policy should read b) The layout of the proposed development should respect the topography of the site, retain important Green Infrastructure Network features <i>where appropriate</i> , including trees, hedgerows and shrubs, and enhance any established water courses or ponds;" This revised wording allows for a proper assessment on a site by site basis in respect of the need to retain landscape features.	Not accepted. It will be through the planning application process that exceptions may be considered, if exceptional circumstances cases are made.
DM475	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach subject to changes	Add "and important views through the site" to criterion c); Add "so that there is no net loss of biodiversity" to the end of criterion e); and Add Policy H6B to the list of Local Plan policies to be replaced by this policy in Appendix 2.	No private right to a view in planning policy although important public views will be safeguarded. Noted .e) has been amended to address this concern. Noted Appendix Amended.
Policy SC3 Amenity Protection					
DM193	Jo Tasker	Robinson Escott Planning	Object to approach or wording	The use of the term "will only be permitted" and "will be resisted" creates a negative policy. The removal of the word "only" and a rewording of the last sentence would create a positive policy.	Accepted. The policy has been reworded " Proposals will be permitted where they safeguard "
DM403	Sarah Harrison	Southern Water	Object to approach or wording	SC3. suggest the following wording: Development proposals in proximity to existing wastewater facilities will only be permitted if there is no unacceptable impact on the amenity of future occupants. The distance between the infrastructure and the development must be sufficient to allow adequate odour dispersion.	Noted. Policy is more general to cover all uses and facilities that might lead to reduced environmental quality.
DM407	Janice Butler		Object to approach or wording	More definition is needed with regard to "Excessive" Protection of amenity is basically affected by housing density; definition required and how this differs in towns,	Noted. Acceptable noise levels will differ by use and location and will therefore be considered in detail via the planning application process.

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				villages and in the countryside. Safeguarding open spaces and the GB is part of "Protecting Amenity"	Protection of open space covered in design principles policy (EN1).
DM476	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Object to approach or wording	The final sentence needs to be clarified Policy S6 should be added to the list of Local Plan policies to be replaced by this policy in Appendix 2.	Noted In the interests of clarity the final sentence has been deleted. Noted – Appendix amended.
DM16 DM110 DM139	Mr Rand Tracy Godden Cllr Edwards- Winser	Clerk Dunton Green Parish Council	Support approach	Support approach	Noted and support welcomed.
DM467	F Marshall	The Sevenoaks Society	Support approach	Support policy but consider obscure glazing/secure windows unacceptable as a result of bad design	Noted.
DM50	Trevor R Hall	Developer Contributions Manager Kent Police	Support approach subject to changes	Recommend the inclusion that the development does not result in increasing crime and disorder. This can be mitigated by developers by incorporating Secured by Design, Park Mark and/or CPTED within the design.	Security issues covered in design principles policy (EN1).
DM72	Christine Lane	Town Clerk Edenbridge Town Council	Support approach subject to changes	The word 'outlook' is very subjective, clarification is needed over what constitutes a outlook worth preserving.	Noted. Right to a view is not a material consideration in planning. 'outlook' Removed.
DM248	Holly Ivaldi	Clerk Eynsford Parish Council	Support approach subject to changes	The policy mentions "outlook", something that has not been seen in policy before. What does this mean? Does it infer the right to a view?	
DM185	Lynda Harrison	Clerk West Kingsdown Parish Council	Support approach subject to changes	The wording should include "noxious emissions, dust, vibration light or heat" as in policy NR10 of the saved policies of the SDLP	Air quality is covered by Core Strategy policy SP2 and noise pollution by draft policy EN6. Add 'air pollution' between odour and activity. Pollution control

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DM362	Paul Crick	Environment and Planning Kent County Council	Support approach subject to changes	Should refer specifically to air pollution as this is an important issue in Sevenoaks as it is the District with the most AQMA's in the County.	issues also covered by national policy (PPS23.)
DM338	Hugh D'Alton	Sevenoaks Town Council	Support approach subject to changes	Occupants and future occupants of the development must also be safeguarded. Must be adequate provision for the storage of vehicles and refuse. Clarification on the meaning of 'proposals that introduce uses sensitive to environmental policy'	Noted. The term occupants encompasses future occupants. Noted - parking issues covered in design principles policy (EN1). " Refuse " has been inserted into EN1.
DM420	National Grid	Nathaniel Lichfield & Partners	Support approach subject to changes	This amendment is suggested: "Proposals that introduce uses sensitive to poor environmental quality into an area will be resisted unless amenity for future users can be adequately safeguarded, such as through appropriate environmental improvements."	
DM424	Lorna Talbot	Parish Clerk Seal Parish Council	Support approach subject to changes	Should refer to the amenity of the future occupiers of the property being developed (it only refers to occupiers of nearby properties).	
DM428	Jennifer Wilson	Environmental Agency	Support approach subject to changes	The word "resisted" should be replaced by "refused" so that it is clear to the reader what you wish prevented and to also make the policy robust.	
Policy SC4 Reuse of Redundant School Buildings					
DM197	Jo Tasker	Robinson Escott Planning	Object to approach or wording	This policy requires consideration in relation to its impact on a proposal to relocate a school. A revised policy wording to incorporate consideration of viability in certain circumstances should be considered. This policy should be re worded in a positive way to follow the approach set out within the Draft NPPF.	Not accepted. It will be through the planning application process that exceptions may be considered, if exceptional circumstances cases are made, which could include viability. Accepted. Policy positively reworded - "will only be considered if it is demonstrated by the applicant that there is a identified community need that can be facilitated through the site or that

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					community facilities that meet the identified need are incorporated into a wider missed use scheme".
DM339	Hugh D'Alton	Sevenoaks Town Council	Object to approach or wording	Care needs to be taken to ensure doesn't undermine the viability of existing community facilities. Opportunities from school facilities. There is no provision for buildings which have come to the end of their natural life span.	Noted – buildings will only be used for community purposes if there is an identified need. Noted – the policy refers to re-using the building or site, so could include the demolition of poor quality buildings.
DM73	Christine Lane	Town Clerk Edenbridge Town Council	Support approach	Support	Support noted and welcomed.
DM111	Tracy Godden	Clerk Dunton Green Parish Council			
DM43	Christopher Drake	Assistant Town Clerk Swanley Town Council	Support approach subject to changes	If suitable facilities are nearby then part of any proposals should include a 106 Agreement for funding.	Noted
DM51	Trevor R Hall	Developer Contributions Manager Kent Police	Support approach subject to changes	Have concerns as to the sustainability of such changes of use and, therefore, the robustness of proposed Policy. Many school sites are large with associated playing fields and, therefore, the proposed policy may be counter productive leading to a low take up of the sites by developers resulting in further decay and increased criminality/disorder/anti social behaviour which would have a significant negative impact on local residents and Kent Police business.	Noted. The intention is that the policy promotes the use of these sites for community facilities or mixed use developments that include community facilities.
DM253	Holly Ivaldi	Clerk Eynsford Parish Council	Support approach subject to changes	Re-use of redundant school buildings should allow for use for recreation and sports. How will it be determined that there is no other need taking into consideration changes in population size etc? (para 1.28)	Noted. GI2 covers the re-use of playing fields. Applicants will be required to demonstrate that they have assessed need for community facilities (advertising site / publicity / marketing etc.)

Ref No	Name	Organisation	Comment	Summary	SDC Response
DM363	Paul Crick	Environment and Planning Kent County Council	Support approach subject to changes	The stated policy is too rigid.	Not accepted. There is flexibility in the 2nd para regarding mixed use, residential or commercial uses. Policy amended.
DM140	Cllr Edwards-Winser	Otford Parish Council	Support approach subject to changes	Suggest the addition of - Use re-conversion as potential conversion to apartments for older local residents.	"Proposals for change of use or redevelopment for alternative non community uses will only be considered if it is demonstrated by the applicant that there is no identified community need that can be facilitated through the site, or that community facilities that meet the identified need are incorporated into a wider mixed use scheme. Alternative uses that may be acceptable in this instance, subject being located close to services, include residential care homes or sheltered housing".
DM219	Brenda Hambrook	Leigh Parish Council	Support approach subject to changes		
DM408	Janice Butler		Support approach subject to changes		
DM477	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach subject to changes	It should better reflect the sequential approach explained in para 1.28. Consequently, acceptable uses for redundant school buildings should be considered in the following order: Community use; then Residential Care/institutions and/or affordable housing; then Employment (B1 uses only); and then General residential (including the normal requirement for affordable housing).	
Policy SC5 Reuse of School Playing Fields					
DM28	Thomas Rand		Object to approach or wording	Add - School playing fields should NOT be sold for any Development other than for Sport or Recreation	Noted The wording has been amended to clarify this point. Please refer to policy GI 2 of the document which has replaced SC5.
DM135	Gillian King Scott	Clerk Halstead Parish Council	Support approach subject to changes	Supports re-use of school playing fields for sports and recreational, community activities but believe these redundant school sites should not be used as land for housing.	
DM432	Jennifer Wilson	Environmenta l Agency	Support approach subject to changes	Should be reworded to state: "Where a school playing field becomes available as a result of a school closure it shall be retained as part of Green Infrastructure Network for community sports and recreational uses. Supporting...sports pitch. Proposals	

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				for built development on playing fields, other than for essential facilities for outside sport and recreation will be refused."	
DM432	Jennifer Wilson	Environmenta l Agency	Object to approach or wording	Policy GRN2 does not give KCC flexibility for its changing educational provision across Sevenoaks district.	The requirement for applicants to demonstrate that the school playing fields are surplus to requirements should allow for flexibility.
DM111	Karen Jefferys		Support approach	If there is sufficient consultation.	Noted.
DM89	Christine Lane	Town Clerk Edenbridge Town Council	Support approach	Support.	Noted.
DM127	Tracy Godden	Clerk Dunton Green Parish Council			
DM169	Cllr Edwards- Winser	Sevenoaks Town Council			
DM351	Hugh D'Alton				
DM59	Trevor R Hall	Developer Contributions Manager Kent Police	Support approach subject to changes	Whilst accepting principle behind this policy for retention of facilities for public usage, infrastructure, policies/procedures should be put in place to deter misuse.	Noted.
Policy SC6 Loss of Neighbourhood Services and Facilities					
DM201	Jo Tasker	Robinson Escott Planning	Object to approach or wording	A more precise definition of a neighbourhood service should be added to the policy. Is a public house a neighbourhood service?	Noted. A PH would be considered a local service. Examples added to supporting text for policy CF 2 (replacing SC6): "The provision of shops and local services, such as post offices, banks, public houses, schools, surgeries, churches, community facilities, and public transport, help to build sustainable communities by supporting the local economy and/or providing

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DM112	Tracy Godden	Clerk Dunton Green Parish Council	Support approach	Resistance of loss of services and facilities is commendable but how, in practice will the Council be able to ensure that operation is continued given that the reason for withdrawal of services and facilities is very often financial?	day-to-day facilities in locations where there is less need for people to travel by car'. Noted and support welcomed. Policy needs to include flexibility if the service/facility is no longer financially viable.
DM207	Derek Johnson	Clerk Chevening Parish Council	Support approach	Endorse and support	
DM478 DM481	Tony Austin Ken Grist	Hextable Parish Council Secretary Manzoori Patients Forum	Support approach	Promotion of Hextable Heritage Site as preferred location for a new GP surgery.	GP provision within the district has been discussed with NHS West Kent. In relation to provision of a surgery in Hextable, a number of site options have been discussed with partners, including new build and use of existing premises. However, due to current re-organisation of GP service delivery, the site requirements, format and promoter are yet to be confirmed. Any applications for a new GP surgery to be considered via the development control process.
DM433 DM434	Stephen Ingram	Primary Care NHS Kent & Medway	Support approach subject to changes	Overview of GP facilities in Swanley, Hextable and Sevenoaks	GP provision within the district has been discussed with NHS West Kent. In relation to provision of a surgery in Hextable, a number of site options have been discussed with partners, including new build and use of existing premises. However, due to current re-organisation of GP service delivery, the site requirements, format and promoter are yet to be confirmed. Any applications for a new GP surgery to be considered via the development control process. Site allocation for Swanley town centre redevelopment requires the provision of GP facilities in this central, sustainable location. Any future applications for GP surgeries in Swanley to be considered via the development control process.

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Ref No	Name	Organisation	Comment	Summary	SDC Response
					Site allocation for South Park is to protect the existing employment site (including the GP surgery). Any future applications for GP surgeries in Sevenoaks to be considered via the development control process.
DM74	Christine Lane	Town Clerk Edenbridge Town Council	Support approach subject to changes	Should this policy be re-worded to take account of the 'Community Right to Build': Offering the opportunity where the service is deemed no longer financially viable.	Noted. Reference to 'Community Right to Buy' added to supporting text for policy CF2 (replacing SC6).
DM141	Cllr Edwards-Winser		Support approach subject to changes	Financial considerations should be taken into account, but as an ageing population it should not be the only criteria.	Noted. However, policy needs to include flexibility if the service/facility is no longer financially viable. Policy CF2 (replacing SC6) is designed to support continuation of neighbourhood services.
DM364	Paul Crick	Environment and Planning Kent County Council	Support approach subject to changes	It is considered that this policy should be redrafted to support service providers. The policy should recognise that this might include closure of some facilities	
DM254	Holly Ivaldi	Clerk Eynsford Parish Council	Support approach subject to changes	Loss of services should equally apply to rural settlements.	Noted. Facilities in rural settlements are covered by Core Strategy policy L07.
DM340	Hugh D'Alton	Sevenoaks Town Council	Support approach subject to changes	Would like confirmation that distance is covered within "equally accessible" also means nearby	Noted and confirmed that this means nearby.
Policy ECC1 Outdoor Lighting					
DM220	Ms Brenda Hambrook	Otford Parish Council	Support approach subject to changes	Suggest following criteria A: The effects of lighting must be assessed on areas beyond curtilage of development. i.e effect upon neighbouring homes/ country areas. B: Parishes which have a 'no-public lighting' policy must be given additional consideration in all applications within	Noted. Part c) refers to impact on amenity of neighbouring properties.
DM142	Cllr Edwards-Winser				

Ref No	Name	Organisation	Comment	Summary	SDC Response
DM277	B Ide	Shoreham Parish Council	Object to approach or wording	b) could be ambiguous. It could be interpreted that alignment of lamps/shielding should be minimised. Suggest following wording:- b) The impact and suitability of lighting intensity, alignment of lamps and provision of shielding in relation to light pollution and impact upon night sky is minimised;	Noted –b) reworded as follows b) Any impact upon night sky shall be minimised through alignment of lamps, provision of shielding and selection of appropriate lighting type and intensity
DM291	Hobson		Object to approach or wording	Policy should be rewritten as; b) The impact in relation to light pollution and impact on night sky has been minimised by suitable lighting intensity, alignment of lamps and provision of shielding;	
DM113	Tracy Godden	Clerk Dunton Green Parish Council	Support approach subject to changes	More consideration should be given to environmental impact of artificial lighting given that District is 'a predominantly rural area' in which you would not expect there to be same degree of lighting as in urban areas?	
DM342	Hugh D'Alton	Sevenoaks Town Council	Object to approach or wording	There needs to be restrictions on hours lighting can be on. All public facilities should always have conditions restricting their hours of use no mention of energy efficiency	Noted. Hours of operation / detailed issues can be considered via planning application process Noted.
DM480	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach	Welcome recognition that lighting is an aspect of tranquility. It should include a reference to use of low energy lighting as in Local Plan Policy EN31.	"Use of low energy lighting will be encouraged" . Added to supporting text.
DM409	Janice Butler	Leigh Parish Council	Object to approach or wording	Re Flooding Would like to be added 'provision of hard standing will only be permitted where measures are taken so there is no surface run off.'	In relation to flooding, guidance is set out within National Planning Policy and there is no need for a specific local policy.
DM429	Jennifer Wilson	Environmental Agency	Object to approach or wording	Detailed comments on water and flooding	

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DM463	South East Water	Adams Hendry	Object to approach or wording	Request therefore that DPD includes a specific policy or policies	
DM341	Hugh D'Alton	Sevenoaks Town Council	Object to approach or wording	There does not appear to be any policy covering water pollution or flooding. 2.15 mentions PPG25, which is soon to be abolished.	
DM479	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Object to approach or wording	Paragraph 2.8 should recognise composting alongside recycling, and should make reference to waste prevention which is at top of waste hierarchy.	Noted. The supporting text in Section 1 refers to re-use, recycling and composting.
DM75	Christine Lane	Town Clerk Edenbridge Town Council	Support approach	c) 'harmful impact on privacy or amenity for nearby residential properties'. What constitutes harmful? Could all artificial light be considered as harmful as light pollution? This needs clarification	Noted. Level of impact of individual proposals to be considered via planning application process.
DM388	Jennifer Bate	Kent Downs AONB	Support approach	Support this policy and mention of sensitivity of AONB to light pollution.	Noted and support welcomed.
DM52	Trevor R Hall	Developer Contributions Manager Kent Police	Support approach subject to changes	Recommends inclusion of a further criterion: 'Any potential on crime, disorder and/or anti social behaviour is mitigated'	Noted but not accepted – this is referenced in design principles policy EN1.
DM255	Holly Ivaldi	Clerk Eynsford Parish Council	Support approach subject to changes	Clarification is needed as to whether this would exclude lighting for things like outdoor tennis courts and swimming pools	These proposals would need to be considered via planning application process and judged against criteria set out in this policy.
DM435	Angela Howells	Clerk Westerham Parish Council	Support approach subject to changes	Outdoor lighting is highly intrusive in hilly countryside and Westerham parish, particularly in Crockham Hill, does suffer from its impact.	
DM365	Paul Crick	Environment and Planning		Green Infrastructure is an integral part of climate change adaptation and it is recommend the inclusion here of the	Noted and amendment has been incorporated in relation to criterion e).

Ref No	Name	Organisation	Comment	Summary	SDC Response
		Kent County Council		Core Strategy objective: "To maintain and enhance the biodiversity of the District including provision of a network of habitat corridors as part of the Green Infrastructure Network." Criterion (e) should be amended to say: "Potential impacts on wildlife are avoided, or adequately mitigated where avoidance is not possible"	
DM366	Paul Crick	Environment and Planning Kent County Council	Support approach subject to changes	There is no reference to AQMA's in this paragraph. The Kent and Medway Air Quality Partnership have recently published technical guidance on considering planning and air quality this can be found at www.kentair.org.uk	Air quality is covered by Core Strategy policy SP2 which references Air Quality Management Plan.
Policy EEC2 Noise Pollution					
DM188	Lynda Harrison	Clerk West Kingsdown Parish Council	Object to approach or wording	Policy WK6 relates specifically to excessive noise disturbance in West Kingsdown, policy LT4 does not adequately replace it. The following additions should be made ECC2. "The local planning authority will not permit new development particularly housing, in areas subject to excessive noise disturbance"	Noted. Policy LT3 related specifically to Brands Hatch.
DM221 DM143	Brenda Hambrook Cllr Edwards-Winser	Otford Parish Council	Object to approach or wording	Any form of noise pollution within a conservation area should not be permitted at any time.	Noted. Constraints such as conservation area status will be considered will be considered through planning application process.
DM278	B Ide	Shoreham Parish Council	Object to approach or wording	Change "high noise" to "noise" in final sentence as word 'high' is meaningless and open to interpretation.	Noted, but there is a need to maintain a level of flexibility in policy and there may be some minimal noise generating uses that are acceptable.
DM292	Hobson		Object to approach or wording	High noise is very subjective. Therefore, in relation to AONBs, change "high noise" to "noise" in final sentence.	

Ref No	Name	Organisation	Comment	Summary	SDC Response
DM114	Tracy Godden	Clerk Dunton Green Parish Council	Support approach	Support	Support welcomed.
DM389	Jennifer Bate	Kent Downs AONB	Support approach	Support this policy and should mention of sensitivity of AONB to noise pollution.	Support welcomed and policy referenced AONB.
DM76	Christine Lane	Town Clerk Edenbridge Town Council	Support approach subject to changes	Under a). 'unacceptable impact' unacceptable to whom? This needs clarification.	Noted. Impact will be judged via planning application process in conjunction with statutory consultees and public consultation.
DM306	United House	Planning Potential Ltd	Support approach subject to changes	Consider that some flexibility is required with regards to amenity protections, particularly for sites which seek reuse of brownfield land where there may be more constraints.	Noted. The policy includes a level of flexibility. Also see amended policy on amenity protection.
DM322	Debbie Salmon	Kent Wildlife Trust	Support approach subject to changes	Recommend a further clause is added to policy:- c) Will not result in activities which will cause disturbance to designated sites and nature reserves managed for their bird populations	Noted – “or in sites designated for their biodiversity value, development will not be permitted if it would undermine the character or harm the biodiversity of these important areas” added to policy.
DM482	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach subject to changes	The word “high” should be deleted from last paragraph.	Noted, but there is a need to maintain a level of flexibility in policy and there may be some minimal noise generating uses that are acceptable.

HERITAGE ASSETS					
Policy HA1 Heritage Assets					
DM144	Cllr Edwards-Winser	Otford Parish	Object to approach or wording	Heritage assets should include all items/artefacts discovered below surface in archaeological excavations. No form of 'intrusive' archaeological survey should take	National Planning policy on archaeological remains on land and how they should be preserved or recorded is given in the NPPF section 12 - Conserving and enhancing the historic
DM222					

Brenda Hambrook	Council	place without application to District Council. A report of findings should be submitted to Council. Non-intrusive archaeological surveys should require permission from District Council. Need for local list agreed in advance with local Parish Council.	environment. This gives guidance for determining planning applications where archaeological excavations may be required. The wording in HA1 reflects this guidance No further wording is considered necessary to ensure archaeological interests are protected. Noted The CS states that "The Council aims to produce a List of Buildings of Local Architectural or Historic Interest during Core Strategy period, to be adopted as a Supplementary Planning Document".
DM157	Natural England	Policy HA1 may not reflect national guidance which requires protection of ancient woodland. The notion of development in an Ancient Woodland and idea of mitigation of potential harm are matters of great concern and complexity. The provision of new wood land elsewhere does not address loss	The policy reflects the guidance given in the NPPF para 118. This states that development should be refused for development resulting in the loss or deterioration of irreplaceable habitats including Ancient Woodland and veteran trees.
DM256	Clerk Eynsford Parish Council	This policy is inadequate. It will not protect woodland that is lost for example, to agricultural expansion, rather than development. Planning permission should be required. Para 3.4 should specifically include specimen trees. Para 3.6 - Loss of listed buildings to development cannot ordinarily be justified. Para 3.8 – In last sentence, term 'destroyed' should be followed by 'or markedly degraded'. Para 3.14 - How will it be decided what qualifies as a heritage asset?	The policy can only be applied where permission is required under national regulations. This wording is taken from CS policy no amendment is considered necessary. Noted. The policy reflects this. These assets are covered by national or local designation .
DM115 DM468	Clerk Dunton Green Parish Council The Sevenoaks Society	Support Local List	Noted
DM40	Chairman Sevenoaks	Policy HA1 and/or text should be amended to include intention to compile a local list. To do so would be	The CS states that "The Council aims to produce a List of Buildings of Local Architectural or Historic Interest during Core

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	Harrison	Conservation Council	subject to changes	consistent with national policy in PPS5, and it should be treated as a priority.	Strategy period, to be adopted as a SPD". No additional commitment is required.
DM77	Christine Lane	Town Clerk Edenbridge Town Council	Support approach subject to changes	<p>The meaning of second statement is unclear, does it refer to sites where demolition is proposed?</p> <p>Objects to idea of a local list . The Listed Building register provides a high level of protection. Buildings not listed, if important enough add to character of area and would be protected as changes could effect distinctive local character of area protected under SC2</p>	<p>The 2nd para of this policy has been reworded for clarification “Applications will be assessed with reference to historical and/or architectural importance of asset, prominence of its location and setting and historic and architectural importance of any elements to be lost or replaced.”</p> <p>Noted The preparation of Residential Character Areas will also identify important features/building in an area.</p>
DM189	Lynda Harrison	Clerk West Kingsdown Parish Council	Support approach subject to changes	There should be a list of local ancient woodlands, historic parks and gardens as well as important buildings	Historic Parks and Gardens are listed by English Heritage a local list is not considered necessary. The District Council is currently undertaking a survey of all ancient woodland.
DM323	Debbie Salmon	Kent Wildlife Trust	Support approach subject to changes	<p>Recommend that following wording be added to policy. Planning application proposals that affect a heritage asset, ancient woodland or its setting, will only be permitted where development preserves or enhances character, appearance and settings of asset through high quality, sensitive design.</p> <p>Applications will be assessed with reference to prominence of location, historic, ecological and architectural value of asset and historic and architectural value of feature to be replaced.</p> <p>In case of ancient woodland application should prove that there will be no impact on ecological integrity of woodland or species that use site. Such application should be accompanied by a full ecological assessment of ancient woodland and species present</p>	<p>The text with this policy has been amended to cover this concern.</p> <p>Ecology is covered by Policy SP11 Biodiversity, this is an overarching policy that will be taken into consideration in all applications. A specific reference in this policy is not required to ensure ecology is protected. Applicants will be required to submit an appropriate ecological assessment as part of planning application.</p>
DM343	Hugh D'Alton	Sevenoaks Town Council	Support approach subject to changes	<p>Care needs to be taken to ensure that enthusiastic application does not discourage development where neglect would lead to deterioration of buildings</p> <p>Strongly agrees that a local list should be drawn up There needs to be a provision to allow relaxation of</p>	<p>Noted</p> <p>Cases regarding viability will be judged on their merits. This is to be in exceptional circumstances only and therefore it is not appropriate wording for policy.</p>

DM367	Paul Crick	Environment and Planning Kent County Council	Support approach subject to changes	<p>conservation requirement where buildings are no longer economically viable.</p> <p>Recommend that following should be added to wording of 3.13 and/or included as part of Policy HA1:</p> <p>“Proposals that would result in loss or deterioration of ancient woodland will not be granted planning permission unless need for, and benefits of, development in that location outweigh loss of woodland habitat.”</p> <p>In 2nd para it is suggested that word ‘value’ is replaced by ‘significance’ as this is preferred term in PPS5.</p> <p>The 3rd para should start with “Where planning application...” rather than “Where asset...”</p>	<p>Noted amended to “Heritage Assets is term used to describe highly valued components which make up historic character of District, they can be buildings, monuments, woodland, particular street scenes or areas, landscapes or outstanding views. Historic assets can be nationally or locally designated by Local Planning Authority or those identified during determination of planning applications.</p> <p>Designated Heritage Assets include -</p> <p>Scheduled Ancient Monuments</p> <p>Archaeological Sites</p> <p>Listed Buildings</p> <p>Conservation Areas</p> <p>Historic Parks and Gardens</p> <p>Ancient Woodland and Ancient Trees</p> <p>The policy wording has been amended to address these issue.</p>
DM390	Jennifer Bate	Kent Downs AONB	Support approach subject to changes	<p>Suggest mention of Kent Farmstead Guidance</p>	<p>The AONB Management Plans and other guidance is referred to in Policy L08 and Countryside Character Assessment. An additional reference in this section is not considered necessary.</p>
DM410	Janice Butler	Leigh Parish Council	Support approach subject to changes	<p>Would welcome a list of locally important buildings, and wonder where village Green stands on this and how it is officially classified.</p>	<p>Open spaces are protected under CS Policy SP10 - Green Infrastructure, Open Space, Sport and Recreation Provision. This area is currently protected under Saved Local Plan policy EN9.</p>
DM483	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach subject to changes	<p>The second para should also refer to landscape. Para 3.1 clearly regards landscapes as part of heritage assets of District, but policy seems to imply that Policy just relates to historical assets. The Policy should better reflect supporting text.</p> <p>Policy EN23 should be added to list of Local Plan policies to be replaced by this policy in accordance with Appendix</p>	<p>Agenda Item 5</p> <p>Reworded 2nd para of HA1 as follows “ Applications will be assessed in terms of historic and/or architectural significance of asset and prominence of asset and its setting and historic and architectural significance of any elements to be lost or replaced”.</p> <p>Noted.</p>

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Policy HA2 Demolition within Conservation Areas					
DM41	Sir Michael Harrison	Chairman Sevenoaks Conservation Council	Object to approach or wording	<p>There should be an equivalent policy to EN23. It is not sufficient to rely on other policies such as Policy SC2. There should be a provision in policy requiring District Council to consult English Heritage on applications relating to, or otherwise affecting, listed buildings, locally listed or other significant buildings in or adjoining Conservation Areas.</p> <p>There should be a provision within Policy HA2 aimed at preventing demolition of buildings in Conservation Areas until redevelopment is commenced. Planning permission for demolition and redevelopment should contain a condition prohibiting demolition until approval of all relevant reserved matters, or a condition prohibiting demolition until District Council is satisfied about immediacy of re development. This should be general policy provision for all development.</p> <p>Demolition applications should be delayed until all outstanding matters resolved.</p>	<p>Listed buildings and their settings are protected by national policy this is reflected in CS policy SP1 Design of New Development and Policy EN1 Design Principles . These policies will also apply to other significant buildings where ever they are located.</p> <p>Noted. Conditions prohibiting demolition until approval of all relevant reserved matters can be applied, however any more stringent requirements would be contrary to national guidelines.</p>
DM470	F Marshall	The Sevenoaks Society			

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DM145 DM224	Cllr Edwards-Winser Brenda Hambrook	Oxford Parish Council	Object to approach or wording	There should be a policy to cover future protection or enhancement of conservation areas throughout District. A: That highways signage be reduced to minimum in Conservation Areas. That highways signage only include that required for safety of pedestrians and traffic. B: That there is a uniformity of shop signage in terms of style, colour and size within a specified Conservation Area. C: That there is no (exterior) advertising or promotional signing (with exception of parish notice boards) within a specified Conservation Area. D: That introduction of finger-posts, information boards or directions use local materials and be of a uniform style and colour.	Where appropriate these elements can be addressed in guidance adopted by Council ie Local Character Area Assessments, Conservation Area Appraisals and Management Plans, Village Design Statements and Parish Plans. These are material consideration is planning applications. A further policy is not considered appropriate.
DM344	Hugh D'Alton	Sevenoaks Town Council	Object to approach or wording	There is no mention of an "All developments must preserve or enhance Conservation Area" Would like above policy to apply to developments directly adjacent to Conservation Areas.	Core Strategy policy SP1 The Design of New Development and Conservation state that "The District's heritage assets and their settings, will be protected and enhanced" This policy will cover developments that affect CA.
DM17 DM78 DM116	Thomas Rand Christine Lane Tracy Godden	Town Clerk Edenbridge Town Council Dunton Green Parish Council	Support approach	Support	Noted
DM223	Brenda Hambrook	Oxford Parish Council	Support approach subject to changes	The local list should be fully agreed in advance with local Parish Council .	Noted
DM257	Holly Ivaldi	Clerk Eynsford Parish Council	Support approach subject to changes	Para 3.16 - This should mean presenting plans that show context of development, i.e. not just elevations and floor plans but proposed views and street scenes.	Noted In appropriate cases these plans will be required by District Council.

DM411	Janice Butler	Leigh Parish Council	Support approach subject to changes	Add point requiring alterations/additions to buildings in a conservation area to be appropriate to conservation area, with more consideration given to Village Design Statement.	All applications will be subject to EN1. A reference to the requirements of policy SP1 "Design of New Development and Conservation" has been added with the following text "The choice of materials and detailed design are vital elements in achieving new buildings which preserve the local character and distinctiveness which typifies the Districts Conservation Areas" .
DM469	F Marshall	The Sevenoaks Society	Support approach subject to changes	Heritage Assets should be subject to external consultations.	These assets are covered by national or local designation therefore additional consultation is not appropriate.
THE GREEN BELT					
Policy GB1. Reuse of Buildings within GB					
DM18	Thomas Rand		Object to approach or wording	Provides too much protection Use disused Nurseries for sheltered or warden controlled housing	All of District's nursery sites are located within GB where strict policies apply that precludes development.
DM184	Graham Simpkin	Graham Simpkin Planning	Object to approach or wording	Could also refer to re-use of buildings for holiday accommodation to help meet aspirations for additional tourist accommodation in District and could cross-reference to Policies related to Tourist Development. Could also usefully refer to potential for equestrian use of existing buildings in GB and cross-reference Policy LT3.	Comments noted. However priority should be given to conversion for employment or non residential tourism facility uses in first instance. In most instances rural buildings that are subject to proposals for conversion would be of sizes and nature significantly greater than that required for keeping of horses. There is also issue of associated grazing land for keeping of horses. However policy LT2 does set out that re-use for equestrian development is acceptable in principle. A separate SPD is proposed with regards to equestrian activities.
DM192	Lynda Harrison	Clerk West Kingsdown Parish Council	Object to approach or wording	There needs to be a condition to cover criteria 1) of existing policy GB3B; " where building itself or other buildings within a related group have been constructed within last 10 years it will be necessary to demonstrate that there was a genuine agricultural justification for building when originally constructed "	Noted. New sentence inserted into policy GB7. Where conversions are considered acceptable for residential purposes it is reasonable for an associated curtilage to be defined regardless of whether site is in AONB or not.

				<p>In order to give same protection to ANOB as existing policy GB3A sentence " The creation of a residential curtilage as part of a conversion proposal will not be permitted in areas of Outstanding Natural beauty where this would be harmful to character of those areas" needs to be added.</p>	
DM250	Robinson Escott	Mark Batchelor Robinson Escott	Object to approach or wording	<p>Objection to description of VSC's Objection to 75% of existing structure being maintained.</p>	Residents are consulted as part of planning application process.
DM146	Cllr Edwards- Winser		Object to approach or wording	<p>No enough control. Local neighbourhood should be consulted on re-use of redundant farm buildings. 75% retention of current structure should not be mandatory as it may prove unsafe. Otford PC should be fully involved with any future SPD.</p>	The 75% limit has been removed from policy and the supporting text has been amended to refer to a "substantial proportion" to allow flexibility.
DM290	J.L Phillips	Tandridge District Council	Support approach subject to changes	<p>Proposing that least 75% of original structure be maintained to protect its rural character may not be workable in practice. Given draft NPPF stance 75% figure for rebuilding may no longer be appropriate. Notwithstanding these comments, This limit should help to ensure that such development does not result in any adverse impact on character of openness of countryside in Sevenoaks District adjoining Tandridge/Sevenoaks District boundary.</p>	
DM464	South East Water	Adams Hendry	Object to approach or wording	<p>Notes that DPD only includes draft Policy GB1 dealing with re-use of buildings in GB, which makes no reference to development of new buildings</p>	New development in GB is covered by National Planning Policy and as such should not be repeated.
DM79	Christine Lane	Town Clerk Edenbridge Town Council	Support approach	Support	Noted.
DM225	Brenda Hambrook	Otford Parish Council	Support approach	<p>Would like to be fully involved in all discussions throughout consultation period and in any development of future planning policy in this regard.</p>	Noted.

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DM368	Paul Crick	Environment and Planning Kent County Council	Support approach	Considers that Policy GB1 provides sufficient control to ensure development respects and protects District's GB.	Noted.
DM471	F Marshall	The Sevenoaks Society	Support approach	Support principle of GB. Do not agree in commercial re-use being prioritised above residential. Notice lack of reference to other key designations	Noted. The Core Strategy stated that reuse for economic development purposes should take priority over residential.
DM485	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach	Support but Policy GB3B should be added to list of Local Plan policies to be replaced by this policy in accordance with Appendix 2.	Appendix 2 already sets out this policy will replace GB3B.
DM95	Alison de Jager	Ash-cum-Ridley Parish Council	Support approach subject to changes	The Policy provides sufficient control but may encourage retention of semi-derelict buildings that would be better substantially improved or replaced	Noted. The Council feel policy is suitably worded to ensure that priority is given to reuse or buildings over replacement.
DM117	Tracy Godden	Clerk Dunton Green Parish Council	Support approach subject to changes	It may encourage retention of semi-derelict buildings that would be better substantially improved or replaced. This policy may be too restrictive and, rather than retaining character of area, will result in derelict buildings harming character of area.	
DM258	Holly Ivaldi	Clerk Eynsford Parish Council	Support approach subject to changes	Leisure or community activities that do not alter external appearance should be considered ahead of residential. Priority given to conversion to agricultural use to prevent speculative building for non-viable uses. Permission should be subject to boundary treatments not affecting openness of GB. Traffic/traffic movements must be taken into account Proliferation of such conversions that cause increased density should also be taken into account. It is necessary for developer to demonstrate that likely traffic movement and size of vehicles from business use is appropriate to local roads and area.	Where possible leisure and community facilities should be prioritised within most sustainable locations within settlements. All other comments are noted.
DM316	Adrian	Ark Projects	Support	Criteria of saved Policy EP13 should be incorporated within	Noted.

	Standing	Limited	approach subject to changes	proposed GB SPD.	
<u>DM391</u>	Jennifer Bate	Kent Downs AONB	Support approach subject to changes	This policy is also applicable to buildings within AONB	Whilst AONB is a national designation it is not an absolute constraint and has different objectives to GB policy, which places emphasis on openness above all else.
<u>DM484</u>	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach subject to changes	The first and second sentences should be re-worded as follows: "National and local policies controlling development in countryside apply with equal force in GB. However, there is a strong presumption against development within GB, and it will only be accepted in very exceptional circumstances."	Noted.
Minor GB Boundary Amendments					
<u>DM106</u>	Christina Wilton	Brasted Parish Council	Object to approach or wording	The phrase "where land no longer contributes to GB" is dangerously loose.	The commitment to considering minor GB amendments was established through Core Strategy, where it was clearly identified that these relate to minor GB anomalies and not release for development purposes.
<u>DM118</u>	Tracy Godden	Clerk Dunton Green Parish Council	Object to approach or wording	Under what circumstances would land be deemed to 'no longer contribute to GB? Land becoming derelict is indicated as not being sufficient reason	
<u>DM19</u>	Thomas Rand		Support approach	In some cases GB is over protected as in case of small plots adjoining boundaries. Minor adjustment to Boundaries would encourage land owners to enhance and recycle derelict land.	
<u>DM35</u>	Alice de la Rue		Object to approach or wording	Are not aware that there have ever been any amendments to GB boundary to accommodate sites for Gypsies or Travellers in any part of country, yet there have been many such alterations to accommodate mainstream housing	Gypsy and Traveller accommodation will be subject to future consultation.
<u>DM412</u>	Janice Butler	Leigh Parish Council	Support approach	Ensure Sevenoaks District Council's procedures for amendments facilitate consultation with Parish Councils and neighbours.	Any GB amendments proposed will be subject to statutory consultation through publication stage of production.
<u>DM30</u>	Leslie		Support	There remains a real need for housing in particular Social	The site is a redundant nursery.

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	Robis		<p>approach subject to changes</p>	<p>Housing and purpose built Retirement Homes</p> <p>In Swanley/Hextable there are 2 sites which if developed would improve street scene not affect GB and if designated for local need, provide much needed local housing. These sites are old now defunct nursery land.</p> <p>Corner of New Barn Road and Swanley Lane at Five Wents. It would not affect green wedge separating Hextable from Swanley and would clean up boundary of residential land. Development would not form a precedents as two sites are not surrounded by GB or agricultural land. If developed would form an integral part of local community, particularly if developed specifically for defined local need including a much needed health clinic.</p>	<p>The land in question continues to play a role in fulfilling the objectives of GB as defined in the NPPF, providing a Green Wedge between Swanley and Hextable. The separation between the two settlements is narrow at this point.</p> <p>A minor GB amendment would not be appropriate in this instance. Site is in the green belt and therefore does not meet the criteria for allocation for development</p>
<p>DM31</p>	Leslie Robis		<p>Support approach subject to changes</p>	<p>There remains a real need for Social Housing and purpose built Retirement Homes.</p> <p>In Swanley/Hextable there are 2 sites which if developed would improve street scene not affect GB and if designated for local need, provide much needed local housing. These sites are old now defunct nursery land.</p> <p>College Road, Hextable following severe damage to glasshouses this is no longer viable. It could be incorporated into village envelope with new boundary separating it from industrial land. Development would not form a precedent as two sites are not surrounded by GB or agricultural land. If developed would form an integral part of local community, particularly if developed specifically for defined local need including a much needed health clinic.</p>	
<p>DM42</p>	John Sparrow	Matthew Blythin DHA Planning	<p>Support approach subject to changes</p>	<p>Propose a minor amendment to boundary south of Parkfield on Wildernesse Estate, Sevenoaks, to form a straight line along boundary of golf course.</p>	<p>The areas of land in question continue to play a role in fulfilling objectives of GB as defined in the NPPF. The existing GB boundaries are defined by physical features.</p>

DM105	Sawyers Park Homes	Mark Batchelor Robinson Escott Planning	Support approach subject to changes	Minor Boundary Amendment of West Kingsdown to include "The Bungalow, London Road, West Kingsdown".	No exceptional circumstances are apparent that would warrant an amendment to the GB boundary. The changes are of a significant scale and as such could not be defined as anomalies.
DM282	Barbara Ayres		Support approach subject to changes	Hextable Parish Council Complex . The small piece of land lies right on edge of GB and is completely surrounded by development, with Crawfords on one side and parish complex on other sides, which is not needed and not used. This area could accommodate a small detached house 'completing close' 3 options proposed Take site from GB. Take parish complex site containing development out of GB. Leave all site in GB including small plot and submit a planning application for a residential unit.	
DM103	Mark Batchelor	Robinson Escott Planning	Support approach subject to changes	Minor Amendment to Halstead Village to embrace Deer Leap Stud Farm, all buildings within Warren Court as well as Warren Court Farmhouse.	This site was previously allocated for employment use in the Sevenoaks District Local Plan (2000) and was carried forward in the 2010 Allocations consultation, which proposed the continued allocation of this site for employment use, as recommended by the Council's ELR. Warren Court Farm is an unusual site in planning policy terms, in that it is located within the Metropolitan Green Belt, but it is also an identified employment site with an allocation that allows for further employment development. It is the only identified employment site in the district (other than the Major Developed Sites) that is within the Green Belt, and is therefore a historic anomaly. The site is one of five identified in the ELR as being of poor/very poor quality. Warren Court is the only one of the five poor/very poor quality employment sites that has not been redeveloped or re-allocated for residential/mixed-use. The Council's recent ELR update (2011) indicates that there is no requirement for additional office space and a reduction in the need for industrial space (-2.3ha). Therefore, there is not now considered to be a need to continue to safeguard this

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					<p>remaining poor quality employment site.</p> <p>The Council has proposed that this site be reallocated for residential development, with a concurrent amendment of the green belt boundary to bring this site within the village envelope. The recommendation is based on the fact that the revised allocation would result in the regeneration of an existing poor quality commercial site without having an adverse impact upon the character and openness of the Green belt. The level of built development on the site, its location adjacent to the village envelope and its poor environmental quality, combined with the fact that the site is an anomaly being the only allocated employment site in the greenbelt (except for designated Major Developed Sites), all contribute to the exceptional circumstances that justify an amendment to the settlement boundary.</p> <p>The land to the north at Deer Leap Stud Farm is a separate site where there is no apparent justification for an amendment to the Green belt boundary or for development for housing.</p>
<p>DM182</p>	<p>Mr A Lee and Ms Ackleton</p>		<p>Support approach subject to changes</p>	<p>Fiveways Nursery (North) and Fiveways Nursery (South) Swanley Lane, Swanley (1.19 hectares)</p> <p>The pattern of development across this site is more closely related to pattern of development in adjacent settlement of Swanley than in land beyond site boundaries that is predominantly open. The uses and activity within site has a functional relationship to settlement because all access into and out of site takes place through settlement of Swanley.</p> <p>A substantial gap of open land will remain that will separate Hextable from edge of Swanley and prevent neighbouring settlements from merging into one another.</p> <p>This area of land no longer fulfils fundamental aim of GB that is to retain openness of land because it is already built</p>	<p>The site is a redundant nursery.</p> <p>The land in question continues to play a role in fulfilling the objectives of GB as defined in the NPPF, providing a Green Wedge between Swanley and Hextable. The separation between the two settlements is narrow at this point.</p> <p>A minor GB amendment would not be appropriate in this instance.</p>

<p>DM216</p>	<p>P Brazier</p>			<p>up. The Inspector in his report into Sevenoaks District Local Plan recommended that GB boundary should be redefined as suggested in this representation. However, at time Inspectors decisions were not mandatory and SDC decided not to accept recommendation.</p> <p>Land north of New Barn Road, Swanley. It is bounded by New Barn Road to north, New Barn Park to west, and a derelict Nursery and housing developed to east and south. It is for most part undeveloped with buildings contained to northern end of Veitchii Nursery comprising a detached cottage and range of buildings in employment use. The undeveloped part of site is not in productive use and suffers from fly tipping and unauthorised access to detriment of visual amenities of area.</p> <p>The proposal is to utilise site as a crematorium, garden of remembrance and extension to New Barn Park. There is an under provision of burial space and gardens of remembrance in Swanley area, and there is a growing requirement locally for a crematorium. The proposal would meet a local need and is situated in a sustainable location thereby reducing need to travel. The extension to New Barn Park would augment a popular community facility and would bring into public control a significant area of land between Swanley and Hextable. With careful consideration to access design, massing and location of a crematorium together with associated landscaping, it is contended 'green wedge' between Swanley and Hextable would be preserved. The local need and provision of public open space would amount to very special circumstances for allocation of uses in LDF, in an area otherwise designated as GB.</p>	<p>The land in question continues to play a role in fulfilling the objectives of GB as defined in the NPPF, providing a Green Wedge between Swanley and Hextable. The separation between the two settlements is narrow at this point. A minor GB amendment would not be appropriate in this instance.</p> <p>The use of land for cemeteries is not necessarily inappropriate development in the greenbelt and any applications will be considered via the development management process.</p>
<p>DM183</p>	<p>M Johnson</p>		<p>Support approach subject to changes</p>	<p>Hextable Development across this site is more closely related to pattern of development in adjacent settlement of Hextable than in land beyond site boundaries that is predominantly open. The uses and activity within site has a functional relationship to settlement because all access</p>	<p>The land in question continues to play a role in fulfilling objectives of GB as defined in the NPPF.</p> <p>The existing GB boundary is defined by physical features.</p>

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				<p>into and out of site takes place through settlement of Hextable. A significant part of site should now be regarded as previously developed land "Brown Field land. A substantial gap of open land will remain that will separate Hextable from edge of Swanley and prevent neighbouring settlements from merging into one another.</p> <p>This area of land no longer fulfils fundamental aim of GB that is to retain openness of land because it is already built up. It is also apparent that there are community lead needs for development e.g. new medical centre and sheltered housing that cannot be met within existing confines of settlement of Hextable. The release of this land from GB would provide for these development needs to be met without having to rely upon very special circumstances.</p>	<p>No exceptional circumstances are apparent that would warrant an amendment to GB boundary. The change is of a significant scale and as such could not be defined as an anomaly.</p>
<p>DM285</p>	<p>Tracy Lane</p>	<p>Parish Clerk Hextable Parish Council</p>	<p>Support approach subject to changes</p>	<p>Minor amendment at Hextable Parish Council.</p>	<p>The land in question continues to play a role in fulfilling objectives of GB as defined in the NPPF. No exceptional circumstances are apparent that would warrant an amendment to GB boundary. The change is not considered as an anomaly. The current green belt boundary in this area is clear and distinct along the footpath.</p> <p>Any proposal for a dwelling on this site, would need to demonstrate very special circumstances in line with the NPPF.</p>
<p>DM147 DM236</p>	<p>Cllr John Edwards-Winser Brenda Hambrook</p>	<p>Otford Parish Council</p>	<p>Support approach subject to changes</p>	<p>Otford Parish Council is planning to improve its car parking facilities and may wish to seek a Minor GB Amendment in order to introduce a Green car park area on village's Southern boundary.</p>	<p>Noted.</p>
<p>DM317</p>	<p>Mr and Mrs K Vizard</p>	<p>Adrian Standing Ark Projects Ltd</p>	<p>Support approach subject to changes</p>	<p>Minor Boundary Amendments Bartram Farm Estate Old Otford Road Sevenoaks</p>	<p>The site is in the Metropolitan Green Belt where there is a presumption against development. The Core Strategy sets out that Green belt land will not be released to meet development needs up until 2026. The release of the site for development would therefore be contrary to the NPPF and the Sevenoaks</p>

DM318	Brian Chandler	Adrian Standing Ark Projects Ltd	Support approach subject to changes	Minor Amendments College Road Nurseries College Road Hextable	<p>Core Strategy.</p> <p>Site is in the green belt and therefore does not meet the criteria for allocation for development.</p> <p>The site is in the Metropolitan Green Belt where there is a presumption against development. The Core Strategy sets out that Green belt land will not be released to meet development needs up until 2026. The release of the site for development would therefore be contrary to the NPPF and the Sevenoaks Core Strategy.</p> <p>The site is of a significant size and scale therefore the consideration as a minor GB amendment would not be appropriate.</p> <p>The land owner has demonstrated that the site is not viable for employment use during the Core Strategy period. As such the removal of the site from protected employment use complies with policy SP8.</p> <p>The land has since gained planning permission for mixed use.</p> <p>Core Strategy considered the inclusion of this land as a strategic reserve site to come forward in the latter part of the Core Strategy period, and only in the event that the Council cannot demonstrate a clear supply of housing land. The decision and approach was found sound by the independent Inspector at the Core Strategy Examination.</p> <p>The site is in GB where there is a presumption against development. The Core Strategy sets out that GB land will not be released to meet development needs up until 2026. The release of site for development would therefore be contrary to the Sevenoaks Core Strategy.</p> <p>There is a clearly and well defined GB boundary to Park Lane Kemsing and this site does not contain any development that reduces openness or implies that that this site does not uphold purposes of including land in GB. A minor GB amendment would not be appropriate in this instance.</p>
DM34	Leigh Family	Carter Planning Limited	Support approach subject to changes	Leighs Yard and Shefts Croft, Mill Hill, Edenbridge should be considered for residential development.	
DM404	Helen Milner	Network Rail	Support approach subject to changes	Promotion of Station Road Edenbridge	
DM319	P Cruickshank	Adrian Standing Ark Projects Ltd	Support approach subject to changes	Minor Boundary Amendments Land at Park Lane Kemsing	

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<p>DM47</p>	<p>J Hoad</p>	<p>Hartley Parish Council</p>	<p>Support approach subject to changes</p>	<p>The GB boundary at Billings Hill Shaw, Hartley, should be amended as agreed in previous SDLP.</p>	<p>This area was previously included within the green belt, until the adoption of the 1994 Swanley Planning Area Local Plan, when it was removed, although there is no written justification for this amendment. Representations were made by the Parish Council in relation to the subsequent Local Plan in 2000, requesting that the land at Billings Hill Shaw be included in the Green Belt. The Inspector commented at that time that the non-inclusion of the land in the Green Belt was an anomaly and that there was a clear case for its inclusion in the Green Belt to provide a rational and coherent boundary along the highways margin of Billings Hill Shaw. In the Inspector's view, the apparent error in the previously defined boundary (from 1994) provided justification for an amendment. Notwithstanding the Inspector's report, the Council maintained the existing boundary in the Local Plan (2000) but noted in the Plan that: <i>'the Council recognises the force of the Inspector's recommendation in respect of the land at Billings Hill Shaw. In particular the need to rectify two "apparent" (cartographical) errors made in 1984 and 1994 in the line of the Green Belt boundary. This would clearly incorporate this land within the Green Belt and re-establish the Hartley Village envelope at this point. The Council will, therefore, be proposing a change in the Green belt boundary to rectify this error at the earliest opportunity.'</i> The Council has reviewed the land in question, which is covered in trees and is clearly differentiated from the adjoining housing estate from which it is separated by a clearly defined boundary (Billings Hill Shaw road). The site is subject to a Tree Preservation Order, and the continuous strip of trees extends onto the land to the west of the site. The area to the west of the site is included within the Green Belt, and the site in question is of similar character to the land to the west. Its character reads more as part of the surrounding countryside than the developed area. It is considered that the highways margin of Billings Hill Shaw provides a rational and coherent Green Belt boundary. These considerations, together with the comments of the previous Local Plan Inspector who</p>
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					recommended that the site be included in the Green Belt and the Council's acceptance that the error would be rectified at the earliest opportunity, provide the exceptional circumstances to justify the amendment to the Green Belt in this location.
DM102	Clark's College Ltd	Mark Batchelor Robinson Escott Planning	Support approach subject to changes	Request for a small scale boundary amendment at Southdown House, High Street, Brasted as land does not contribute to purposes of GB and boundary cut across curtilages.	The land in question continues to play a role in fulfilling objectives of GB as defined in the NPPF. Whilst existing GB boundary is not defined by physical features, it is clear where built part of Brasted ends and open GB begins. Amendment of boundary as proposed would allow principle of development within currently open area altering character significantly (backland development). No exceptional circumstances are apparent that would warrant an amendment to GB boundary. The change is of a significant scale and as such could not be defined as an anomaly.
Major Developed Site Boundaries					
DM486	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach	If proposals are put forward, there should be a further round of targeted consultation with interested stakeholders before a decision is made on them. This should include Parish Councils, and CPRE.	Noted.
DM333	Armstrong (Kent) LLP	Christopher Hill GVA Grimley	Support approach subject to changes	Promoting amendment to Fort Halstead MDS boundary.	The MDS has been redrawn to take into account extent of site that is developed.
HOUSING AND RESIDENTIAL DEVELOPMENT					
Promoting Land for Housing					
DM226	Brenda Hambrook	Otford Parish Council	Object to approach or wording	Concern over effect of additional housing on small communities. Add criterion that any application for a new site development clearly establish that its effect will not be detrimental to sustainability of local community.	The call for housing sites included criteria that sites should be in conformity with Core Strategy.
DM276	Cooper	Robin	Object to	Supports approach (of DPD) subject to changes' as follows:	Response to Broom Hill.

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					(a) That site be included as a new housing allocation in merged Allocations and Development Management DPD. (b) That second bullet point parameter in table at para 5.1 of DPD be amended as follows: “The site is located within confines of an existing built settlement or on edge of a built up settlement and not within GB”. There are only very limited locations that could satisfy both ‘or’ provision and ‘and’ provision.				
<u>DM311</u>	Cooper Estates	Paul Watson Phillips Planning Services	Buchanan	approach or wording	Promotion of safeguarded land, early release proposed.				The Core Strategy sets out procedure for release of reserve land.
<u>DM104</u>	Mark Batchelor	Robinson Escott Planning		Support approach	Allocation of land to west of no.5 Mill Lane, Shoreham for housing. Already submitted during Allocation (Options) consultation.				The site is located within settlement confines of Shoreham, however main portion of site has been subject to a number of planning applications for residential development in recent years. There have also been 4 separate appeals (Most recently July 2011) dismissed following refusal of planning permission by Council. The main issues of concern surround this site are as follows: <ul style="list-style-type: none"> • Whether development would preserve or enhance character or appearance of Shoreham Mill Lane Conservation Area; • The effect on setting of adjacent and nearby listed buildings • The effect on living conditions of adjacent occupiers, in terms of loss of privacy, outlook, natural light and noise and disturbance; and • The effect on highway safety. Taking into consideration above issues, Council feel that site is best considered through detailed planning application process due to constraints that impact upon principle of development.
<u>DM307</u>	United House	Planning Potential Ltd		Support approach subject to changes	Continued promotion of United House for housing allocation				The site is included within pre submission draft for mixed use including housing.

DM334	Armstrong (Kent) LLP	Christopher Hill GVA Grimley	Support approach subject to changes	Support of Fort Halstead as a mixed use housing led allocation.	The site was considered for mixed use development allocation and rejected through Core Strategy process.
DM392	Jennifer Bate	Kent Downs AONB	Support approach subject to changes	Housing and residential development. The AONBs should be mentioned in this chapter. Para 5.1. Addenabling GB and AONBs to continue to be protected' Promoting Land for Housing. Wherever GB is mentioned AONB could also be added. AONB is not exempt from receiving planning applications! Therefore add to bullet point 2: '.... and not within GB or AONB'	First point noted. The AONB is not an absolute constraint that would prohibit well designed and suitable development. Notwithstanding call for sites will not be included within pre submission draft.
Policy H Residential Conversions					
DM251	Robinson Escott	Mark Batchelor Robinson Escott	Object to approach or wording	Objection to criteria a) being too restrictive.	The conversion for houses to flats cannot be achieved if a building is not structurally suitable for conversion.
DM20	Thomas Rand	Town Clerk Edenbridge	Support approach	Support	Noted.
DM80	Christine Lane	Town Council			
DM119	Tracy Godden	Clerk Dunton Green Parish Council			
DM293	J.L Phillips	Tandridge D Cl			
DM53	Trevor R Hall	Developer Contributions Manager Kent Police	Support approach subject to changes	Conversion of residential properties in to apartments usually leads to more vehicles being parked on highway, highway often already being congested. This impacts on emergency services responses to premises in vicinity. Recommends a further criterion: 'The proposal not increasing traffic congestion and on street vehicle parking in vicinity'	Criteria c) inserted to read ' c) Suitable parking and access arrangements could be achieved '.
DM149	Cllr John Edwards-		Support approach	Might be difficult to prove if development will produce a materially greater impact on openness of GB compared	Determining impact of development will be a role for Development Control team with each proposal judged on its

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	Winner		subject to changes	with what it is replacing. ANY application for a new development clearly establishes that its effect will not be detrimental to sustainability of local community	own merits.
DM413	Janice Butler	Leigh Parish Council	Support approach subject to changes	Add 'or significantly increase traffic flow along country lanes or roads without pavements'	
DM345	Hugh D'Alton	Sevenoaks Town Council	Support approach subject to changes	Point 5.4 should be amended to cover not just apartments, but developments where dwellings are split vertically. i.e. successful redevelopment of RUC hall in Hollybush Lane	Noted. Policy and supporting text amended to include subdivision as well as apartment conversion.
DM393	Jennifer Bate	Kent Downs AONB	Support approach subject to changes	This policy should also cover AONBs.	The AONB is not an absolute constraint that would prohibit well designed and suitable development.
DM488	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach subject to changes	Consider that reference to flood risk should be specifically included in Policy. Also, for clarity, reference to policies SC1, SC2 and SC3 should be included.	Flood risk is covered by National Planning Policy and as such does not need specific reference. Policies SC1, 2 (now EN1) and 3 (now EN2) relate to all development proposals and as such does not need specific reference.
<u>Policy H Limited Extensions or Outbuildings to Existing Dwellings in GB</u>					
DM37	Mike Tatham	Tatham Homes Ltd	Object to approach or wording	Each application should be treated on its merits and on its design to decide if it was an acceptable development in GB. Some schemes meet proposed criteria but are not acceptable and vice versa. Basements that are below ground level should not be included in volume or area calculation as they have no bearing on visual bulk of building and cannot possibly impact on GB. If there is a restriction it should be method currently used based on floor areas. Volumes can distort proposed	The policy has been substantially re worded please refer to document. The draft Green Belt policies now retain a floorspace (rather than volume) limit calculation, in conjunction with qualitative assessment criteria related to the scale and bulk of the resultant building, to capture the impact of the development on the Green Belt. Although a volume-based policy was considered to accurately reflect the impact of a proposal on the green belt, the practical problems of calculations when tested against real life examples, were considered to be

	<p>designs with acceptable volumes in planning terms for instance, incorporation of a flat roof extensions that may be out of character to existing.</p>			<p>prohibitive.</p> <p>The draft policies also retain a 50% floorspace figure, in that the size of any extension/replacement dwelling in the Green Belt, should not result in an increase of more than 50% above the floorspace of the original dwelling. This is as per the existing saved Local Plan policy, as the consultation feedback suggested that reducing this figure to 30% volume was too restrictive. There was also some debate during the consultation about whether the percentage figure should be removed from the policy, suggesting that this would increase flexibility and the opportunity to assess each development on its merits.</p> <p>However, it is held that the inclusion of a percentage figure in the policy provides a useful level of guidance for both those submitting and assessing development proposals. The policy makes it clear that the percentage criteria is considered to be secondary to good design and proposals that comply with the 50% rule will not necessarily be approved if the extension is poorly designed or overly intrusive in the Green Belt.</p> <p>Separate green belt policies have also been drafted on basements (GB2), outbuildings (GB3) and 'very special circumstances' dwellings (GB5) in order to provide further guidance in these areas. A Green Belt SPD will also be produced to assist the implementation of these policies.</p> <p>1 July 1948 relates to when TCPA came into effect. The 'resetting' of basedate would result in properties that have been developed up to their limits being given a new allowance and scope for development.</p>
<p>DM44</p>	<p>Objects to reduction in total volume of extensions or outbuildings to existing dwellings in GB, from 50% to 30%</p>	<p>Assistant Town Clerk Swanley Town Council</p>	<p>Christoph er Drake</p>	
<p>DM425</p>	<p>The Parish Council believes that existing Local Plan Policy H14B (2) which limits size of outbuildings to 40 square metres should be retained. The proposed change contained in Policy H2 could result in large buildings in open countryside, up to 30% of volume of an existing house, which could be substantial.</p>	<p>Clerk Seal Parish Council</p>	<p>Lorna Talbot</p>	
<p>DM132</p>	<p>30% Volume more complicated to calculate than 50% floor-space. Does this include non-habitable roof spaces?</p>	<p>Clerk Halstead Parish Council</p>	<p>Gillian King Scott</p>	
<p>DM186</p>	<p>The base line for consideration of an Original dwelling is 1948 when aspirations were very different from today, by restricting increases to 30% of what existed in 1948 there is a danger that it is merely perpetuating social inequalities.</p> <p>The volume calculation based on such a distant date will add to arguments between Council and applicants and appeals. The choice of volume is a retrograde step. If volume is used horizon date or base date for operation of Policy should be much more recent e.g. 2000 from which time it will be possible to use reliable sources to determine volume that existed at that date by use of modern aerial photography, better quality sources of information. If not then it is appropriate to retain floor space as basis on which calculations should be made.</p> <p>The Policy should be related to what can be undertaken using Permitted Development Rights that have been changed recently. It is likely that this Policy will offer less</p>	<p>Graham Simpkin Planning</p>	<p>Graham Simpkin</p>	

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<p>than can be built using Permitted Development Rights. The Government makes no distinction between development in GB areas and those elsewhere (apart from certain protected areas) for use of P D Rights.</p> <p>It is also noted that GPDO has moved away from volume limits to specific criteria and therefore proposed DPD Policy H2 seems to be going in opposite direction.</p>				
<p>Proposed policy H2 is not a replacement for existing policy H14B which relates to outbuildings in AONB. There should be a new policy covering criteria contained in H14B, i.e. total gross floor area of 40sqm, building being single storey, 30% increase in volume, design and siting and fact that outbuildings will not be permitted within curtilages of buildings converted to dwellings.</p> <p>The change from 50% floor space to 30% volume could be a positive approach provided some height restriction is introduced . There is no case for allowing proportionally larger extensions to smaller properties. Smaller dwellings provide accommodation for those of lesser means. The policy also helps to protect countryside from urbanising effect of increasing numbers of large properties.</p>	<p>Object to approach or wording</p>	<p>West Kingsdown Parish Council</p>	<p>Lynda Harrison</p>	<p>DM194</p>
<p>The volume-based figure of 30%, is likely to create applications for extensions upwards, resulting in to street scene and create additional overlooking of neighbouring properties to detriment of amenity of residents.</p>	<p>Object to approach or wording</p>	<p>Kemsing Parish Council</p>	<p>Y Tredoux</p>	<p>DM213</p>
<p>Recommend retention of 50% rule. Proportionately larger extensions to smaller properties should only be allowed when there is proven justifiable need.</p>	<p>Object to approach or wording</p>	<p>Otford Parish Council</p>	<p>Brenda Hambrook</p>	<p>DM227</p>
<p>Policy text should reflect text contained in GPDO with regards to ancillary uses; PPG2 allows limited extension of dwellings in GB and should not be subject to individuals circumstances; Cannot identify any valid reason why current policy should</p>	<p>Object to approach or wording</p>	<p>Mark Batchelor Robinson Escott</p>	<p>Robinson Escott</p>	<p>DM263</p>

DM295	Hobson				be changed. Basements don't impact upon GB openness reference should be deleted.
DM346	Hugh D'Alton	Sevenoaks Town Council		Object to approach or wording	It would be beneficial for small houses to be allowed a greater scope. Suggest adding to clause b) at end of sentence "or exceed 120 m3, whichever is larger"
DM414	Janice Butler	Leigh Parish Council		Object to approach or wording	A reduction to a 30% floorspace allowance is too drastic and would prefer to see higher percentage allowed. There is a case for allowing proportionately larger extensions to smaller properties when properties are under 1200-1400sq ft size range.
DM453	Naomi Wolfe	Eynsford Parish Council		Object to approach or wording	Unsure of rationale behind suggestion of 30% of original volume and therefore suggest 50% of volume is retained, particularly in relation to smaller dwellings. Difficult if not impossible to assess applications using these criteria. Clarification is needed as to whether proximity of outbuildings as well as whether things like tennis courts and swimming pools would count in calculations.
DM473	L Moss	Fawkham Parish Council		Object to approach or wording	Detailed Objection to Policy H2.
DM287	Tracy Lane	Clerk Hextable Parish Council		Object to approach or wording	Believe change in approach is confusing for some applicants. The 50% rule should be kept
DM21	Thomas Rand			Support approach subject to changes	The extensions allowed should be same for every property
DM489	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)		Object to approach or wording	30% doesn't seem unreasonable, would prefer to see an approach that does not set limits. Refer to para 3.6 of PPG2 and draft NPPF proposes to keep same approach and same wording.

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	Y Tredoux	Kemsing Parish Council	Support approach	<p>The standard floor area or volume approach seeks to provide control and certainty by limiting size of extensions, but makes it difficult to refuse anything that is at absolute limit people inevitably will push to limits of what they are allowed.</p> <p>There is also issue of permitted development rights, and how (and if) this is taken into account. Whilst proposed Policy H2 in regard to extensions explicitly says that 30% volume figure includes any previous extensions and outbuildings, what is situation where original house has not had any extensions and is in its original form? If owner achieves permission for a 30% increase will Council automatically remove permitted development rights for any further extensions? This is an option Council has and would be relatively straightforward in this clear cut situation, but it is more difficult if owner only applies for a 20% extension. What would (can) Council do about controlling permitted development rights in this instance to ensure only 30% overall? It makes for a rather complicated, and potentially confrontational, approach.</p> <p>The policies should not actually set any size limit but each case should be considered on its merits against general advice of PPG2/the NPPF – that extensions do not result in ‘disproportionate additions’ and that replacements are not ‘materially larger’. This wording should be included in policy (or at least supporting text), whilst other proposed criteria would remain relevant (and perhaps could be added to). This will enable Council to consider each proposal individually and, where considered appropriate, not accept even 30%.</p>
DM214	Alison de Jager	Ash-cum-Ridley Parish	Support approach	<p>Agree that there is a case for allowing proportionately larger extensions to smaller properties.</p> <p>There is a case for allowing proportionately larger extensions to smaller properties, but for larger properties, maximum</p>

					extension should be less than 30%.	
DM107	Christina Wilton	Brasted Parish Council	Support approach subject to changes	Support approach subject to changes	Changing from floorspace to volume will make calculations more difficult. Introduce a reducing sliding scale according to original size of property, possibly starting at a higher percentage.	
DM151	Cllr Edwards-Winser		Support approach	Support approach	Volume is a lot easier to consider than area. Should there be a cut-off date included? ie 30% volume at date built or as at 1947. No reason for proportionately larger extensions for smaller properties unless there is proven justifiable need	
DM294	J.L Phillips	Tandridge D C	Support approach	Support approach	Support	Noted.
DM81	Christine Lane	Town Clerk Edenbridge Town Council	Support approach subject to changes	Support approach subject to changes	Concern over case for including basements, suggest if they don't have separate entrances and are no habitable space they should not be included.	Not counting basements in initial calculation would result in potential for vast amounts of development underground.
DM436	Angela Howells	Clerk Westerham Parish Council	Object to approach or wording	Object to approach or wording	Seeks confirmation of detailed interpretations.	As set out in draft DPD a Supplementary Planning Document will accompany pre submission draft of document providing detailed interpretations.
DM245	James Tagg		Object to approach or wording	Object to approach or wording	On Environmental Grounds - shortage of housing (often done by relaxing Greenbelt restrictions) on Socioeconomic Grounds- The scheme will reduce increase in habitable area within countryside. On Design and Heritage Grounds.- The proposal will result in building schemes that maximize utility of space within new restrictions.	The Core Strategy has established that GB will be protected and that development needs can be met within urban confines.
DM260	Holly Ivaldi	Clerk Eynsford Parish Council	Support approach subject to changes	Support approach subject to changes	Do all outbuildings count in calculation? Serious concerns that PCs will find it difficult to assess applications.	Noted.
DM358	Andrew Michaelid		Support approach	Support approach	Support change to policy- will be better at capturing real impact of extensions in comparison to existing 50%	Noted.

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		es		subject to changes	floorspace limit. Believe existing limit on outbuildings for dwellings in GB of 40 square metres should be retained.
Policy H Replacement Dwellings in GB					
<u>DM138</u>	Mike Tatham	Tatham Homes Ltd	Object to approach or wording	<p>Each application should be treated on its merits and on its design to decide if it was an acceptable development in GB. Some schemes meet proposed criteria but are not acceptable and vice versa.</p> <p>Basements that are below ground level should not be included in volume or area calculation as they have no bearing on visual bulk of building and cannot possibly impact on GB.</p> <p>If there is a restriction it should be method currently used based on floor areas. Volumes can distort proposed designs with acceptable volumes in planning terms for instance, incorporation of a flat roof extensions that may be out of character to existing.</p>	<p>The policy and supporting text have been redrafted. Please see document.</p> <p>See response related to Policy on 'Limited Extensions or Outbuildings to Existing Dwellings in GB' above.</p>
<u>DM101</u>	Timothy Ball	JHD Architects	Object to approach or wording	<p>Proposed changes will reduce potential for well designed and energy efficient dwellings. The policy should be more flexible to allow good design, percentage will result in some schemes that are too large and others rejected. Change to volume may affect good architecture, non habitable basement areas should not be included.</p> <p>Suggest using gross internal floor area instead as this directly relates to occupancy of both existing and replacement house.</p>	
<u>DM133</u>	Gillian King Scott	Clerk Halstead Parish Council	Object to approach or wording	<p>30% Volume more complicated to calculate than 50% floor-space. Does this include non-habitable roof spaces?</p>	
<u>DM190</u>	Graham Simpkin	Graham Simpkin Planning	Object to approach or wording	<p>Difficulties will arise for calculating historic volumes dating back to 1948.</p> <p>Basements wholly underground have no bearing upon</p>	

				<p>“openness” of GB and therefore should be excluded from calculations relating to volume. Should refer to circumstances where it is proposed to replace a dwelling that has already been extended in excess of new policy i.e. where it has been extended by previous Policy allowance of 50%.</p> <p>The policy should therefore state categorically that replacements on a like for like basis where parameters of policy are already exceeded will be acceptable.</p>	
DM273	Robinson Escott	Mark Batchelor Robinson Escott	Object to approach or wording	<p>Para 5.21 seems to suggest that dwellings in GB can only be replaced if existing house is at end of its useful life.</p>	
DM297	Hobson		Object to approach or wording	Beneficial to GB communities to be allowed a greater scope. Suggest adding to clause b) at end of sentence "or exceed 120 m3, whichever is larger"	
DM454	Naomi Wolfe	Eynsford Parish Council	Object to approach or wording	<p>Policy H3 - First sentence should end '...are met.' Same requirements regarding 30% rule apply. Any alternative site on plot should be no more detrimental to GB than existing building and preferably less detrimental.</p>	
DM153	Cllr John Edwards- Winser		Support approach subject to changes	<p>(d) should be regarded sympathetically if it is self-build. The change from 50% area to 30% volume is positive as it is easier to assess</p>	
DM196	Lynda Harrison	Clerk West Kingsdown Parish Council	Support approach subject to changes	There needs to be a para explaining meaning of " original ", The change 50% floor space to 30% volume could be a positive approach some height restriction is introduced into it. The word "consider" should be removed from penultimate para of policy H3	
DM490	Brian Lloyd	CPRE Protect Kent (Sevenoaks	Object to approach or wording	See summary for DM489	

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DM22	Thomas Rand Christine Lane Alison de Jager Tracy Godden J.L Phillips	Town Clerk Edenbridge Town Council Ash-cum- Ridley Parish Council Clerk Dunton Green Parish Council Tandridge D C	Support approach	Support	Noted.
DM82					
DM97					
DM120					
DM296					
DM54	Trevor R Hall	Developer Contributions Manager Kent Police	Support approach subject to changes	Much of highway within GB comprises narrow lanes, etc. emergency vehicles may encounter obstructions delaying attendance. Recommends inclusion of: 'The proposal does not increase traffic congestion and on street vehicle parking in vicinity'.	Noted.
DM261	Holly Ivaldi	Clerk Eynsford Parish Council	Support approach subject to changes	Same comments as for Policy H2. "are met" instead of "is met". Any alternative site on plot should be no more detrimental to GB than existing building and preferably less detrimental.	Noted.
DM394 DM395 DM397	Jennifer Bate	Kent Downs AONB	Support approach subject to changes	Para 5.11 This paragraph should relate to GBs and AONBs HS2 should be amended to relate to AONBs. These are issues common to GB and AONBs Para 5.21 This applies equally to AONBs These are issues common to GB and AONBs Should apply also AONBs.	The AONB is not an absolute constraint that would prohibit well designed and suitable development and AONB is set within a different planning policy context to GB.
DM437	Angela Howells	Clerk Westerham Parish Council	Support approach subject to changes	Concerns - requires confirmation of no greater impact as a result of changes.	Assessing impact will be central responsibility of Development Control team.
Policy H Re – Use and Protection of Existing Housing Stock					
DM252	Simon	Planning	Object to	Additional wording is required to ensure that	The policy and supporting text is clear that proposals for a net

	McFarlane	Issues	approach or wording	redevelopment that leads to a net increase in housing is permitted provided it meets with other policy objectives.	increase in housing will be subject to detailed housing policies.
DM274	Robinson Escott	Mark Batchelor Robinson Escott	Object to approach or wording	Policy H4 relates to "residential housing". If it is housing it must be residential so more careful wording is required.	Noted.
DM23	Thomas Rand	Developer Contributions Manager Kent Police	Support approach	Support	Noted.
DM55	Trevor R Hall				
DM83	Christine Lane	Town Clerk Edenbridge Town Council			
DM98	Alison de Jager	Ash-cum- Ridley Parish Council			
DM121	Tracy Godden	Clerk Dunton Green Parish Council			
DM162	Cllr Edwards-	Sevenoaks Town Council			
DM347	Winser Hugh D'Alton				
Policy H New Residential Care Homes					
DM7	McCarthy and Stone Retireme nt Lifestyles Ltd	The Planning Bureau Ltd	Object to approach or wording	<p>The background research guiding emerging policies makes it very clear that District will experience a very significant ageing of population with over 65s representing a much greater proportion of total.</p> <p>Therefore there should be greater emphasis whether within Policy H5 or a separate policy to actively support housing for older population. There are different ways in which potential older population will wish to be housed and not just within traditional family Houses or care homes. An holistic approach should be taken in policy terms to ensure</p>	<p>The Policy on New Residential Care Homes (previously Policy H5) has been deleted since it was worded as a negative policy that sought to restrict the location of these uses.</p> <p>The Council strongly supports the provision of housing to meet the requirements of people in special need of help or supervision where they are fully integrated into existing communities and located in sustainable locations. The housing allocations proforma at Appendix 3 of the DPD now identify sites that are particularly suitable for housing specifically designed for older people (including those with special needs).</p>

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DM24	Thomas Rand			that there is a more positive approach to likes of Owner Occupied Retirement Housing. Criterion a) should only say with good access to public transport services and community facilities. There should be a policy on warden controlled homes. The policy should allow for more use of disused nurseries sites in GB for warden controlled homes
DM259	Simon McFarlane	Planner Planning Issues		Policy should be widened to include all forms of specialist accommodation specifically including C3 residential Category II Sheltered Housing.
DM283	Robinson Escott	Mark Batchelor Robinson Escott		Criterion (b) of policy refers to "defensible amenity space" but it is unclear what this means.
DM312	Cooper Estates	Phillips Planning Services		Taken a negative slant.
DM163	Cllr Edwards-Winser		Support approach	Support
DM33	Leigh Family	Carter Planning Limited		Reference to need to control concentration of accommodation to protect character of an area could be interpreted too rigidly and should not be based purely on proximity. For example sites could be adjacent but with access onto different roads, therefore there is unlikely to be cumulative adverse impact
DM84	Christine Lane	Town Clerk Edenbridge Town Council		How will undue noise and disturbance' be judged? Residential units by their nature tend to be fairly large and could therefore always be seen as causing undue noise and disturbance. If may be necessary for a policy on C2a institutions to be considered to ensure security issues have been addressed.

DM198	Lynda Harrison	Clerk West Kingsdown Parish Council	To prevent future changes of use that, whilst still under C2, could result in noise and disturbance to surrounding residents, a further criteria should be applied to policy H5, that restricts planning permission to that shown on application.		
DM264	Holly Ivaldi	Clerk Eynsford Parish Council	The 30% rule should apply here too.		
Policy H Siting of Caravan and Mobile Homes					
DM25	Thomas Rand		Add "Mobile homes and caravans will only be allowed for duration for new build and should be removed on completion of any build"	Object to approach or wording	The comments relate to proposals that are Permitted Development and as such are not within scope of this policy.
DM99	Alison de Jager	Ash-cum-Ridley Parish Council	The policy does not provide sufficient criteria to control mobile home development, there is no justification for using this policy for any permanent consent and should be restricted to temporary consent. Applications for permanent location should be dealt with through a planning application adhering to local planning policy. The Criteria regarding mobile homes should be more defined and policy limited to temporary permission as in 5.39.	Object to approach or wording	The supporting text within the Housing within Urban Confines section states explicitly that "Within existing built confines all proposals for new or replacement dwellings will be assessed against the design, amenity, safety and environmental principles set out in Policies SC1, EN1 and EN2. Proposals for the temporary or permanent location of a mobile home or caravan in the confines of an existing settlement will be considered in the same manner as a new permanent dwelling."
DM164 DM228	Cllr Edwards-Winser Brenda Hambrook	Otford Parish Council	Include following Only be a temporary residence on site for limited/seasonal agricultural use. To prevent any farmer to open a caravan park on his field all year. They should be inconspicuously sited as much as possible within landscape.	Object to approach or wording	The policy is explicit that stationing of mobile homes will be for agricultural or forestry purposes only and as such use for a caravan park would require detailed planning permission.
DM199	Lynda Harrison	Clerk West Kingsdown Parish Council	Does not provide sufficient criteria to control mobile home development. In order to provide proper control wording of policies H19, H17 and H16 of SDLP should be included as criteria under new policy H6.	Object to approach or wording	The Council feel that policy is adequately worded as stands.
DM265	Holly Ivaldi	Clerk Eynsford Parish Council	Policy too restrictive. Non-residential leisure caravans should be allowed for. There should be a time limit for	Object to approach	The policy refers to caravans as a whole and not with reference to a specific use. Proposals for leisure use should

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				or wording	completion of construction associated with a temporary caravan	be subject to policies contained within Leisure and Tourism chapter of document. The temporary stationing of a mobile home during construction works is permitted development and as such a time limit cannot be imposed.
DM284	Mark Batchelor	Robinson Escott	Object to approach or wording	There is no cross-reference to annex to PPS7. In relation to criterion (a), feel that policy should also include reference to equestrian activities.		
DM396	Jennifer Bate	Kent Downs AONB	Object to approach or wording	This applies equally to AONBs These are issues common to GB and AONBs		The AONB is not an absolute constraint that would prohibit well designed and suitable development and AONB is set within a different planning policy context to GB.
DM415	Janice Butler	Leigh Parish Council	Object to approach or wording	Incorporate point from paragraph 5.35 above about subsequent changed use leading to detrimental impact on local surrounding.		Noted "environmental and local amenity considerations" added to b).
DM455	Naomi Wolfe	Eynsford Parish Council	Object to approach or wording	Policy H5 - The 30% rule should apply here too. Para 5.39 - There should be a time limit for completion of construction associated with a temporary caravan. Policy H6 - This would appear to prevent you parking a leisure caravan, not used for residential purposes, on your driveway.		Proposals for C2 care homes in GB will be resisted and as such 30% rule is not required. The temporary stationing of a mobile home during construction works is permitted development and as such a time limit cannot be imposed. Under planning law, householders can park caravans in their gardens or driveways indefinitely, provided that no material change of use of land occurs.
DM85 DM122	Christine Lane Tracy Godden	Town Clerk Edenbridge Town Council Clerk Dunton Green Parish Council	Support approach	Support		Noted.
DM430	Jennifer Wilson	Environmenta l Agency	Support approach subject to changes	It should be made clear mobile homes are classed as 'Highly Vulnerable' and will not be permitted in flood risk areas.		Noted.

DM438	Angela Howells	Clerk Parish Council Westerham	Support approach subject to changes	a) Once a caravan or mobile home has been granted permission in GB. Seek regular checks that there is a continuing need for this and that there is a viable agricultural or forestry activity actually taking place on this site. Within criterion a) there needs to be reference to removal of a mobile home/caravan when need for it has gone. This should also be addressed in paragraph 5.38.	Noted. Agreed. However this is a matter that will be dealt with through conditions on any planning application and through enforcement if required.
DM491	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach subject to changes		
<u>Promoting Land for Gypsy and Traveller and Travelling Show People Accommodation</u>					
DM26	Thomas Rand		Object to approach or wording	No more Gypsies because we already have enough legal and illegal sites in Sevenoaks District	The Council considers that Gypsy and Traveller Accommodation Assessment, carried out in 2006, is out of date and does not form an appropriate basis for developing planning policy to 2026. It commissioned a new Gypsy, Traveller and Travelling Showperson Accommodation Needs Assessment. This document will form evidence base for separate Gypsy and Traveller Plan, which Council aims to consult on in 2013.
DM36	Alice de la Rue		Object to approach or wording	Whilst national planning policy on Gypsy and Traveller accommodation is currently under review, this should not be an opportunity for further delay of appropriate provision of accommodation. The facts have not changed there is a shortage of this specialist accommodation type. Should adopt pitch targets in Partial Review and turn focus to delivery, an approach supported by current and emerging national policy. Support cross-boundary working, but this should not be seen as an opportunity to delay progress, and should not be used as an excuse by a local authority to try to avoid making appropriate provision in their area.	
DM134	Gillian King Scott	Clerk Halstead Parish Council	Object to approach or wording	Inviting land owners to promote their land for gypsy and travellers sites will encourage landowners to sell to travellers and there will be large increase of GB sites	Existing national policy (Planning for Traveller Sites) sets out that non GB locations should be favoured but allows for minor amendments to GB to meet specific needs for Gypsy and Traveller sites. Policy SP6 of Core Strategy reflects this approach.
DM456	Naomi Wolfe	Eynsford Parish Council	Object to approach or wording	Any development in GB should be subject to same rules as for anybody else. There should be no special treatment as this would be inequitable.	
DM266	Holly Ivaldi	Clerk Eynsford Parish Council	Support approach	Any development in GB should be subject to same rules as for anybody else.	

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			subject to changes			
DM369	Paul Crick	Environment and Planning Kent County Council	Support approach subject to changes	Will provide some comfort to councils that Traveller sites really are recognised as inappropriate development in GB. Applications from Travellers for development in GB should be dealt with in exactly same way as applications from members of settled community. Retrospective applications should not be treated any differently. This should be reflected in this document.		
DM439	Angela Howells	Clerk Westerham Parish Council	Support approach subject to changes	Planning policy for gypsy and traveller sites should be same as that for other forms of housing, in interest of fairness and equality of treatment between travellers and others.		
DM156 DM123	Trevor R Hall Tracy Godden	Developer Contributions Manager Kent Police Dunton Green Parish Council	Support approach	Support		Noted.
DM398	Jennifer Bate	Kent Downs AONB	Support approach subject to changes	This applies equally to AONBs These are issues common to GB and AONBs The following should be added to green box: Development of sites within AONBs are considered inappropriate development.		The AONB is not an absolute constraint that would prohibit well designed and suitable development and AONB is set within a different planning policy context to GB.
TRAVEL AND TRANSPORT						
Policy T1 Mitigating Travel Impact						
	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Object to approach or wording	Disagree that this replaces Local Plan policies T8, T9 & T10. It is difficult to see how this can be as Local Plan policies cover a different policy topic. It also conflicts with Appendix 2.		Policy T1 is intended to consider transport impacts of development in a more holistic way than previous Local Plan policies. SDC do not see need for direct replacements for policies T8, T9 & T10. Kent County Council, who are the Local Transport Authority, have not objected to loss of these policies.

	Cllr Edwards-Winser Brenda Hambrook	Offord Parish Council	Object to approach or wording	Amend wording of second Paragraph: From "This may mean.." to "This requires..." Does not have sufficient weight to mitigate travel impact. There must be a clear policy of promoting walkways and footpaths and defined introduction of independent or combined cycle routes within district.	Change is not agreed. Not all development will result in adverse transport impacts that require mitigation.
	John Lister	Natural England	Object to approach or wording	Paragraph 6.2 makes reference to health benefits of walking and cycling, however Policy T1 makes no reference to these modes	Core Strategy Policy SP2 seeks improvements to facilities for cycling and walking as a means of reducing reliance on travel by car. It provides the strategic context for this policy.
	Derek Johnson	Clerk Chevening Parish Council	Object to approach or wording	The proposals as drafted do not have sufficient weight or substance. A policy is needed to protect Air Quality, particularly from extra traffic resulting from development.	Core Strategy Policy SP2 seeks to prevent unmitigated negative impacts of development on air quality.
	Naomi Wolfe	Eynsford Parish Council	Object to approach or wording	There appears to be no consideration of traffic impact on quiet lanes and unsuitability of certain commercial traffic movements.	Traffic impacts on quiet lanes and unsuitability of certain commercial traffic movements will be considered through the environmental, noise and amenity considerations referred to in first sentence of this policy.
	Christine Lane Tracy Godden United House	Town Clerk Edenbridge Town Council Clerk Duntun Green Parish Council Planning Potential Ltd	Support approach	Support	Support noted and welcomed.
	John Henderso n	NDD SE Planner Highways Agency	Support approach subject to changes	Support proposal to improve links to Station. Remove words in brackets stating for 'non-residential purposes'. Include reference to Draft and CLG Guidance on Transport Assessment.	Agreed ' non-residential purposes ' deleted.
	Trevor R Hall	Developer Contributions Manager Kent	Support approach subject to	Support policies which seek to minimise congestion. New transport infrastructure must have public safety 'designed in' and must adopt Secured by Design measures. Car	Support noted. The need for new development to create safe environments is established in Core Strategy Policy SP1.

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		Police	changes	parks must be compliant with "Park Mark" standards.	
Holly Ivaldi	Clerk Eynsford Parish Council	Support approach subject to changes	There appears to be no consideration of traffic impact on quiet lanes and unsuitability of certain commercial traffic movements.	Traffic impacts on quiet lanes and unsuitability of certain commercial traffic movements will be considered through the environmental, noise and amenity considerations referred to in first sentence of this policy.	
Hugh D'Alton	Sevenoaks Town Council	Support approach subject to changes	Interested to see this being placed in context of an integrated transport policy.	KCC's Sevenoaks District Strategy for Transport provides an overarching transport strategy for District, which seeks to reduce congestion by promoting public transport, walking and cycling, particularly in urban areas.	
Paul Crick	Environment and Planning Kent County Council	Support approach subject to changes	The term 'sustainable transport' should be included in second sentence of Policy T1.	This change is not agreed. Whilst Core Strategy Policy SP2 provides that the Council will give preference to sustainable modes, in some circumstances improvement to highway network may be required as a result of development.	
National Grid	Nathaniel Lichfield & Partners	Support approach subject to changes	Amend policies to include reference to need for transport assessments. Also suggests deletion of second half of first sentence.	The suggested amendment to include reference to transport assessments is not agreed. Sufficient guidance is provided in DfT and KCC documents on when there is a need for transport assessments and transport statements.	
Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach subject to changes	Support but it should additionally state that planning permission will be refused if acceptable mitigation is not achievable.	Deletion of second half of first sentence is not agreed. The travel impact of development is not simply an issue of number of vehicle movements. The impact of movements on unsuitable roads and on communities, for example, are also important.	
Policy T2 Vehicle Parking					
This is not considered to be necessary in the policy. However, it has been added to the supporting text.					

	Cllr John Edwards-Winser Brenda Hambrook	Otford Parish Council	Object to approach or wording	It presupposes that public transport is available. The current allowance of one car per household is proven to be insufficient. Space must be allowed for 2-3 cars – together with additional ‘common use or visitor’ parking of 0.5 cars per household.	Current residential parking standards are contained in KCC’s Interim Guidance Note 3. Whilst this recommends a maximum of 1 space per unit in locations such as town and city centres, for larger units (e.g. 3 bed houses) in village and suburban edge areas it recommends a minimum of 2 spaces per unit and additional 0.2 cars per unit for visitor parking. Comments can be considered in any future countywide review of parking standards.
	Naomi Wolfe	Eynsford Parish Council	Object to approach or wording	Point (a) should not be restricted to just where there is good public transport. On-street parking can be a problem anywhere, and especially in rural villages. There should be minimum standards for rural villages and these should be fiercely defended.	
	Jo Tasker	Robinson Escott Planning	Object to approach or wording	Reference to setting "maximum parking standards" should be reconsidered in light of recent Government advice allowing a more flexible approach. PPS4 advises at policy EC8 (Car Parking for Non Residential Development) that properly adopted and justified polices should be provided within local development frameworks. It seems that where an advice provision takes place of adopted standards for an interim period, a more detailed explanation of basis for this advice should be set out within policy.	Current residential parking standards are contained in KCC’s Interim Guidance Note 3. This recommends maximum parking standards in certain locations and minimum standards in others. This is considered to be consistent with national policy. Advice from Kent County Council’s highway engineers is provided in context of national and local policy objectives, such as encouraging sustainable modes and not compromising road safety. Previously adopted Supplementary Planning Guidance 4 to Kent and Medway Structure Plan is used as a starting point for advice.
	Derek Johnson	Clerk Chevening Parish Council	Object to approach or wording	SDC should formulate and use its own parking provision criteria instead of using those of Kent County Council, reflecting greater emphasis on car usage in Sevenoaks.	SDC currently has no proposals to develop its own parking standards. It is considered that preparation of countywide standards is a more efficient use of resources, given need to collect substantial evidence to support standards.
	Hugh D’Alton	Sevenoaks Town Council	Object to approach or wording	Has very strong objections to this policy. KCC parking standards are often inadequate, like to see SDC create its own parking policy tailored to Sevenoaks.	
	Angela Howells	Clerk Westerham Parish Council	Object to approach or wording	Westerham is particularly poorly served by public transport, so KCC interim vehicle parking standards may not always be appropriate for a new residential development.	Noted. Application of residential parking standards, and choice between minimum and maximum standards, in Interim Guidance Note 3 should take account of character of area, which includes public transport provision.

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Christine Lane	Town Clerk Edenbridge Town Council	Support approach	Adequate provision using car parking associated with development or conversion should be used where ever possible to protect car parks and High Street parking.	Noted.	
Tracy Godden	Clerk Dunton Green Parish Council	Support approach	Support	Support noted.	
United House	Planning Potential Ltd	Support approach	Welcome flexibility that Council may depart from established standards in order to allow for some relaxation in town centres or elsewhere if a site is well served by public transport.	Support noted.	
Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach	Support but do not consider that it replaces Local Plan policies VP10 & VP11 (and neither does Appendix 2).	Agreed that T2 is not a replacement for policies VP10 and VP11. It is considered unnecessary to replace these policies.	
Bob White	Kent Highway Services	Support approach subject to changes	Explain key difference between "destination" parking and "origin" parking and either remove reference to maximum standards or indicated that while non-residential standards remain as maxima, residential guidance IG3 distinguishes between areas with parking controls and those without.	Reference to residential parking standards being maxima in some locations and minima in others will be referred to in policy or supporting text.	
Trevor R Hall	Developer Contributions Manager Kent Police	Support approach subject to changes	In new developments sufficient off road parking should be provided, taking in to account average motor vehicle ownership/dwelling size, for residents and allowances made for visitors. Supports proposal for utilising public car parks but they should meet ACPO Park Mark criteria.	Noted.	
Holly Ivaldi	Clerk Eynsford Parish Council	Support approach subject to changes	Point (a) should not be restricted to just where there is good public transport. There should be minimum standards for rural villages and these should be fiercely defended.	Current residential parking standards are contained in KCC's Interim Guidance Note 3. This sets out minimum parking standards for suburban, village and rural areas. This is considered to be consistent with national policy.	
Paul Crick	Environment and Planning Kent County	Support approach subject to	It would be helpful if town centre approaches to parking were in context of town centre parking strategies. The section on residential parking is consistent with recent	Comment on consistency between policy on residential parking and recent Government announcements is noted.	

	Janice Butler	Leigh Parish Council	changes Support approach subject to changes	Government announcements and Transport White Paper. Increased car parking spaces should be permitted adjacent to railway stations to encourage transfers from cars to rail.	It is considered that the benefits that increasing parking can have on rail usage needs to be balanced with potential for it to exacerbate local congestion and discourage people from travelling to stations by more sustainable forms of transport. A policy giving blanket support for increasing parking is not considered to be appropriate. Proposals should be considered on their merits in the context of national and local policy.
<u>GREEN INFRASTRUCTURE</u>					
<u>Policy GRN1 Green Infrastructure and New Development</u>					
<u>DM27</u>	Mr Rand		Object to approach or wording	Too much protection. Landscaping should be incorporated. Some development in GB would be in accordance with CS policy LO8.	The level of protection afforded to GB is set out in the NPPF section 9, DPD policies must comply with this guidance.
<u>DM160</u>	John Lister	Natural England	Object to approach or wording	It is unclear how development in BOAs will be managed, and in event that development comes forward within these areas, how local opportunities will be captured, and habitats created, improved and managed. It is unclear whether BOAs will be shown on proposals map and further policy guidance prepared to deal with these issues.	Bio diversity is dealt with in CS policy SP11 and BOA's are shown in Fig 7. The GI section has been redrafted to address these concerns In of determination of applications in these areas, policies SP11 and GRN1 will ensure that an evaluation of opportunities for improvements of habitats is carried out and if appropriate actions taken as a condition of permission.
<u>DM331</u>	Debbie Salmon	Kent Wildlife Trust	Object to approach or wording	The Trust is concerned that there is no delivery and monitoring plan for GI proposed within this document	The performance indicators are contained in CS. Monitoring at this level is consider to be most appropriate
<u>DM350</u>	Hugh D'Alton	Sevenoaks Town Council	Object to approach or wording	Would prefer not to see tier 3 Councils denied right to have an impact on this. Believe that a portion of all S106 agreement monies should go by right to Local Town and Parish Councils for provision of green infrastructure.	Town and Parish Councils will need to prove that seeking contributions towards infrastructure that they wish to fund meet tests set out in law for use of planning obligations, i.e. that they are 'necessary to make development acceptable in planning terms; directly related to development; and fairly and reasonably related in scale

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						and kind to development'. The Council plans to introduce a CIL Charging Schedule in 2013. The Government proposes that a 'meaningful proportion' of CIL receipts should be paid to town and parish councils to fund their infrastructure priorities.
DM372	Paul Crick	Environment and Planning Kent County Council	Object to approach or wording		Various detailed comments on GI Network .	The GI section has been redrafted to address these concerns.
DM459	Naomi Wolfe	Clerk Eynsford Parish Council	Support approach subject to changes		The word 'fully' should proceed 'mitigate'. Should seek net gain for green infrastructure. There is no reference to Sites of Nature Conservation Interest or Local Nature Reserves, both of which deserve special attention.	The addition of fully does not give flexibility to enable best overall scheme for GI network to be achieved. SNCI are now known as Local Wildlife Sites and Local Nature Reserves are also covered by term Local Wildlife Sites.
DM159	John Lister	Natural England	Support approach		Welcomed. However context for making judgments under this policy is unclear. There is excellent work on GI in countryside and there should be equivalent work in urban and peri-urban areas.	The judgements will be made with reference to design guides, AONB management plans and Countryside Assessment. The GI network covers urban areas in as much detail as rural areas.
DM9	Karen Jefferys		Support approach		Planning permission should consider more closely added pressures that new houses will bring in terms of parking, leisure facilities, transport etc and what building companies will positively contribute- e.g. a new playground, extra parking, more trees. When requirements are made e.g. to have greenery around a building- they also need to be enforceable.	Noted
DM88	Christine Lane	Town Clerk Edenbridge Town Council	Support approach		Support	Noted
DM126	Tracy Godden	Clerk Dunton Green Parish Council				
DM431	Jennifer Wilson	Environmental Agency				

DM167	Cllr Edwards-Winsler Brenda Hambrook	Oxford Parish Council	Support approach	Support, providing green infrastructures can be adequately located in each parish. The 'GI' should be clearly established with local parishes and agreed in advance.	Noted. The GI network will be subject to public consultation as part of Allocations and Development Management Policies DPD.
DM136	Ruth Childs	High Weald AONB Unit	Support approach subject to changes	Concerned with lack of AONB references and landscape features in CS. Support reference to existing Green Infrastructure. Reference could be made to heritage GI features. Strongly support final paragraph, but not all GI should or will be accessible.	The GI section has been redrafted to address these concerns.
DM161	John Lister	Natural England	Support approach subject to changes	The definition of GI components under para 7.3 , include predominantly urban features so consideration of GI through and around key settlements would be appropriate. A clear and integrated overview of urban and rural GI provision would provide a robust context for making judgements under Policy GRN1, and for coming to a broader view on existing provision against changing needs.	The list is intended to cover GI in urban and rural areas this will provide overview required.
DM177	Ruth Childs	High Weald AONB Unit	Support approach subject to changes	The link between geology-landscape-habitats-biodiversity could be made clearer. Heritage and landscape features can also form part of GI network. Should recognise that High Weald provides a wealth of existing multifunctional GI across southern part of the District.	Noted The GI section has been redrafted to address these concerns.
DM178	Ruth Childs	High Weald AONB Unit	Support approach subject to changes	Paragraph 7.2 should demonstrate understanding of landscapes as determinants for habitat types and therefore biodiversity within district. The link between geology-landscape-habitats-biodiversity could be made clearer .	A reference to AONB Management Plan is considered to be sufficient in this instance.
DM179	Ruth Childs	High Weald AONB Unit	Support approach subject to changes	Paragraph 7.3 – should make it clear that heritage features and landscape features (character components) can also form part of existing GI network. Heritage features may offer more robust GI (in terms of biodiversity and well-being) due to their longevity, e.g. hedgerows or banks and shaws along historic routeways	
DM181	Susan Pittman	(Sevenoaks Protect	Support approach	Suggest that Kent Downs guidance documents - Landscape Design Handbook and Rural Streets and Lanes Design	

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DM373	Paul Crick	Environment and Planning Kent County Council	Support approach subject to changes	<p>The principles of this policy in enabling protection of GI are supported. However it could contain a vision for future GI Network of District, detailing areas of impoverished GI, or aspects of multiple use of GI that need improvement in particular areas. This will help to focus and deliver policy in order to "...where possible enhance Green Infrastructure and biodiversity..."</p> <p>The first paragraph should be amended to: "Development proposals will only be permitted where it has been demonstrated that any impact on Green Infrastructure Network and biodiversity of surrounding area have been fully considered and appropriate measures to avoid, mitigate and/or compensate for impacts have been integrated into proposal."</p> <p>It is unclear what is meant by requirement to provide a "safe connection" between new open spaces and existing GI features.</p>	
DM399	Jennifer Bate	Kent Downs AONB	Support approach subject to changes	<p>Para 7.2 Add 'National Policy and CS policy L08 ensure that designated landscape areas will be conserved and enhanced and recognises that small scale development within AONBs can support rural economy, provide space for informal recreation and support Green Infrastructure.'</p> <p>Para 7.3 (Accessible countryside includes AONBs) Add ' Kent Downs Landscape Design Handbook' i.e. 'New landscaping should be incorporated as an integral part of new developments, in accordance with principles contained in Kent Design Guide and Countryside Assessment SPD and Kent Downs Landscape Design Handbook.'</p>	<p>This wording does not add to existing text and is not considered necessary.</p> <p>This has been addressed above in response to High Weald AONB Unit's comments.</p>
DM422	National Grid	Nathaniel Lichfield & Partners	Support approach subject to changes	<p>Proposals must preserve existing Green Infrastructure and biodiversity features where possible and should include measures or features that mitigate against any potential harm of loss."</p> <p>The revised wording allows for a proper assessment on a site by site basis in respect of green infrastructure.</p>	<p>It is national policy to preserve GI and Biodiversity inclusion of phrase "where possible" in this context is not acceptable.</p>

DM495	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach subject to changes	Should recognise role of roadside verges as part of green infrastructure.	Where designated Roadside verges have been included however any evaluation of impact of development should include these features.
Open Space Provision					
DM288	Tracy Lane	Parish Clerk Hextable Parish Council	Support approach	Promotion of open space adjacent to St Peters Church and Village Green.	This can be put forward as part of formal consultation.
DM326	Debbie Salmon	Kent Wildlife Trust	Support approach	Support	Noted
DM168	Cllr Edwards-Winser	Otford Parish Council	Support approach subject to changes	Requires a list of open space land identified under policy EN9 of Saved Local Plan, before a response for a full list of Open Spaces that require protection can be made	Noted This will be available as part of formal consultation.
DM235	Brenda Hambrook				
DM315	James Wickham	Chipstead Sailing Club	Support approach subject to changes	Suggests that lakes and open water be added to list of types of open space in para 7.12 The water at Longford Lake and adjacent land at Chipstead Sailing Club should be allocated to be retained and protected for use as a non-commercial sailing club and ancillary facilities/ uses."	Agreed Leisure sites have not been allocated although rural tourism is supported in Core Strategy Policy L08.
DM324	Debbie Salmon	Kent Wildlife Trust	Support approach subject to changes	Welcomes aims but is concerned that vision seems to focus on preservation only. Would expect within Green Infrastructure policy that there would be a commitment to large landscape scale projects within Biodiversity Opportunity Areas identified within Core Strategy and throughout urban areas wherever possible.	Where suitable projects come forward they will be supported by District Council.
DM374	Paul Crick	Environment and Planning Kent County Council	Support approach subject to changes	Open space can be used for SUDS schemes, and SUDS schemes can also contribute to GI network.	Noted
DM400	Jennifer Bate	Kent Downs AONB	Support approach	Suggest that some local mineral and waste sites in Sevenoaks District could provide some open space provision in longer	Noted

			subject to changes	term. Early proactive engagement with operators and MPA (KCC) could ensure that restorations are related to Sevenoaks LDP needs.	
DM417	Janice Butler	Leigh Parish Council	Support approach subject to changes	Wish to be advised what if any land is protected by saved policy EN9 within parish, and whether The Green part of Green Infrastructure Network? Also require confirmation of type of protection for school playing fields in Lealands Avenue.	Noted. This will be available as part of formal consultation on Allocations and Development Management DPD.
THE ECONOMY AND EMPLOYMENT					
Policy EMP1 Employment					
DM191	Graham Simpkin	Graham Simpkin Planning	Object to approach or wording	Clear guidance is required on extent to which GB sites may be extended/upgraded or replaced. There should be a policy that protects and allows these sites to be improved, upgraded and for replacement buildings without having to rely upon very special circumstances.	Guidance will be given in the forthcoming Green Belt SPD. This will take into account the guidance given in the NPPF.
DM249	Dennis Pope	Nathaniel Lichfield & Partners	Object to approach or wording	Policy SP8 already provides sufficient criteria to ensure protection of employment land. The word "protection" within proposed Policy EMP1 duplicates Policy SP8. It is not necessary for further criteria in relation to protection of employment sites. The policy as drafted would appear to relate to improvement of Districts employment provision as opposed to its protection. For above reasons words "protect and" should be deleted from first sentence in EMP1	The intention of this policy is to identify allocated sites.
DM60	Trevor R Hall	Developer Contributions Manager	Support approach	Support policy.	Noted.
DM90	Christine Lane	Kent Police Town Clerk			
DM170	Cllr Edwards-Winser	Edenbridge Town Council			
DM310		Planning Potential Ltd			

<u>DM376</u>	United House Paul Crick	Environment and Planning Kent County Council				
<u>DM496</u>	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach	Support but do not consider that it replaces Local Plan Policy EP8 (and neither does Appendix 2).	Noted.	
<u>DM32</u>	Leigh Family	Carter Planning Limited	Support approach subject to changes	Paragraph 8.2 should be amended to include reference to provision in SP8 that employment sites will be retained unless it can be demonstrated that there is no reasonable prospect of their up take or continued use for business purposes. Leighs Yard should be removed from identified employment sites in Edenbridge and beneficial used made of site.	The land owner has demonstrated that the site is not viable for employment use during the Core Strategy period. As such the removal of the site from protected employment use complies with policy SP8. The land has planning permission for residential development.	
<u>DM327</u>	Debbie Salmon	Kent Wildlife Trust	Support approach subject to changes	To ensure these gains for biodiversity we would recommend following changes to policy When considering proposals for employment development, Council will assess impact of such proposals on environment, economy, and community and on transport network; and ensure there is no harm to surrounding uses, including nature conservation areas and that biodiversity is enhanced and extended and site fully integrated into Green Infrastructure network.	The proposed text is considered to be repetitive of GI policies and as such is not required.	
<u>DM335</u>	Armstrong (Kent) LLP	Christopher Hill GVA Grimley	Support approach subject to changes	Promote Fort Halstead and justification based on loss of employment	The site is considered in Policy EMP3.	
<u>DM352</u>	Hugh D'Alton	Sevenoaks Town Council	Support approach subject to changes	Broadly welcomes proposed policy, these restrictions should not be at cost of home working.	Noted.	
TOWN CENTRES AND SHOPPING						

Policy LC1 Sevenoaks Town Centre					
<u>DM195</u>	R Freeman	The Theatres Trust	Object to approach or wording	Policy LC1 does not deal adequately with other town centre uses to reflect PPS4 and in particular, your evening economy. The third paragraph provides hardly any development guidance for uses other than shops in your main town centre. PPS4 Policy EC4.2 should be reflected in policy.	Policy LC1 has been amended to cover other town centre uses.
<u>DM23Z</u>	Jo Tasker	Robinson Escott Planning	Object to approach or wording	The policy relating to primary retail frontage seeking retention of existing retail units is over prescriptive and does not take proper account of more flexible approach set out in PPS4.	Policy LC1 has been amended to provide greater flexibility in where retail is provided within the primary retail frontage, whilst seeking to maintain the existing level of provision.
<u>DM353</u>	Hugh D'Alton	Sevenoaks Town Council	Object to approach or wording	Supports policy LC1 subject to regular review, however some flexibility must be retained/built into system due to sudden and rapid changes that retail market is capable of making.	Support is noted. Policy LC1 has been amended to provide greater flexibility in where retail is provided within the primary retail frontage, whilst seeking to maintain the existing level of provision.
<u>DM37Z</u>	Paul Crick	Environment and Planning Kent County Council	Support approach	The approach to Town Centre policies for Sevenoaks, Swanley and Edenbridge, Neighbourhood and Village Centres is supported.	Support is noted and welcomed.
<u>DM61</u>	Trevor R Hall	Developer Contributions Manager Kent Police	Support approach subject to changes	In general supports this policy. However, any increase in A4, especially if coupled with A5 usage and as Late Night Refreshment Houses has potential for a significant increase in demand for policing services and each application for such would be considered very seriously by Kent Police.	General support is noted and welcomed. Policy EN1 addresses crime and disorder issues.
<u>DM232</u> <u>DM171</u>	Brenda Hambrook Cllr John Edwards-Winser	Otford Parish Council	Support approach subject to changes	In interests of maintaining a vibrant retail sector, properties sited along secondary frontage (being generally more vulnerable to overhead charges than those located on primary frontage) should be more favourably assessed for business rates.	Noted. However, this issue is outside scope of planning policy.
Policy LC2 Swanley Town Centre					
<u>DM29</u>	D.A.T Siggins		Object to approach or wording	Do we really need more betting shops ,tanning parlours , food takeaways etc ? Free vehicle parking to attract visitors to town is not answer.	Policy LC2 seeks to retain a percentage of the length of the primary frontage in A1 retail use, whilst providing sufficient flexibility with retail uses to prevent high numbers of vacant units. Core Strategy Policy LO5

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						supports wider regeneration of Swanley town centre so that it better meets needs of population it serves.
DM45	Christopher Drake	Assistant Town Clerk Swanley Town Council	Object to approach or wording	Station Road should be included within primary or secondary frontage		Station Road is considered to contribute towards retail offer of Swanley as will be designated as part of secondary frontage.
DM238	Jo Tasker	Robinson Escott Planning	Object to approach or wording	The policy relating to primary retail frontage seeking retention of existing retail units and only allowing changes to other A class units is over prescriptive and does not take proper account of more flexible approach set out in PPS4. Will what Council considers to be a "prominent" retail unit be shown on proposals map?		Policy LC2 seeks to retain a percentage of the length of the primary frontage in A1 retail use, whilst providing sufficient flexibility with retail uses to prevent high numbers of vacant units. This is not considered to be an over prescriptive approach. The reference to prominent units has been deleted.
DM12	Karen Jefferys		Support approach	Pleased to see that Swanley centre is getting some attention in strategy		Support noted and welcomed.
DM378	Paul Crick	Environment and Planning Kent County Council	Support approach	The approach to Town Centre policies for Sevenoaks, Swanley and Edenbridge, Neighbourhood and Village Centres is supported.		
DM62	Trevor R Hall	Developer Contributions Manager Kent Police	Support approach subject to changes	In general support this policy. However, any increase in A4, especially if coupled with A5 usage and as Late Night Refreshment Houses has potential for a significant increase in demand for policing services and each application for such would be considered very seriously by Kent Police.		General support is noted and welcomed. Policy EN1 addresses crime and disorder issues.
Policy LC3 Edenbridge Town Centre						
DM239	Jo Tasker	Robinson Escott Planning	Object to approach or wording	Swanley is higher in settlement hierarchy than Edenbridge. Why does Edenbridge have a higher percentage of units required to be retained in A1 use? Will what Council considers to be a "prominent" retail unit be shown on proposals map?		Policies now consider the percentage of the length of the frontage that is in A1 use rather than the number of units. The percentage of the frontage in A1 to be retained is based on the existing situation rather than position in settlement hierarchy. The reference to prominent units has been deleted.

DM298 DM379	J.L Phillips Paul Crick	Tandridge Environment and Planning Kent County Council	Support approach	Support	Support noted and welcomed.
DM63	Trevor R Hall	Developer Contributions Manager Kent Police	Support approach subject to changes	In general supports this policy. However, any increase in A4, especially if coupled with A5 usage and as Late Night Refreshment Houses has potential for a significant increase in demand for policing services and each application for such would be considered very seriously by Kent Police.	General support is noted and welcomed. Policy EN1 addresses crime and disorder issues.
DM91	Christine Lane	Town Clerk Edenbridge Town Council	Support approach subject to changes	Assuming that should significant changes take place a review would be forthcoming a minimum of 60% A1 was considered appropriate.	Noted.
Policy LC4 Neighbourhood Centres					
DM128	Tracy Godden	Clerk Dunton Green Parish Council	Object to approach or wording	Continues to object to Dunton Green's classification as 'urban'.	Noted. Dunton Green is identified as part of Sevenoaks Urban Area in LDF Core Strategy.
DM233 DM172	Brenda Hambrook Cllr John Edwards-Winser	Otford Parish Council	Object to approach or wording	Add criteria, a) Any adverse effects upon local neighbourhood centres should be carefully assessed before any agreement to introduce a (major) supermarket/retail centre into/adjoining neighbourhood be considered. b) That an annual average turn-over for each shop within recognised 'Neighbourhood Centre' be assessed before arrival of a new supermarket/retail centre. c) A compensation scheme should be agreed in case a retailer located within designated 'neighbourhood centre' fails within a year due to direct competition from new development	National policy in the NPPF identifies town centres as preferable areas for major supermarkets and retail centres. Proposals for major supermarkets and retail centres outside of town centres need to be accompanied by evidence to show that there are not sequentially preferable sites (i.e. town centre, then edge of centre and then out of centre) and that impact on town and local centres is acceptable. Compensation schemes are outside scope of planning policy.
DM240	Jo Tasker	Robinson Escott Planning	Object to approach or	The use of term "broad ratio" is an unexplained term and could cause confusion in terms of its interpretation.	The term 'broad ratio' is not considered to be required within policy as remaining text sufficiently sets out approach. Reference to 'broad ratio' to be deleted.

DM380	Paul Crick	Environment and Planning Kent County Council	Support approach	The approach to Town Centre policies for Sevenoaks, Swanley and Edenbridge, Neighbourhood and Village Centres is supported.	Support noted and welcomed.
DM64	Trevor R Hall	Developer Contributions Manager Kent Police	Support approach subject to changes	In general supports this policy. However, any increase in A4, especially if coupled with A5 usage and as Late Night Refreshment Houses has potential for a significant increase in demand for policing services and each application for such would be considered very seriously by Kent Police.	General support is noted and welcomed. Policy EN1 addresses crime and disorder issues.
DM354	Hugh D'Alton	Sevenoaks Town Council	Support approach subject to changes	<ol style="list-style-type: none"> 1. The northern ST Johns area needs to be extended downwards to incorporate garage at bottom of hill. 2. South St Johns needs to be modified to incorporate Johns house furnishings. 3. Conversions to fast food takeaways should only be approved when applicants can show provision for parking within 15 m of establishment. 	<p>Agree need for changes to Northern St John's area, which will be extended to north and south.</p> <p>The need to extend Southern St John's is not agreed. Johns House Furnishings is considered to be too disconnected from proposed Southern St John's area.</p> <p>The need for parking spaces will be considered against policies on parking standards and adopted standards.</p>
Policy LC5 Village Centres					
DM234	Brenda Hambrook Cllr Edwards-Winser	Otford Parish Council	Object to approach or wording	In Otford Village, given close proximity of two designated centres, recommend that they be combined into one centre so that any future alterations or changes be recognised as affecting whole local retail economy not just parts of it.	The two Otford Village centres are considered to be too disconnected from each other to be combined into one centre.
DM241	Jo Tasker	Robinson Escott Planning	Object to approach or wording	The use of term "broad ratio" is an unexplained term and could cause confusion in terms of its interpretation.	The term 'broad ratio' is not considered to be required within policy as remaining text sufficiently sets out approach. Reference to 'broad ratio' to be deleted.
DM244	Jo Tasker	Robinson Escott Planning	Object to approach or wording	Village Centre maps such as Brasted show village boundaries that dissect properties and do not seem logical. A check of boundary should be undertaken.	Village centre boundary maps have been checked and amended where necessary.

DM418	Janice Butler	Leigh Parish Council	Object to approach or wording	Add Leigh – important to prevent change of use of village shop and pub, Fleur de Lis. Adjacent to High Street there is hairdresser, shop, pub, Leigh Motors and just along start of Penshurst Road Fairlawn Garden Services and DART, Corvette repair business so hope this can be considered to make 5 units	Leigh doesn't have sufficient A1 units located in close proximity to each other to meet criteria for allocating village centres. Local facilities in Leigh will be protected under Core Strategy Policy L07. Specific units that are considered to be important at local level could be considered for protection through a Neighbourhood Plan.
DM460	Naomi Wolfe	Eynsford Parish Council	Object to approach or wording	Eynsford must be designated/listed here.	Eynsford doesn't have sufficient A1 units located in close proximity to each other to meet criteria for allocating village centres. Local facilities in Eynsford will be protected under Core Strategy Policy L07. Specific units that are considered to be important at local level could be considered for protection through a Neighbourhood Plan.
DM270	Holly Ivaldi	Clerk Eynsford Parish Council	Support approach subject to changes	Para 9.28 - Eynsford must be designated/listed here.	
DM299 DM381	J.L Phillips Paul Crick	Tandridge Environment and Planning Kent County Council	Support approach	Support	Support noted and welcomed.
DM65	Trevor R Hall	Developer Contributions Manager Kent Police	Support approach subject to changes	If Village Centres did see an increase in A4 and A5 then same comments as contained in LC1 – LC3 would apply.	General support is noted and welcomed. Policy EN1 addresses crime and disorder issues.
DM497	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach subject to changes	Concerned that this Policy is proposed to replace Policy S3A of Local Plan as it will mean that for those smaller rural communities that do not have a defined village centre there is no equivalent specific protection for shops and services. Notwithstanding general protection that may be offered by Core Strategy Policy L07. Policy LC5 should be extended to ensure retention of shops and services in smaller rural communities along line of Local Plan Policy S3A. The Policy could helpfully include support for 'community right to buy' initiatives.	Local facilities in village centres not covered by Policy LC5 will be protected through Core Strategy Policy L07. The retention of individual units which are not in village centres, as is currently case in Saved Local Plan Policy S3A, is considered inflexible. For example, this approach does not allow for facilities to close if they are replaced elsewhere in village. A reference to Community Right to Buy to be added to policy. Saved Local Plan Policy S6 was drafted at a time when

				Do not consider that it replaces Local Plan Policy S6 (and neither does Appendix 2).	hot food takeaways were covered by Use Class A3. The Council has more control over development of hot food takeaways now that they are covered by their own Use Class (A5). Policies in this section and those on amenity protection (SC3) and vehicle parking standards (T2) should be sufficient to control development of hot food takeaways and their impacts.
LEISURE AND TOURISM					
Policy LT1 Hotels and Tourist Accommodation					
<u>DM</u>	Trevor R Hall	Developer Contributions Manager Kent Police	Support approach	Re-iterates issue around parking on Highways and obstructions to emergency vehicles and need for this to be mitigated.	Noted.
<u>DM92</u> <u>DM129</u> <u>DM355</u>	Christine Lane Tracy Godden Hugh D'Alton	Town Clerk Edenbridge Town Council Clerk Duntun Green Parish Council Sevenoaks Town Council	Support approach	Support	Noted.
<u>DM328</u>	Debbie Salmon	Kent Wildlife Trust	Support approach subject to changes	Recommend that following be incorporated into LT2. "Proposals for new tourist facilities will be permitted where they are located within built confines of an existing settlement and where they do not generate activity levels which would harm character ecology or amenities of locality. Proposals to create tourist facilities in GB through restoration or re-use rural of buildings will be considered against their impact on openness and tranquility of GB and countryside and their impact on biodiversity and will only be accepted where it is demonstrated by applicant that activity levels would not be such as to harm character ecology or amenities of locality".	Ecology/biodiversity is covered by CS Policy SP11 Biodiversity, this is an overarching policy that will be taken into consideration in all applications. A specific reference in this policy is not required to ensure ecology is protected. Policy L1 and 2 have been replaced by a new policy LT1 Tourist Accommodation and Visitor Attractions The benefits to the local economy will be recognised in considering proposals for tourist accommodation or facilities. Existing tourist accommodation and visitor attractions will be protected from conversion to non tourist use unless it is demonstrated that the use is no longer viable or inappropriately sited.

DM498	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach subject to changes	Paragraph 10.11 should also acknowledge potential impact on GB.	The designation as GB is an overriding policy consideration in all applications. Any development proposal will firstly be assessed in terms of its impact on GB.
DM242	Jo Tasker	Robinson Escott Planning	Object to approach or wording	The use of word "tranquillity" is not taken from Government Policy and should be omitted. The policy allows for no consideration of merits of new tourist buildings. This is an unreasonably restrictive policy running contrary to more flexible approach suggested within PPG2 and at policy EC12 of PPS4 that allows for provision for replacement buildings	This policy now accords with GB policy in the NPPF see above.
DM271	Holly Ivaldi	Clerk Eynsford Parish Council	Object to approach or wording	There are no policies for other forms of outdoor recreation, such as war games, motor cycling, clay pigeon shooting, model aircraft flying etc.	Applications for these activities will primarily be judged against their impact on character of landscape, biodiversity and residential amenities. The protection of these assets are contained in existing policies. No further policy is required to ensure control these activities.
DM356	Hugh D'Alton	Sevenoaks Town Council	Object to approach or wording	Believes that in some cases it may be appropriate and needed to create new buildings on site, and provision must be retained for this. eg The Jeffery Harrison Visitor Centre at Kent Wildlife Reserve in Sevenoaks Tourism is an important contributor to local economy and STC does not welcome a blanket ban on Tourism developments in GB.	Noted such proposal may be appropriate and can be dealt with by making a case for exceptional circumstances under GB policy. Policy must accord with GB restrictions on development.
DM499	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach	Support, but content of South East Plan Policy TSR5 should be considered, particularly in regard to need and location.	Policy TSR5 has nothing appropriate to add to policy.
DM67	Trevor R Hall	Developer Contributions Manager Kent Police Town Clerk Edenbridge Town Council Clerk Dunton	Support approach	Support	Noted.
DM93	Christine Lane				
DM130	Tracy Godden				
DM174	Clr John				

	Edwards-Winser	Green Parish Council			
LT2 New Tourist Attractions and Facilities					
DM209	Derek Johnson	Clerk Chevening Parish Council	Support approach subject to changes	Support, but there needs to be a clearer idea of activity levels.	
DM329	Debbie Salmon	Kent Wildlife Trust	Support approach subject to changes	Recommend that following wording be incorporated into LT2. Proposals for new tourist facilities will be permitted where they are located within built confines of an existing settlement and where they do not generate activity levels which would harm character ecology or amenities of locality. Proposals to create tourist facilities in GB through restoration or re-use rural of buildings will be considered against their impact on openness and tranquility of GB and countryside and their impact on biodiversity and will only be accepted where it is demonstrated by applicant that activity levels would not be such as to harm character ecology or amenities of locality. Proposals to create new buildings for tourist facilities in GB are considered to be inappropriate development and will be resisted.	Policy L1 and 2 have been replaced by a new policy LT1 Tourist Accommodation and Visitor Attractions The benefits to the local economy will be recognised in considering proposals for tourist accommodation or facilities. Existing tourist accommodation and visitor attractions will be protected from conversion to non tourist use unless it is demonstrated that the use is no longer viable or inappropriately sited. Ecology/biodiversity is covered by CS Policy SP11 Biodiversity, this is an overarching policy that will be taken into consideration in all applications. A specific reference in this policy is not required to ensure ecology is protected.
DM500	Brian Lloyd	CPRE Protect Kent Sevenoaks Committee	Support approach subject to changes	Support need for a Policy, but regard should be given to including relevant content of Policy TSR4 of South East Plan.	Policy TSR4 does not add anything to policy at local level. No amendment is considered necessary.
Policy LT3 Equestrian Development					
DM243	Jo Tasker	Robinson Escott Planning	Object to approach or	Criterion b) is inflexible and would not allow for provision of stables to support grazing land that might not be located next to other buildings.	Noted. The aim of policy is to limit isolated development to reduce impact of stables on openness of GB and to protect character of countryside.

			wording			
DM300 DM279	Hobson B Ide	Shoreham Parish Council	Object to approach or wording	Suggest that clause b) be amended to change "farm buildings or other groups of buildings," to ""farm buildings, other groups of buildings or an associated dwelling,"		
DM357	Hugh D'Alton	Sevenoaks Town Council	Object to approach or wording	Does not consider this policy to be appropriate as it brings employment into local area.	Agreed. Reworded as follows "Horse and other equestrian-related activities are popular forms of recreation in the countryside that can fit in well with farming activities, and help diversify the rural economy. The Core Strategy acknowledges this and identifies horse riding as a significant recreational activity which can offer benefits to rural communities. The Council will support equine enterprises that maintain environmental quality and countryside character.	
DM401	Colin Dibsdall		Support approach	SPD required	Noted.	
DM68	Trevor R Hall	Developer Contributions Manager Kent Police	Support approach	The development of Equestrian Facilities is not a matter for Kent Police unless they generate a potential increase in demand for policing services.	Noted.	
DM131 DM175 DM200	Tracy Godden Cllr John Edwards- Winser Lynda Harrison	Clerk Dunton Green Parish Council West Kingsdown Parish Council	Support approach	Support	Noted.	
DM46	Christopher Drake	Assistant Town Clerk Swanley Town Council	Support approach subject to changes	A policy on horses/stabling near residential areas (such as Swanley Village) is required	This can be addressed in proposed SPD.	

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DM94	Christine Lane	Town Clerk Edenbridge Town Council	Support approach subject to changes	Mostly agree with identified approach, add "sufficient off road riding areas are available."	Agreed "sufficient off road riding areas are available" before "amenities of adjoining residents" added.
DM330	Debbie Salmon	Kent Wildlife Trust	Support approach subject to changes	Recommend that following wording be added. f) The development should not result in an adverse impact on character of landscape or ecological value of area in which it is situated.	Agree "or ecological value of area" added after landscape in criterion d.
DM382	Paul Crick	Environment and Planning Kent County Council	Support approach subject to changes	Reference to terrestrial environment should be included in criterion (e).	This is dealt with in criteria the amended criteria . c) the proposal would not have an unacceptable impact on the water environment and sewage disposal, and d) the development would not result in harm to the character of the landscape or the ecological value of the area in which it is situated.
DM441	Angela Howells	Clerk Westerham Parish Council	Support approach subject to changes	A factor not mentioned in text is need to ensure a necessary minimum of open land to support number of horses to be accommodated in stables, without degrading quality of landscape. This aspect should be covered in proposed SPD.	Noted.
DM501	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach subject to changes	It needs to also include reference to cumulative effect of small equestrian developments.	Agreed add "Proposals for equestrian development in the Green Belt will be permitted where the scale of the development is appropriate to a Green Belt setting, and where the cumulative impact of other buildings, does not harm the openness of the Green Belt."
Policy LT4 Brands Hatch					
DM210	Lynda Harrison	West Kingsdown Parish Council Clerk	Object to approach or wording	The wording of WK2 is preferable to LT4 .It in no way replaces WK6 as this states "The local planning authority will not permit new development, particularly housing, in areas subject to excessive noise disturbance " WK6 could be replaced by additional criteria in policy ECC2.	The amenities of residents will be protected by EN1 and EN2.
DM502	Brian Lloyd	CPRE Protect Kent (Sevenoaks	Support approach subject to	Would rather see retention of wording in Policy WK2. The Policy would be better located in GB section of DPD, following after major development sites. Also, it should be additionally	

			Committee)	changes	referenced that it replaces Local Plan Policy WK6 in accordance with Appendix 2.	
<u>DM461</u>	Naomi Wolfe	Eynsford Parish Council	Object to approach or wording	There are no policies for other forms of outdoor recreation, such as war games, motor cycling, clay pigeon shooting, model aircraft flying etc.	Applications for these activities will primarily be judged against their impact on character of landscape, biodiversity and residential amenities. The protection of these assets are contained in existing policies. No further policy is required to ensure control these activities.	
<u>DM176</u>	Clr Edwards-Winser		Support approach	Support, providing current measures are enforced	Noted.	
<u>DM69</u>	Trevor R Hall	Developer Contributions Manager Kent Police	Support approach subject to changes	Where increase of use are proposed then Brands Hatch management must be required to make provision for necessary number of Stewards/Marshalls within venue to ensure safety of public attending, as required by any Safety Certificate, Licenses, Insurances, etc without reliance on policing services and provision of suitable temporary traffic management infrastructure deemed appropriate through multi agency discussions with event organiser/Brands Hatch.	Noted.	
<u>DM100</u>	Alison de Jager	Ash-cum-Ridley Parish Council	Support approach subject to changes	Development should only be supported if overall affect is a reduction in noise levels and this should be expanded to include residential properties anywhere in surrounding area.	The Council cannot require a reduction in noise and cannot control Permitted Development Rights.	

Open Space Allocations consultation September – November 2011

Organisation	Summary	District Council Response
<p>OS4 John Clarke</p>	<p>Add 1 Hextable School Egerton Avenue - playing fields. 2 Open Space opposite Egerton Avenue (Hextable).</p>	<p>1 This site is in the Green Belt (GB) and therefore is protected from development by GB policies in addition to that given in Core Strategy Policy (CSP) SP10. 2 The site is below the size threshold for allocation. It should be noted however, that all open space, that is of value to the local community is protected by CSP SP10.</p>
<p>OS6 Mrs J Hoad Hartley Parish Council</p>	<p>There is an anomaly over the position of the GB boundary at Billings Hill Shaw, the Parish Council seeks to redress this matter so that the area of woodland to the south of Billings Hill Shaw, is shown as being within the GB.</p>	<p>This area was previously included within the green belt, until the adoption of the 1994 Swanley Planning Area Local Plan, when it was removed, although there is no written justification for this amendment. Representations were made by the Parish Council in relation to the subsequent Local Plan in 2000, requesting that the land at Billings Hill Shaw be included in the Green Belt. The Inspector commented at that time that the non-inclusion of the land in the Green Belt was an anomaly and that there was a clear case for its inclusion in the Green Belt to provide a rational and coherent boundary along the highways margin of Billings Hill Shaw. In the Inspector's view, the apparent error in the previously defined boundary (from 1994) provided justification for an amendment. Notwithstanding the Inspector's report, the Council maintained the existing boundary in the Local Plan (2000) but noted in the Plan that: <i>'the Council recognises the force of the Inspector's recommendation in respect of the land at Billings Hill Shaw. In particular the need to rectify two "apparent" (cartographical) errors made in 1984 and 1994 in the line of the Green Belt boundary. This would clearly incorporate this land within the Green Belt and re-establish the Hartley Village envelope at this point. The Council will, therefore, be proposing a change in the Green belt boundary to rectify this error at the earliest opportunity.'</i> The Council has reviewed the land in question, which is covered in trees and is clearly differentiated from the adjoining housing estate from which it is separated by a clearly defined boundary (Billings Hill Shaw road). The site is subject to a Tree Preservation Order, and the continuous strip of trees extends onto the land to the west of the site. The area to the west of the site is included within the Green Belt, and the site in question is of similar character to the land to the west. Its</p>

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Organisation	Summary	District Council Response
		<p>character reads more as part of the surrounding countryside than the developed area. It is considered that the highways margin of Billings Hill Shaw provides a rational and coherent Green Belt boundary. These considerations, together with the comments of the previous Local Plan Inspector who recommended that the site be included in the Green Belt and the Council's acceptance that the error would be rectified at the earliest opportunity, provide the exceptional circumstances to justify the amendment to the Green Belt in this location.</p>
<p>OS7 Riverhead Parish Council</p>	<p>Add The top Church Field as Amenity Greenspace, aware that this is relatively small bit of land that might not correspond to the criteria in term of size.</p>	<p>The site is below the size threshold for allocation. It should be noted however, that all open space, that is of value to the local community is protected by CSP SP10.</p>
<p>OS8 Barbara Morris Clerk Crockenhill Parish Council</p>	<p>Add 1 All Souls Burial Ground, Eynsford Road Baptist Burial Ground, Eynsford Road Cricket Meadow, Green Court Road Crockenhill Primary School Playing Fields, Stones Cross Road Green Court Meadow, Land on the corner of Green Court Road/Goldsel Road 2 West View Green Barnfield Green Green at Church Farm Close Anchor and Hope Site on corner of Main Road/Broadway</p>	<p>1 These sites are in the GB and therefore are protected from development by GB policies in addition to that given by CSP SP10.</p> <p>2 These sites are below the size threshold for allocation. It should be noted however, that all open space, that is of value to the local community is protected by CSP SP10.</p>
<p>OS9 Mrs Louise Kleinschmidt, Chiddingstone Parish Clerk</p>	<p>Add St. Luke's church, Chiddingstone Causeway: churchyard and cemetery Sports Field, Chiddingstone Causeway: amenity green space Tennis Courts, Chiddingstone: outdoor sports facility Sports Field, Chiddingstone: outdoor sports facility Village Green, Chiddingstone (in front of The Rectory): amenity green space Community Garden, Chiddingstone (r/o Hall): allotments & community gardens St. Mary's church, Chiddingstone: churchyard and cemetery The New Cemetery, Chiddingstone: churchyard and cemetery The Green, Chiddingstone Hoath: amenity green space Stonewall Park Cricket Pitch: outdoor sports facility</p>	<p>These sites are in the GB and therefore are protected from development by GB policies in addition to that given by CSP SP10.</p>

Organisation	Summary	District Council Response
<p>OS11 Dr Geoff Brown St. John's Residents' Association</p>	<p>Add These areas are important to the physical/spiritual wellbeing of members.</p> <p>1 The whole of the grounds in Bradbourne Rd surrounding the Sevenoaks Primary School and the Adult Education Centre.</p> <p>2 The lower part of the Hollybush Lane recreation area.</p> <p>3 The triangle of land where Woodside Rd meets Bradbourne Park Rd.</p> <p>4 The allotments on Bradbourne Vale Rd.</p> <p>5 The allotments on the north side of Quakers Hall Lane. Bradbourne Lakes.</p>	<p>1 It is not considered appropriate to designate the whole un developed area of the site. There is however a significant open area along the frontage at the corner of Bradbourne and Bradbourne Park Road. Visually this area makes a contribution to the character of the area, forming part of the larger open space around the school and featuring established boundary vegetation. The boundary of site GI 563/4 should be amended to include this area and the description amended to include amenity greenspace.</p> <p>2 This area is used as a car park and therefore does not fall into the definition of open space used for these allocations.</p> <p>3 The site is below the size threshold for allocation. It should be noted however, that all open space, that is of value to the local community is protected by CSP SP10.</p> <p>4 This site is in the GB and therefore is protected from development by GB policies in addition to that given in CSP SP10.</p> <p>5 These sites are designated as EN9 and this protection will be carried forward.</p>
<p>OS12 Ms Tracy Godden Clerk Dunton Green Parish Council</p>	<p>New Site in Mill Road.</p> <p>Why are some GB sites included whilst others are not. Change name of "Donnington Road Allotments" to "Dunton Green Allotments"</p>	<p>The site is below the size threshold for allocation. It should be noted however, that all open space, that is of value to the local community is protected by CSP SP10.</p> <p>Some sites, have the majority of their area in the GB, but have very small areas which are not. Where this is the case they are listed. Noted.</p>
<p>OS13 Mr C Drake Assistant Town Clerk Swanley Town Council</p>	<p>Sites for "Local Green Space" designation: Junction of Edgar Close and Swanley Lane, Swanley Between Russett Way and Conifer Way, Swanley</p>	<p>These sites are below the size threshold for allocation. It should be noted however, that all open space, that is of value to the local community is protected by CSP SP10.</p>
<p>OS14 Mr Nigel Siver</p>	<p>Broom Hill area be designated open space for Swanley</p>	<p>This site has been allocated for Employment and Open Spcae. Further details are included in the ADM Plan.</p>

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Organisation	Summary	District Council Response
<p><u>OS16</u> Christine Lane Town Clerk Edenbridge Town Council</p>	<p>Amendments: GI 704 should allow for cemetery extension. GI 547 should be Edenbridge cemetery GI 1098 Pound Green not Pond Green</p> <p>Additional Open Space (or designation as Local Green Space : GI 535 south junction of High Street and Mont St Aigan Way GI 534 Verges along Mont St Aigan Way Green space on Gresham Way.</p> <p>Changes: GI 327 has been identified for housing</p> <p>Boundary of Stangrove Park has changed</p> <p>If "Reserve Land" in Edenbridge is to be reviewed in the future consideration should be given for allotments, open space and tennis courts</p>	<p>Changes between these uses would be acceptable providing it does not result in a shortfall in the existing use. Noted Amend . Noted.</p> <p>Agreed Amend.</p> <p>Noted The ADM Plan identifies this site and this will be decided through the preparation of this document.</p> <p>The boundary reflects the changes due to the construction of Mont St Aigan Way</p> <p>Noted.</p>
<p><u>OS3</u> Andrew Sands</p>	<p>Asks questions about the playground in Church Street, Edenbridge if this open space was to be de-designated/used as a new cemetery.</p>	<p>These questions should be directed to the Town Council. See OS16 above.</p>
<p><u>OS17</u> Hugh D'Alton Sevenoaks Town Council</p>	<p>Remove: GI346 Julian's Meadow Woodland GI266 White Hart Beeches - has little value to the public as area has restricted access</p> <p>Add: 1 Knole Academy East - "Sports Facilities" 2 Bethel Road, Burial Ground</p> <p>Change: GI564 St Hilary's School should be listed as Walthamstow Hall Jr. School</p> <p>GI335 Bouchier Close should remain protected</p> <p>Other: GI218 Greatness Park Cemetery, remove frontage from Green Belt.</p>	<p>These are areas of natural/semi natural amenity space which is of value to the community and part of the GI network. GI1266 is also covered by a TPO. No justification has been forward to warrant their deletion. Many of these areas are designated for their biodiversity value as part of the network of wildlife corridors that run within the Sevenoaks built up area regardless of public access. Both these sites form part of this network and should be protected.</p> <p>1 This site is in the GB and therefore is protected from development by GB policies in addition to that given in CSP SP10. 2 The site is below the size threshold for allocation. It should be noted however, that all open space, that is of value to the local community is protected by CSP SP10.</p> <p>Noted.</p> <p>Noted See OS35 below.</p>

Organisation	Summary	District Council Response
<p>OS18 Mr Alan Sterling Savills</p>	<p>The parcel of land that lies on the edge of a much larger area of woodland, with a recreation ground in the middle, known as the Chalk Pit Recreation Ground. This whole area is an EN9 designation. The Open Space Allocations document continues to identify this area (GI 698) as protected Open Space - natural and semi-natural urban green space.</p> <p>Strongly consider that this parcel of land is distinct and different to the wider Chalk Pit Recreation Ground area, and should be de-designated as a protected site and the boundary for this designated area be redrawn</p> <p>Agree that the rest of the Chalk Pit Recreation Ground area should be designated as protected Open Space.</p> <p>Core Strategy Policy CS10 and the Open Space Allocations sets out a number of criteria for assessing the merits of open space.</p> <p>For the following reasons, this site does not meet the criteria, is significantly different and distinct from the rest of the Chalk Pit Recreation Ground area and therefore should be removed from the wider designation.</p> <p>The parcel of land is in private ownership.</p> <p>The site has been built on in the past and historically was occupied by a dwelling This was removed in the 1960's however the footings can still be seen on site.</p> <p>The site is not accessible to the public and therefore cannot contribute to the aim to protect and link a network of accessible and multi-functional open space.</p> <p>The site is not natural/semi-natural space. It has been cleared of trees and vegetation and is not woodland and no longer has biodiversity value, it no</p>	<p>The site is of a significant size and scale therefore the consideration as a minor GB amendment would not be appropriate. Cemeteries are also considered to be an important part of the wider GI Network.</p> <p>CSP SP10 defines areas of open space that form part of the GI network. This network includes a variety of types of open space including formal, informal, natural and semi natural . It states that “open space..... of value to the local community will be retained”</p> <p>The Open Space Allocations states that the retention, improvement and management of informal and formal facilities is a priority” and that “Sites have been identified which are important to the visual amenity of the locality or provide informal recreation/playspace and wildlife habitats.</p> <p>For a significant number of years this site has formed part of the larger area of open space. This area has a number of uses and types of vegetation/habitat. Any remains of a previous building have been absorbed into the natural environment and cannot be considered as any kind of development. The site is remains natural/semi-natural although it has been cleared of trees etc.</p> <p>The fact that the site is no longer open to the public does not prevent it making a valuable contribution to the GI network. The site is part of the existing network of wildlife habitats and corridors which run through the towns and villages in the District linking these areas with the wider countryside.</p> <p>While the timber boarded fence prevents views directly into the site itself the views across to the remaining wooded area beyond have an important visual amenity value contributing to the character of this part of Otford.</p> <p>This view has been supported on appeal.</p> <p>In the Appeal decision Ref: APP/G2245/A/10/2131774 in relation to</p>

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Organisation	Summary	District Council Response
	<p>longer exhibits the characteristics of a natural or semi-natural space and does not function as such and there is no prospect of it doing so.</p> <p>The site is enclosed by timber boarded fence which prevents views into the site. Previous Planning Inspectors have found the fencing to have a negative impact on the appearance of the site and thus the visual amenity value of the land.</p> <p>The site does not offer any visual amenity value that the rest of the area provides and will continue to remain cleared and enclosed in perpetuity.</p> <p>The site is no longer an area of open space of value to the local community warranting its retention.</p> <p>The overall thrust of policy is to ensure that protected areas of open space continue to provide a visual amenity benefit to the public, or provide informal recreation/play space and wildlife habitats. This site does not contribute in either manner and no longer has the quality to do so. I am advised that the quality of this parcel of land will not change.</p> <p>The document states that there is no shortfall in natural and semi-natural green space within the District, rather there is enough. Furthermore, within Otford, a new larger area of protected natural and semi-natural space (GI 697) is being proposed, and therefore even with the removal of this small site from the current designation, there will be a significant net increase in open space within the village providing amenity and recreational benefit to residents.</p> <p>The planning history to this site has involved schemes for a single dwelling house at. Appeal the Planning Inspector considered that there were differences between this site and the wider designated area but clearly stated that an individual appeal is not the mechanism by which to alter land designations as these are more appropriately addressed through the LDF process</p> <p>Consider that there is a strong case for the removal of this parcel of land from the wider designation.</p>	<p>the proposal for a 4 bed dwelling on the site the inspector considered that "there would still be visible signs of the built form intruding into the area of undeveloped and green space which is the character of this part of the locality."</p> <p>The Inspector agreed with previous appeal letter that stated "The land forms part of an undeveloped frontage, providing a break in the developed area and giving the locality a more natural quality" and was of the view that "it is important in this area, to provide a significant undeveloped and natural break to this part of Otford ...The appeal land may not be regarded as being as attractive as the remaining parts of the green space, but it still contributes to the visual amenity and undeveloped character of this area".</p> <p>Conclusion It is considered that the Designation remains appropriate and that to remove the it would be contrary to CSP 10 as it would mean a loss to the existing GI network.</p>

Organisation	Summary	District Council Response
<p>OS19 Mr Derek Johnson Clerk Chevening Parish Council</p>	<p>Add Bullfinch Green for designation as Local Green Space, even though its area is approximately half of the minimum 0.2ha recommended.</p>	<p>The site is below the size threshold for allocation. It should be noted however, that all open space, that is of value to the local community is protected by CSP SP10.</p>
<p>OS20 Ms C Allart Horton Kirby & South Darenth Parish Council</p>	<p>GI 739 Top Paddock, South Darenth. Currently designated as an amenity greenspace for possible future use as allotments.</p>	<p>Changes between these uses would be acceptable providing it does not result in a shortfall in the existing use.</p>
<p>OS21 Angela Howells Clerk Westerham Parish Council</p>	<p>Keen to emphasise the importance it attaches to the protection of all the small areas of green space within areas of housing in Westerham. GI 578 'Farleycroft Allotments' should be described as 'Farley Allotments'.</p>	<p>All open space, that is of value to the local community is protected by CSP SP10. Noted.</p>
<p>OS22 Louise Kleinschmidt Leigh Parish Council</p>	<p>Amend the description of The Green, Leigh from "outdoor sports facility" to "amenity greenspace and outdoor sports facility" Add Charcott Green - amenity greenspace old cemetery area r/o of the Village Halls in Leigh cemetery/churchyard Area around the pond in Well Close, Leigh - amenity greenspace Area of green in middle of Garden Cottages, Leigh - amenity greenspace</p>	<p>Noted Amend to "amenity green space including outdoor sports facility". These sites are below the size threshold for allocation. It should be noted however, that all open space, that is of value to the local community is protected by CSP SP10.</p>
<p>OS23 Debbie Salmon Kent Wildlife Trust</p>	<p>Raise a number of concerns regarding the natural and semi natural open space and green corridor allocations and that work is required before the open space allocations could be viewed as an integrated multifunctional Green Infrastructure in line with PPS9 Paragraph 12 and CC8 of the SE Plan. Concerned regarding the decision not to allocate areas within the green belt as natural or semi natural open space or provide protection for the network detailed and mapped within the Core Strategy. Recommend that corridors for protection, re-creation and management are clearly identified with resilient policies to ensure protection from or integration into development in line with PPS9 Paragraph 12. Delivery mechanisms should be detailed within a delivery plan with funding streams identified.</p>	<p>This document is not intended to define the GI network. It is a consultation exercise aimed at gaining peoples views on the sites identified and in order to seek additional sites. A full GI report is being prepared which defines the GI network and outlines opportunities for improvements. This includes opportunities for biodiversity enhancement on individual sites which can feed into landscape scale improvements, improved access arrangements to the existing network and cross boundary schemes. A map showing these opportunities will be included in the ADM Plan along side the policy for the protection and enhancement of the GI network.</p>
<p>OS24 Mrs Gillian King Scott</p>	<p>28 sites put forward Recreation Ground, Station Road</p>	<p>These sites are in the GB and therefore are protected from development by GB policies in addition to that given by CSP SP10.</p>

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Organisation	Summary	District Council Response
Clerk Halstead Parish Council	<p>Fields to the side of the Recreation Ground abutting Station Road</p> <p>Field by the Village Gateway in Station Rd/Watercroft Rd behind flats Clarks Lane</p> <p>Village Green, Church Road</p> <p>Walnut Tree Meadow, Church Road</p> <p>Churchyard adjacent to St Margaret's Church and field between the church and the new Rectory, Church Road</p> <p>Fields behind the new Rectory and Widmore Cottages, Church Road</p> <p>Playing fields and open spaces surrounding Halstead Place, Church Road</p> <p>Walled Garden allotments, Halstead Place, Church Road</p> <p>Fields behind Stonestacks, Stonehouse Lane</p> <p>Fields either side of Stonehouse Lane</p> <p>Field at the junction with Station Road, Otford Lane and Shoreham Lane</p> <p>Fields behind Meadow and backing onto The Meadows</p> <p>Field behind Village Hall, Knockholt Road</p> <p>Field to the side of Village Hall abutting Spinney Cottage, Knockholt Road</p> <p>Fields either side of Shoreham Lane and Otford Lane</p> <p>Fields between Otford Lane and Fort Halstead</p> <p>Watercrofts Wood, Watercroft Road/Old London Road</p> <p>Fields one side of Watercroft Road</p> <p>Allotments Beldam Haw</p> <p>Fields behind Deer Leap Stud Farm, Knockholt Road</p> <p>Fields behind properties in Knockholt Rd to Church Rd,- 'The Park'</p> <p>Fields in Halstead Lane between Village Gateway and Parish boundary</p> <p>Fields at Warren Court, Knockholt Road</p> <p>Orchard adjacent to Broke Hill Golf Club</p> <p>Broke Hill Golf Club</p> <p>Fields linking Broke Hill Golf Club with Pratts Bottom</p> <p>Fields Halstead Community Primary School</p> <p>On several maps Church Road is referred to as Stonehouse Lane</p>	Noted.
<p>OS26 Mr Andrew Burton</p> <p>Bursar & Clerk to Governors</p> <p>Sevenoaks School</p>	<p>GI 308 and 322 are marked as Outdoor Sports Facilities, the School Masterplan, shows that a boarding house is planned on GI 308. The favoured site is to the west of GI 2048 and to the north of the all-weather sports pitch shown on the map.</p> <p>With regard to GI 309, I could not identify Map 25 referred to in your</p>	<p>The allocations are based on current land uses. Applications on these sites will be judged on their merits and a balanced judgement made on the impact of the loss of the open space against the benefits of an individual scheme. It would not be appropriate to remove the designations in advance of any application being made.</p>

Organisation	Summary	District Council Response
<p>OS27 Mrs Y Tredoux Kemsing Parish Council</p>	<p>schedule. The land marked as GB is leased by the School from the Knole Trust, primarily for use as sports fields. Some of the land is, however, already used as access roads and car parks for the School. There are plans to improve parking and access to the School at this point (Dukes Meadow) in order to alleviate current problems on the highway.</p> <p>New sites: 1-Jubilee Green - The Well Area 2-Kemsing Downs Nature Reserve - Common Field Recreation Ground - Land between the 'Old' and 'New' Childsbridge Lane. - Field North East of Chart View - Triangular piece between Greenlands Road, Noah's Ark and the Railway.</p>	<p>1 These sites are below the size threshold for allocation. It should be noted however, that all open space, that is of value to the local community is protected by CSP SP10.</p> <p>2 These sites are in the GB and therefore are protected from development by GB policies in addition to that given by CSP SP10.</p>
<p>OS29 Ann Smith and Andrew Allan</p>	<p>Support allocation of Beechmont Road/Sevenoaks Common.</p>	<p>Noted See OS17 above.</p>
<p>OS30 Kirsty Payne</p>	<p>Support allocation of GI 281. Additional allocation of parkland from the "hole in the wall" and end of Brittrons Lane to Riverhead Infants School.</p>	<p>Noted. These area is in the GB and therefore is protected from development by GB policies in addition to that given by CSP SP10.</p>
<p>OS31 The White Hart Residents Association</p>	<p>GI 265 - All of Sevenoaks Common should be included in the Green Belt. GI 266 is ancient woodland.</p>	<p>The proposal that the Green Belt boundary should follow the property lines of the most southerly properties north of Beechmont Road appears clear when looked at on a map of the area. However, from the ground it is not clear that a strong defensible boundary line exists between the properties and that land that is part of Sevenoaks Common. This is evident from aerial photographs of the area. In contrast, Beechmont Road forms a strong and defensible Green Belt boundary.</p> <p>As a result, the Council do not consider that the exceptional circumstances necessary to justify an amendment to the Green Belt boundary, under PPG2, can be demonstrated. It is proposed that the land north of Beechmont Road is identified as an area of protected open space. Amending the Green Belt boundary to protect this land from development is not necessary</p> <p>Noted.</p>

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Organisation	Summary	District Council Response
<p>OS33 Mrs P.A.S Kirtley New Ash Green Village Association Ltd</p>	<p>New Ash Green is different. Within the defined settlement, all land that is not owned by an individual householder, utility, public authority or the shopping centre is owned by the New Ash Green Village Association Ltd, approx 31.20ha, and is defined as "Amenity Land", through this has no defined use except where reserved for a special purpose, eg sportsfield. The protection offered under these proposals does not sit comfortably with the situation in New Ash Green, because of the single ownership within the village envelope with its unique control via the VA.</p> <p>The whole of the Amenity Land within New Ash Green (including Northfield) should be subject to a single classification (amenity green Space), save for the woodlands (and orchard) identified in the Appendix of the consultation document (as natural and semi natural), the allotments (allotments and community gardens) and the sportsfield, including the Emco triangle. Dealt with in this way, the intention is clear and the issue of mapping detail should be resolved. The various children's play areas are all on amenity land.</p>	<p>The situation in New Ash Green is indeed unique and the approach has been reviewed in the light of this consultation.</p> <p>Much of the amenity land is the original integral/structural landscaping which defines the character of the village. Some of the areas are small in themselves, being divided by roads or footpaths and therefore falling below the size criteria. However all these areas are in practice visually and functionally linked, and together form significant areas of green open space.</p> <p>Although all the open space in New Ash Green is protected by CSP SP10 it is considered that the mapping should better reflect the planned character of the settlement and that all the open areas should be shown. This will be called amenity green space and include the play areas within these areas and will cover all the areas except for that currently shown as natural and semi natural.</p>
<p>OS37 Cllr Cameron Clark OS25 Alison de Jager Ash-cum-Ridley Parish Council</p>	<p>This land is listed in 27 separate entries which is confusing and unhelpful when dealing with the management of open space in the village. The conclusion from this is that the Open Spaces Allocations document fails to give adequate recognition and designation for the unique open space within the urban confines of the village of New Ash Green.</p> <p>Only about half of around 70ha of open space in New Ash Green, almost all of which is under common ownership and managed, directly or indirectly, by NAG VA is identified and there is some confusion as to the overlap between Green Belt protection and the Open Space Allocation document. This fragmented approach to identification of land which is seen by the public as a contiguous whole does not demonstrate a clear intention to protect the important and uniquely distinctive green infrastructure in New Ash Green as a part of the District's network of open space.</p> <p>It would therefore be sensible to ignore all footpaths in New Ash Green when designating open space and by doing so it will be possible to designate perhaps six blocks of land with boundaries defined by the public highways (maybe subdivided into Amenity Greenspace and Natural & Semi Natural land where there is a distinct break in the landscape character) which would</p>	

Organisation	Summary	District Council Response
	<p>encompass virtually all the New Ash Green amenity land with the exception of those parts that fall within the Green Belt.</p> <p>There was a proposal to site a new fire station in the parish and the land now identified as GI 798 was put forward as a possible site; it has been safeguarded for that purpose. The recently published Integrated Risk Management Plan of the Kent Fire and Rescue Authority resurrects this proposal as a replacement for the Horton Kirby fire station. It would not be sensible to restrict the options available at this stage by designating this land as open space</p> <p>The Parish Council supports Cllr Cameron Clark's submission</p>	<p>Kent Fire and Rescue Service (KFRS) have identified the need for the development of a new fire station, in line with their Integrated Risk Management Plan. This site had Outline Permission for a fire station and tower granted in 1994 (SE/94/2097) which has now expired. SDC is discussing proposal with KFRS which will be submitted as a planning application in 2012.</p>
<p>OS34 Kent County Council</p>	<p>Former Churchill School site, Westerham. Support the proposed designation of the EN9 site and its proposed allocation for residential development . Removal of the EN9 protection for part of this site is necessary to allow the land to come forward as identified in the emerging ADMDPD in compliance with the adopted Core Strategy.</p> <p>The Open Space Allocation document makes adequate provision of protected areas of green space within the urban confines of Westerham, and consequently the release of part of the former Churchill School site from the policy is justified.</p>	<p>Noted.</p>
<p>OS2 Jo Connah</p>	<p>London Road site at Westerham now appears to have separated into two types of allocations Please refer to the comments made on the Allocations (Options) consultation. The objections covered a number of factors which have not changed, i.e. air quality in Westerham being of the lowest in the Kent region/lack of school places/lack of public transport and the amount of protected wildlife/wild flowers on site.</p>	<p>This site forms part of a housing allocation identified in the ADM DPD. The objectors comments on the loss of the open space and on the housing allocation will be assessed as part of the preparation of the ADM DPD (ref A0159).</p>
<p>OS35 P Watkins Land and Planning Manager Kitewood Estates Ltd</p>	<p>Land at Bouchier Close should be de allocated under policy EN9 as :- The land is not visible from public view points. It therefore has no material visual amenity benefit. It is private land with no public access and therefore provides no recreational benefit. A stage 1 ecological study demonstrates that it has limited ecological value. It does not form part of a wider area of open space or form part of a green corridor. It has no other designations such as GB or SSSI</p>	<p>CSP SP10 defines areas of open space that form part of the GI network. This network includes a variety of types of open space including formal, informal, natural and semi natural . It states that "open space..... of value to the local community will be retained".</p> <p>The Open Space Allocations states that the retention, improvement and management of informal and formal facilitiesis a priority" and that "Sites have been identified which are important to the visual amenity of</p>

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Organisation	Summary	District Council Response
<p>OS36 OS32 DS No. 5 (Jersey) Ltd Development Securities</p>	<p>The original EN9 designation for this site was not challenged when the Local Plan was in preparation and therefore the allocation was included by default. The land is currently the subject of a planning application for a nursing home. This application includes a substantial part of the site to remain undeveloped. This undeveloped area of land is to be given public access rights via a section 106 agreement. If consent is granted this would imply that EN9 policy should no longer apply to this site. This would be consistent with the EN9 de allocation on the land south of Rockdale.</p> <p>If this is not accepted then the Bouchier Close land should be de allocated form policy EN9 if it obtains planning permission. This would be consistent with the EN9 de allocation on the land south of Rockdale.</p>	<p>the locality or provide informal recreation/playspace and wildlife habitats” .</p> <p>The fact that the site is not open to the public does not prevent it making a valuable contribution to the GI network. The site is part of the existing network of wildlife habitats and corridors which run through the towns and villages in the District linking these areas with the wider countryside. This open area in middle of the built up area of Sevenoaks town is an important “green lung” .</p> <p>The allocations are based on current land uses. Applications on these sites will be judged on their merits and a balanced judgement made on the impact of the loss of the open space against the benefits of an individual scheme. It would not be appropriate to remove the designations in advance of any application being determined.</p>
<p>OS38 Mrs B Ide Shoreham Parish Council</p>	<p>The Core Strategy sets out clearly the Council’s aspirations for Swanley Town Centre - ‘to regenerate and transform Swanley town centre with a high quality new shopping, business and housing hub with an improved environment and public spaces’.</p> <p>It is acknowledged that to enable and deliver the desired redevelopment , a regeneration scheme will need to include some (or possibly all) of the Open Space allocations currently identified as GI 136 (Recreation Ground) and GI 131 (Recreation Ground Play Area).</p> <p>Seek the deletion of open space allocations (GI 135 & GI 131) to allow the sites to come forward without any conflict with CS as part of a town centre extension. Through the redevelopment scope will exist to ensure open space/play space lost will be replaced elsewhere or replaced in kind.</p> <p>Supports inclusion of land at Bowers Road GI 669 as amenity greenspace.</p>	<p>In the Core Strategy The Council supports in principle, the redevelopment of Swanley Town Centre. This policy stance would be taken into account when determining any proposal for the centre, this would include a judgement about the impact of the loss of the open space. The open space allocations reflect the current use of the land and it would not be appropriate to remove those designation at this time.</p>
<p>OS10 John Isherwood</p>	<p>Support protection in Edenbridge.</p>	<p>Noted.</p>

<p><u>OS39</u> Otford Parish Council</p>	<p>Request the following</p> <ol style="list-style-type: none"> 1. Otford Village Green (693). This is assigned as Amenity Green Space but a critical part of the green on your map is covered by the number "6" of the area designation. Would like this area, although small, to be clearly defined as it is currently incorrectly enclosed by a property fence. 2. Chalk pit and area siting the Otford Scout Hut. (698). This total area is designated as EN9 but only partially as Natural & Semi Natural. Suggest complete area be designated N & SN. 3. Land behind Castle Farm and adjacent to area 697. Request that this area is designated as N & SN. 4. Footpath and adjacent green areas leading from Pilgrims Way West to the Charne, be designated EN9 . 5. Green wide verges bordering the footpath on the north side of Pilgrims Way West from the iron bridgeward to the Wickham Cottages. Request this is designated EN9. 6. Green wide verges on the west side of the Sevenoaks Road from just north of Warham Road to the Otford Parish Boundary with Sevenoaks. . Request this area is designated EN9. 7. Area bordering Bubblestone Road . This land overlies remains of The Bishop's Palace and it's out buildings and should be classified as Natural & Semi Natural area as is Palace Field (692). 	<p>Policy EN9 has been replaced by CSP SP10 which protects areas of open space of importance to the local community.</p> <p>Agreed Amend.</p> <p>Agreed Amend.</p> <p>Agreed Amend.</p> <p>While this is an important area it is too small to be allocated.</p> <p>Agreed Amend.</p> <p>While this is an important area it is too small to be allocated.</p> <p>Agreed Amend.</p>
<p><u>OS1</u> Coal Authority <u>OS5</u> Highways Agency <u>OS15</u> Kent Constabulary <u>OS28</u> The Theatres Trust</p>	<p>No comments</p>	<p>Noted.</p>

Supplementary Site Allocations consultation (10 sites) March – May 2012
- and
Supplementary consultation on Broom Hill, Swanley June – August 2012 –

Site Name	No of Comments	Individual / Organisation	Representation	SDC Response
<u>Bovis Manor House..New Ash Green</u>	32	Ash-cum - Ridley Parish Council	<p>Changing to residential will be detrimental to New Ash Green and further move it to become a dormitory for the surrounding area with even less flexibility for future needs, as yet unknown. The approx. density of 50 dwellings per hectare is too dense in view of the need to establish an appropriate setting for the Manor House, a listed building.</p> <p>In principle this site could accommodate a residential development proposal, Will require would be the need for widening of the existing access corridor and some associated clearance of visibility splays. Lack of public pedestrian provision across the site frontage - would need a link to adjacent footways east and west of the site. Need to improve direct pedestrian links to bus stops with a further need to improve pedestrian facilities/crossing points at the junction of North Ash Road and Ash Road immediately west of the site</p> <p>What type of housing/facility is proposed as described as being suitable for older people and people with special needs. The site contains a 19th century grade II listed building. There is general archaeological potential for prehistoric and Romano-British finds based on archaeological discoveries c. 270m south of the site</p>	<p>Noted re loss of employment space, but site not allocated for employment and updated employment forecasts (2011) indicate additional B1 (office) space not required in the District. Not a highly accessible location.</p> <p>Site no longer allocated.</p> <p>Highways comments noted and will need to be incorporated into any planning application on the site</p>
		Kent Highways KCC		<p>Site could accommodate a range of housing types, including housing designed for older people -determined through planning application process</p> <p>Noted</p> <p>Site no longer allocated.</p> <p>Noted</p>
		Moat Housing Group	Fully supports a residential development that would support the requisite amount of affordable units. It is well placed and	

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			served locally and is where residents would choose to live	Site no longer allocated.
	Bovis Homes Ltd – site owner		Fully supports and endorses the conclusions and recommendations	Noted Site no longer allocated.
	Kent Wildlife Trust		Mitigation and or compensation for any increased pressure on the ancient woodland complex should be considered within the policy formulation for this site. This could be in the form of increased management for the woodland complex or alternative natural habitat to link the woodlands within the locality.	Noted – TPOs now identified on site plan. Any planning application on the site would need to identify any ecological impacts and propose commensurate mitigation. Site no longer allocated.
	Environment Agency		Data indicates that part of the proposed residential site may lie in an area that is susceptible to surface water flooding	Noted Site no longer allocated.
	District Councillors - Ash and New Ash Green Ward and County Councillor		Importance of retention of employment opportunities. No need for additional residential. Planned community that has already exceeded its size (development is complete) Bovis have no financial interest in the centre and therefore cannot guarantee re-provision. Limited residential may be acceptable if no alternative employment use can be found, subject to conditions related to design, protection of listed building and trees, car-parking, access and inclusion within village covenant	Noted re loss of employment space, but site not allocated for employment and updated employment forecasts (2011) indicate additional B1 (office) space not required in the District. Not a highly accessible location. Noted. SDC working with neighbourhood plan working group and landowners to bring forward regeneration of village centre Site no longer allocated.
	Local Residents Comments, including: Knights Croft Residents Society New Ash Green Village Association Limited Over Minnis Resident's Society		Extra traffic, noise and pollution Must provide sufficient on-site car-parking provision - must not include any parking areas belonging to Knights Croft, Punch Croft, Over Minnis or The Shopping Centre Needs considerable road widening alongside safer pedestrian crossings and routes to the centre Loss of privacy Development must respect the surrounding neighbourhoods Density too high Harmful effect on the unique residential and visual amenity of New Ash Green. Result in over use of local services/ amenities i.e. primary school and doctor's surgery No mention of the possibility of affordable housing	Noted – Site no longer allocated.

		<p>Punch Croft Residents Society</p> <p>Friends of the New Ash Green Centre</p> <p>Alison Smith Andy Taylor Chris & Frances Carter Claire Pearsall David & Maggie Wilkinson B Yaxley Bruce Glen Calow J Clifton-Gould JP Bell Edward & Thea Prentice Keith & Loulette McDowall Ladybird Studios Mr K Bolton Stuart Richardson T/A Pizzalands</p>	<p>Give consideration to provision of housing for older people and those with special needs Viability is questionable</p> <p>Loss of local employment - the provision of new employment uses New Ash Green Village Centre seems unattainable. Bovis Homes has no power to deliver this.</p> <p>Links to the existing footpath network Retain and preserve the Manor House and its setting Provide for an agreement between the developer and the Village Association to include the property in the Village Management Scheme</p>	<p style="text-align: right;">Agenda Item 5</p>
<p>Currant Hill Allotments, Westerham</p>	<p>16</p>	<p>Westerham Town Council – site owner</p>	<p>Confirm that as community land we could not and would not progress any change of use without consulting our community. The time table to achieve this after consultation is likely to run more realistically into the Plan's long term phasing. Have had to move somewhat faster in our preparation for this due to the proposed change of use of the KCC land and consequent</p>	<p>Noted. Amendments made in relation to phasing, and reference to further community consultation. Cartographical amendments in relation to access notation</p>

		Sport England	<p>preservation of a future vehicular access to the allotment site</p> <p>Object to the allocation of the land adjacent to Currant Hill Allotments, Westerham (Former Safeguarded Land) as a replacement allotment site</p>	<p>Noted. Letter sent to Sport England 22 May setting out why the land to the north of the allotments is not considered to fall under the definition of a playing pitch or playing field.</p> <p>Agenda Item 5</p> <p>The Council has been working with Westerham Town Council (who own the site) to identify suitable replacement allotment land and a number of options were proposed. The Council is committed to the view that replacement allotments need to be of equivalent or greater value, in terms of their size, location, accessibility and quality, in order to maintain the supply of allotments for the local community. The most suitable site for the replacement allotments is considered to be an extension of the existing allotments into the field immediately to the north of the allotment site, which is currently leased to Churchill School, on a short-term, one year rolling lease. The school is aware of this proposal and has confirmed that it can accommodate the loss of the field without prejudicing its activities. The field is rarely used and is not laid out or delineated as playing pitches. The school uses fields to the north and west of their buildings for their playing fields, and the field to the north is delineated as playing pitches.</p> <p>The proposal is therefore to re-allocate the lower southern portion of the allotment site for a small residential development and to re-provide equivalent allotments on the land to the north of the existing site. The land to the north of the allotments is not considered to fall under the definition of a playing pitch or playing field.</p>
		Environment Agency	<p>Flood modelling and historic records indicate that the roads immediately south and east (South Bank and London Road) of the site may be affected by flooding which could impact on access/egress to the site</p>	<p>Noted – to be considered at detailed planning application stage.</p>
		KCC Kent Highways	<p>Churchill Primary School is in close proximity to this site. The development will need to be mindful of the presence of the school and to avoid impacting on their daily routines. This site is on the edge of a medieval town. Low level archaeology is anticipated</p>	<p>Noted – to be considered at detailed planning application stage.</p>

			Access onto London Road north of Rosslare Close - width and visibility appear to exist to allow a suitable access to be created at this location onto London Road. Rysted Lane as pedestrian access	As set out in allocation, main vehicular access to site to be via adjacent site and London Road. Rysted Lane to serve only as pedestrian/cycle access.
	Kent Wildlife Trust		Site biodiversity surveys will be sought to ensure any biodiversity concerns are adequately mitigated and biodiversity enhancement will be required on the adjacent replacement allotment site and within the development in the form and linked Green Infrastructure	Noted – to be considered at detailed planning application stage. Biodiversity surveys referenced in allocation
	Moat Housing Group		Support if the allotment could be moved	Noted
	Natural England		Site surveys must be completed, it is essential that the presence or otherwise of protected species, and the extent that they may be affected by any proposed development, is established before the planning permission is granted	Noted – to be considered at detailed planning application stage. Biodiversity surveys referenced in allocation
	Cooper Estates Ltd		We find that there are fundamental policy principle and site constraint matters which are either in conflict with existing adopted CS and Government planning policy and/or there is substantial and significant uncertainty. It is not clear that the replacement allotment use can be delivered or is appropriate for the intended use; it is thus an unsound basis on which to proceed to confirm a residential allocation for the land in question. The NPPF states that plan allocations should be “realistic” (Para.154) and deliverable (paragraph 182). The proposed residential allocation of this site including the aim of providing elderly persons or special needs housing is neither realistic nor deliverable given the absence of any credible policy basis and the other constraints referred to above. The proposed allocation should be deleted.	Comments noted. Objection is related to the notation on the site that it may be suitable for housing for older people, which is considered appropriate, given the site’s location in close proximity to a range of services. The Town Council own the potential replacement allotment land and have agreement from the school for this proposal. Reference in allocation to seek permission in relation to the Allotments Act and reference added in relation to further community consultation.
	Local Residents Brigitte & Geoff Tidy C Davies Mr & Mrs Everest Mr Don Pickett		Concerned with the site access - would it mean a new roundabout as the road is already fairly busy and this will just add to the congestion? Access road is very narrow and is the main access road to the Churchill Primary School. Already concerns about vehicle activity and dangers to young children attending the school	Allocation confirms access is to be via London Road (not Rysted Lane). Kent Highways Services have confirmed that width and visibility appear to exist to allow a suitable access to be created onto London Road.

		James Calvocoressi Jeremy Wilson/Kristine Mitchell Jo Connah Ms Clare Moran and William Hayes	Additional vehicle activity with new properties Loss relocation of the allotments / biodiversity / impact on wildlife	value, as set out in the allocation	Agenda Item 5
Station Approach, Edenbridge	21	Edenbridge Town Council Environment Agency Southern Water	Edenbridge Town Council - Support Data indicates that part of the proposed residential site may lie in an area that is susceptible to surface water flooding Have not identified any current capacity constraints for the Station Approach site, however, it is not possible to reserve or guarantee future availability of this capacity. Capacity is allocated on a first come first served basis This site is fringed by a Roman road with potential for contemporary roadside features to be present. Gasworks and brickworks sites may be of industrial interest. Low level archaeology is anticipated	Support noted Noted – to be considered at detailed planning application stage. Noted Noted – to be considered at detailed planning application stage.	5
		KCC Kent Highways	The northern part of the site is likely to be more suited to B1 (Business) than B8 (Storage and distribution) as Station Approach is not really suitable for intensive use by large HGVs. Station Approach is constrained by parked cars lining both sides of the road, leaving just a 3m-wide lane between them. Access to and from Station Approach can sometimes also be limited by traffic queues in the High Street. Residential areas would be best accessed off Greenfield. It should be noted that some safety enhancements such as signing and lining are likely to be required at the junction of Greenfield and Forge Croft. It should also be noted that there appears to be a significant level difference between the site and Greenfield. An alternative access could be off Forge Croft by the substation	Highways comments noted and to be reflected in any planning application for the site. Noted re access to residential area. Land at Forge Croft by the sub-station is protected open space (EN9) and therefore not suitable for access.	
		Kent Wildlife	Recommend that a buffer of natural habitat such as rough	Noted – buffer referenced in allocation	

			grassland be incorporated into the design of the development adjacent to the railway corridor to safeguard this important corridor and the species which use it		
Trust	Network Rail – site owner		<p>Considers that the existing employment provision could be retained on the site without restricting housing to only half of the site and believes that given the site has a number of other constraints that the policy does not look to dictate the exact ratio split of the site for the different uses. This reference should therefore be removed from the relevant site plan</p> <p>It is accepted that the goods shed is in relatively good condition. However, as no conservation/heritage assessment has been carried out, it should not be a specific condition of development that it is retained. This matter can be addressed through the development management process to allow for full consideration to be given as to whether the structure is worthy of retention. Without any evidence that this building has significant value (which would require its retention), this reference cannot be included within a local plan policy</p> <p>Due to the requirement to include landscaping buffers along the site boundary, the site specific constraints such as the significant change in levels and the current economic climate, there are concerns that the proposed site designation could result in any proposed development being unviable and not deliverable</p> <p>Whilst Network Rail supports the on going regeneration of Edenbridge Town, if this site is to be used more efficiently it is requested that the policy includes some degree of flexibility that could allow residential development of the full site, if it can be demonstrated that a mixed use development is not financially viable</p>	<p>Noted. The allocation provides development guidance, but the detailed split of the site can be determined through the planning application process. Core Strategy policy SP8 sets out that the employment capacity, represented by the commercial floorspace, would need to be maintained.</p> <p>Goods shed considered to be of significant historic interest and further investigation being undertaken to support the retention of this building</p> <p>Noted. Landscaping and access considered normal development costs. Viability (including in relation to provision of affordable housing) can be further discussed at planning application stage.</p> <p>Noted. Core Strategy Policy SP8 sets out that redevelopment of employment sites for purely residential can be considered if it is demonstrated that there is no reasonable prospect of their take-up in the plan period (to 2026) which provides the flexibility as requested.</p>	
	Moat Housing Group		Perfect for an affordable housing development in size, location and nature		Agenda Item 5
	Cooper Estates Ltd		The Council has allocated land at Edenbridge under Policy LO6 of the Core Strategy to provide appropriately for the development needs of the town. It is considered that a more appropriate approach for the site allocations document to take would be to bring forward planned development on that land rather than	<p>Noted. Affordable housing will be sought in line with Core Strategy policy SP3</p> <p>Comments noted. Objection is related to the notation on the site that it may be suitable for housing for older people, which is considered appropriate, given the site's location in close proximity to a range of services.</p> <p>Site considered suitable for mixed use development</p>	

		Local Residents	seeking to squeeze some residential development onto a site of this nature for the reasons highlighted above. The residential element of the site allocation should be deleted	Agenda Item 5
		<p>A and J Varley</p> <p>Alan Wingrove</p> <p>Ben Brownless</p> <p>Michael Bedling</p> <p>Howard Johnson</p> <p>I.G Falkner</p> <p>James and Valerie Mitchell</p> <p>Peter Dix</p> <p>Scott Gasson</p> <p>Stephen Smith</p> <p>J O'Neill</p> <p>Lesley Chapman</p> <p>Tom Burton</p>	<p>Vehicular access via Greenfield would cause additional traffic congestion in the High Street, Croft Lane, Forge Croft and Greenfield and make emergency access even more difficult. The current access is at a considerably lower level than the properties in Greenfield, thereby causing minimal disturbance to adjacent residential areas</p> <p>Access from Greenfield would be impracticable due to the steep embankment without creating a tortuous zigzag service road</p> <p>Vehicular access should be restricted to via Station Approach</p> <p>Additional on-road parking in Greenfield will make this quiet residential no-through road a more dangerous place for the elderly residents and the children</p> <p>Any development must have ample amount of parking</p> <p>It would increase traffic and noise, and would allow vehicles to travel faster</p> <p>The loss of vegetation barrier and mature trees and the wildlife-rich strip of land The triangular grass area should be retained and could provide pedestrian access straight onto Greenfield to make access easier for the town centre and school</p> <p>Almost all of the site is used either for storage, office accommodation or vehicle movement areas. Only at the south end of the site is there any space</p> <p>Value of properties would decrease, would seek to be compensated</p> <p>Single Storey/Bungalow style only acceptable. Thus more suitable to those residents quoted "Older people and those with special needs"</p> <p>Housing in close proximity to a station and track is inappropriate for the elderly and vulnerable.</p>	<p>Concerns related to access, traffic and parking noted and would need to be addressed in any planning application for the site.</p> <p>Noted. Vegetation buffer / screening required to be retained and augmented</p> <p>Noted. Site considered to be able to be used more efficiently as a mixed use development site</p> <p>Not an issue considered by planning</p> <p>Design comments noted. Buildings can be designed / orientated so that railway line does not impact on residential amenity. Secure boundary would be required. Support noted</p> <p>Noted. This proposal is being proposed by the landowner</p>

			<p>This residential development seems a good use of the land</p> <p>Concerned that this proposal could affect the future ability to extend the platform at Edenbridge Town station which is urgently needed</p> <p>Should remain as an employment site with all access via Station Approach and/or Grange Close to keep the traffic away from the High Street and populated areas of Croft Lane, Forge Croft and Greenfield</p> <p>Environmentally beneficial possibilities such as PV generation, solar thermal, rainwater harvesting, self-contained sewage systems, eco friendly houses etc. Could be an opportunity to only permit an eco friendly development</p> <p>Will put additional strains on over-stretched infrastructure</p>	<p>Network Rail, who has not raised this as a constraint</p> <p>Noted</p> <p>Noted. Eco-developments are encouraged under core strategy policy SP2 (Sustainable development) which requires new homes to be Code Level 3 now and Code Level 4 from 2013.</p> <p>Noted. Any impacts on infrastructure will be mitigated via the imposition of a legal agreement requiring infrastructure / contributions</p>
Leigh's Builders Yard, Edenbridge	10	Edenbridge Town Council	<p>Support the proposed changes that Leigh's Builders Yard should become residential rather than employment</p> <p>The site will be located on a 'dry island' and therefore roads in Edenbridge affected by flooding could impact on access/egress to the site. Some site investigation works may be necessary owing to previous commercial uses. However it is expected the risks to controlled waters will be low owing to the non-aquifer status of the underlying geology</p> <p>This site is fringed by a Roman road with potential for contemporary roadside features to be present. Gasworks and brickworks sites may be of industrial interest. Low level archaeology is anticipated.</p> <p>This site appears to be suitable for housing from a highways perspective</p> <p>No objections to residential development within this site, providing any recreational pressure on the River Eden LWS is mitigated</p> <p>Perfect for an affordable housing development in size,</p>	<p>Noted and support welcomed. This site now has outline planning permission for a residential development and veterinary surgery, and therefore does not need to be included in the ADMP document</p> <p>Noted – this site now has outline planning permission for a residential development and veterinary surgery, and therefore does not need to be included in the ADMP document</p> <p>Noted – this site now has outline planning permission for a residential development and veterinary surgery, and therefore does not need to be included in the ADMP document</p>
		Environment Agency		
		KCC Kent Highways		
		Kent Wildlife Trust		
		Moat Housing		

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		Group	location and nature	residential development and veterinary surgery
		Southern Water	A site specific policy should include the following: The development must provide a connection to the sewerage system at the nearest point of adequate capacity	Noted – this site now has outline planning permission for a residential development and veterinary surgery
		The Leigh Family – site owner	Fully support the allocation for residential development	Noted and support welcomed. This site now has outline planning permission for a residential development and veterinary surgery, and therefore does not need to be included in the ADMP document
		Cooper Estates Ltd	NPPF states that plan allocations should be “realistic” (Para.154) and deliverable (Para 182). The proposed allocation of this site with an aim of providing elderly persons or special needs housing is neither realistic nor deliverable given the extant permission and the other constraints	Noted – this site now has outline planning permission for a residential development and veterinary surgery, and therefore does not need to be included in the ADMP document
		Local Residents David Parker Lawrence Neil Barry	The north western boundary of the site should be limited to single storey to obviate overlooking and shadowing Foul and surface water drainage must be discharged via the site access on to Mill Hill.	Noted – this site now has outline planning permission for a residential development and veterinary surgery, and therefore does not need to be included in the ADMP document
<u>22</u> <u>SK, Powder Mills,</u> <u>Leigh</u>	19	Leigh Parish Council	Much more investigation and consultation is required on the future of this site before it can be decided which option is preferable. Do not feel that they have had sufficient opportunity to prepare a detailed response and that SDC has been far too hasty in preparing its recommendations. Propose a period of three months to form a working party, to consult with the residents of the area and to consider all the reports SDC has commissioned to date and those we hope you now agree to commission Suggests a second independent report is commissioned to consider the potential re-use of the site in employment use, considering the need for an employment site in the next two to five years. The decision to change the use of this site forever based on one report is not acceptable A housing development would have a catastrophic effect on the infrastructure: roads, utilities and local schools The ‘localised widening to enable free-flowing, two-way traffic’ this may not be feasible and would have a large impact on the	The Parish Council and local residents objected to the original proposal and SDC has supported a working group of local representatives to explore modifications to the allocation. The allocation has been revised to refer to additional marketing of the site for employment purposes and includes a recommendation that any residential development should be low density and generally not more than two storeys in height. It also states that the woodland areas surrounding the site should be protected and enhanced, via a management strategy, with appropriate levels of public access, and that open space and green buffer zones should be incorporated into the development site. The stakeholder working group has accepted these proposed amendments. SDC is not proposing to commission a second independent report on the re-use of the site in employment use. The URS report (commissioned by SDC) looked at the potential for re-use in employment use in the plan period (to 2026)

			<p>narrow country road and surrounding Green Belt land. Also recommends the possible adoption of the currently private western access road to the site, which could provide a direct route from Hildenborough to Leigh, avoiding the narrow and tortuous route past The Plough. This would create a much increased level of traffic along the narrow access road to Powdermills, is covered by flood zone 3.</p> <p>Recommends that a sustainability report is commissioned to consider how any development on the site would impact the highway network, schools and utilities. The site is classified as a major developed site but it is not a sustainable location. The Parish Council appreciates that the site is remote and has limited access, therefore it is essential that a sustainability report is prepared, as these same features also make the site unsuitable to a significant residential development.</p> <p>If SDC believe that it is necessary to include a revised brief for the site, propose that the wording is general, and not over specific. The brief should indicate that any development must be sustainable with a balanced mix of usage, recognising its rural location and limiting the number of housing units that could be built to between 25 and 30, stressing the importance of maintaining the integrity of this small isolated hamlet.</p> <p>Support allocation – comments on boundary, retention of building 12, accessibility improvements, housing capacity and phasing</p>	<p>Impact on local infrastructure and highways noted. Further information provided on these issues regarding highways requirements and school capacity.</p> <p>Sustainability Appraisal has been prepared by SDC to appraise the site and has been provided to stakeholders</p>
	<p>Glaxo Smith Kline – site owner</p>		<p>Retention of building 12 is the recommended approach set out in the URS report. The Council commissioned independent consultants URS to consider the potential for re-use of the site in employment use. Any proposals that does not seek to retain building 12 would need to demonstrate why take-up of this building is not viable in the plan period in line with Core Strategy policy SP8</p> <p>Accessibility improvements and site specific details would need to be determined at the planning application stage.</p> <p>Noted – flood risk is referenced in the allocation and would need</p>	<p>For the purpose of any redevelopment, SDC consider that the boundary of the site should be restricted to that of the secure employment site, with the two existing dwellings in GSK's ownership excluded.</p> <p>Retention of building 12 is the recommended approach set out in the URS report. The Council commissioned independent consultants URS to consider the potential for re-use of the site in employment use. Any proposals that does not seek to retain building 12 would need to demonstrate why take-up of this building is not viable in the plan period in line with Core Strategy policy SP8</p> <p>Accessibility improvements and site specific details would need to be determined at the planning application stage.</p> <p>Noted – flood risk is referenced in the allocation and would need</p>
	<p>Environment</p>		<p>Powder Mill Lane to the east of the site will be affected by</p>	<p>Agenda Item 5</p>

		Agency	<p>flooding which could impact on access/egress. The river corridor must be protected and enhanced as part of the development. Any proposals will need to demonstrate that the river corridor will not have additional light spill as a result</p> <p>The primary schools serving this rural area are currently at capacity so this allocation may create a deficit in available primary places. 100 dwellings would not generate sufficient pupil numbers to suggest a new school. However, the existing school facilities are close to deficit with expansion at Leigh prohibited by site constraints. Pupils would have to be schooled out of the area in neighbouring settlements.</p> <p>There is Industrial archaeology potential from the gunpowder mills, and a medieval manor close by to west. Significant archaeology could be dealt with through suitable conditions on a planning approval</p> <p>Recommended access improvements include (1) localised widening of Leigh Road sufficient to enable free-flowing two-way traffic and (2) possible adoption of the (currently private) western access road to the site. If suitably improved, it could provide a direct route from the site to Leigh and an alternative route for Hildenborough – Leigh traffic, avoiding narrow and tortuous route past The Plough Public House. Also desirable would be conversion of footpath SR437A (and MU24 as it is called over the border in Tonbridge) to cycle track status</p> <p>To ensure that all recreational pressure is mitigated it will be important that any future policy specifies that the site incorporates a multifunctional green infrastructure which contains corridors of natural habitat, that link into the LWS and that contributions are obtained to ensure the LWS is protected and managed to ensure no impact on biodiversity as a result of the increased recreational pressure. Open space should also be provided on site if at all possible</p> <p>New and/or improved sewerage infrastructure is required before additional flows from this site can be accommodated.</p>	<p>to be considered at detailed planning application stage.</p> <p>Area within flood zone excluded from net site area.</p> <p>Noted. Further discussions with KCC Education have indicated that a c£235k contribution would be sought towards improving primary education facilities, and this would be used in a 2-3 mile planning radius.</p>
		KCC Kent Highways		<p>Noted, and this is referenced in the allocation.</p> <p>Noted – accessibility improvements would be required as part of any redevelopment of the site.</p>
		Kent Wildlife Trust		<p>Noted. GI and open space to be incorporated in any scheme. This was of particular interest to the local stakeholder working group. Allocation has been modified to seek protection and enhancement of the woodland area and habitats, providing appropriate levels of public access, green buffer zones on the edge of the developed site and open spaces incorporated within the development. A site ecology report has been prepared by North West Kent Countryside Partnership.</p>
		Southern Water		<p>Noted and would need to be considered at detailed planning application stage.</p>

			This should be reflected in a site specific policy. Perfect for an affordable housing development in size, location and nature	Noted. Affordable housing would be incorporated in any scheme, but response from Housing Policy team, following advice from WKHA, Moat and an analysis of the latest Homebuy application data from the Zone Agent, 6-8 units of affordable housing are recommended
	Moat Housing Group			Noted and cycle route has been raised by Kent Highways services
	Tonbridge & Malling Borough Council		Supports both access routes into the site being retained. The issue of securing a cycle link between the site and Tonbridge Sports Ground should be raised as part of the implementation of the planning permission. While there is a footpath linking these two areas, the opportunity to improve the link as part of the allocation and development of the site should be sought in due course	
	Hildenborough Parish Council		Have concerns over traffic management, infrastructure (roads and schools) and flooding	Noted and will continue to liaise with neighbouring authorities on the site
	Local Residents Hunter Seal, Leigh Residents' Association Ladybird Studios Anthony Pratt Karen & John Muchmore Donna Watson Liz and John Summerton Lynn and Mark Hickson Michael		Concerns over traffic management Pressure on infrastructure, flooding, crime levels, village school, doctors. Parking is an issue in Hunter Seal The narrow lanes, without any pavements and several 'blind' corners, are already potentially dangerous to walkers, cyclists and horse riders and cannot safely carry such an increase in traffic The footpath that runs behind one side of Hunter Seal is well used - to increase the volume of pedestrians/cyclists on this path raises concerns in respect of noise and safety Hunter Seal has an area of woodland which adjoins the GSK site. A development would cause disruption to the wildlife and thus an environmental impact. Any residential development will change this area of Powdermills from a semi rural hamlet to just another housing estate Sevenoaks Council have already reached their quota for housing Any redevelopment on this scale with 'inclusion of accessibility	Impact on local infrastructure and highways noted. Noted – accessibility improvements would be required as part of any redevelopment of the site. Noted – accessibility improvements would be required as part of any redevelopment of the site. The woodland area and habitats that surround the site should be protected and enhanced, via a management strategy to be developed in conjunction with the local community, which should provide appropriate levels of public access. The housing provision set out in the Core Strategy does not represent an upper limit of the housing to be provided in the District. Sevenoaks has a number of allocated sites where capacity may change or where delivery may take place on a longer timescale and therefore it is necessary to offer a level of flexibility in terms of the range of available sites.

		Johnsons Mrs Cooper Starkey	improvements' would drastically alter the rural nature of this location 100 houses is too many residents	Noted. Allocation revised to refer to low density development (not more than 25 dph)
<u>Warren Court Farm, Halstead</u>	10	Halstead Parish Council	It should continue to be used for small business as the employment provided for local people is important. The GB land associated with Warren Court Farm should be designated an Exceptions Site and used for affordable house for Halstead people, in perpetuity	Site identified in Employment Land Review (2009) as last remaining poor quality site - recent (2011) employment forecast suggests reduction in need for light industrial B1c and B1 offices. Retaining status quo of poor quality employment site in the green belt with allocation to expand, not considered positive planning. In relation to exceptions sites for affordable housing, a site selection process would need to be undertaken - site therefore cannot be allocated for this use. Existing uses on the site mean that there are likely to be viability issues in terms of whether this site would come forward as an exceptions site for affordable housing.
		Environment Agency	Owing to the presence of an historic landfill beneath much of the site footprint further contamination investigations and possibly remediation are required. The site is within a sensitive area with respect to groundwater as it is underlain by a principal aquifer and lies within Source Protection Zone 3 for a public water supply	Noted - any remediation issues would be required as part of any redevelopment of the site.
		KCC Highways KCC	There is scope for a footway link from the site to the existing bus stop on the west side of Knockholt Road to the north of the site access and for an informal pedestrian crossing facility to provide a better link to the adjacent bus stop on the east side of Knockholt Road. There is scope within the current constraints to provide an access suitable for a residential use	Noted - accessibility improvements would be required as part of any redevelopment of the site.
		Kent Wildlife Trust	There is general prehistoric potential based on nearby finds. Low level archaeology is anticipated The Trust welcomes the aim to buffer the site and provide natural habitat to extend Deerleap wood	Noted
		Moat Housing Group	The parish and LA need to maintain that provision of affordable dwellings in this location is central to any changes	Support noted and welcomed Noted. Affordable housing is required as part of any residential development

		<p>Mr I Butler – site owner</p>	<p>or proposals Whilst welcoming the proposal the area proposed to be allocated is too small and illogical. The proposal, as put forward, will result in the effective sterilisation of the majority of the site. It would represent an inefficient and gross underdevelopment of a site all of which constitutes previously developed land, contrary to the objective of NPPF policy. The capacity of the site as a whole would be far more than 13, facilitating a substantial increase in the yield of affordable housing to meet local needs. To proceed as the Council suggests would represent a missed opportunity. The allocation of the whole site, preferably accompanied by an adjustment in the village confines boundary, as suggested, would enable the benefits of a redevelopment scheme to be fully realised in terms of the environmental improvements and the housing yield, including the affordable element. The future of the environmental improvement land is unexplained</p>	<p>Noted. Environmental improvement area incorporated into site boundary to facilitate management and maintenance. Rear gardens of units with boundary to Deerleap Wood should incorporate woodland buffer in order to protect and extend the woodland area. Site capacity extended to reflect amended boundary.</p>
		<p>Mr Colin Luther – neighbouring site</p>	<p>Support the concerns raised in relation to design, landscaping, and access. Promoting adjacent Deerleap Farm for 3 new dwellings, exceptions site and environmental improvements</p>	<p>Exceptions sites process led by parish council / would need to be a site selection process, but site may be considered suitable due to proximity to village. Sent the Kent-wide Rural Homes Protocol. New buildings considered inappropriate development, but there may be scope for extension/replacement of existing/infilling in line with NPPF and Core Strategy policies Environmental improvements welcomed</p>
	<p>CPRE</p>	<p>The need is for affordable housing; removing the site from the Green Belt, and thus its exception status, would exclude that possibility, other than as a part of a substantial and unnecessary market housing scheme. Change of use would deprive the rural economy of local employment opportunities</p>	<p>In relation to exceptions sites for affordable housing, a site selection process would need to be undertaken - site therefore cannot be allocated for this use. Existing uses on the site mean that there are likely to viability issues in terms of whether this site would come forward as an exceptions site Site identified in Employment Land Review (2009) as last remaining poor quality site – recent (2011) employment forecast suggests reduction in need for light industrial B1c and B1 offices. Retaining status quo of poor quality employment site in the green belt with allocation to expand, not considered positive planning.</p>	

		Natural England	Restoration of part of the site and inclusion within the Green Belt designation would be welcomed and encouraged as would the buffer zone to Deerleap Wood	Noted
<u>Broom Hill, Swanley</u>	46	Swanley Town Council	<p>Strongly objects to the proposal to include residential development at the Broom Hill site due to concerns regarding</p> <ul style="list-style-type: none"> highways matters as Beechenlea Lane has only a single footpath and in addition traffic congestion and volume as well as non resident parking is already a concern the inadequacy of the local infrastructure to handle additional housing the potential loss of footpath number 178, which is also not shown on any proposal plans concerns regarding the air quality in the area <p>The Town Council requests that the site be considered to be returned to the Green Belt or adopted as open space.</p> <p>The Town Council is also concerned regarding the consultation process especially as not all residents within the neighbouring road were contacted regarding this consultation</p> <p>Data indicates that the south eastern corner of the site may be affected by surface water flooding. The site lies within a Source Protection Zone 3 and is adjacent to a works site. It should be ensured via normal planning regulations that appropriate site investigations are carried out to screen for any contamination risks from the adjacent works activities</p> <p>The addition of housing to the Broom Hill site further exacerbates our concerns regarding the site's traffic impact on M25 Junction 3</p>	<p>Agenda Item 5</p> <p>Concerns noted. Due to strength of local opposition, primarily in relation to concern over access from Beechenlea Lane, impact on residential amenity and loss of green space, residential element removed from site allocation.</p> <p>Footpath to be retained</p> <p>Western side of site proposed to be allocated as protected open space (natural/semi-natural land)</p> <p>Noted. All residents of Beechenlea Lane contacted and consultation period extended until 9 August to allow for additional comments. SDC staff presented proposals at residents association meeting</p> <p>Noted – any flooding issues would need to be considered as part of any redevelopment of the site, via the planning application process</p> <p>Noted - residential element removed from site allocation.</p> <p>HA have clarified that this comment 'is putting down a marker as per normal that any development will need to assess and mitigate as appropriate any impact on the SRN, it is not an objection in principle to any development that may impact on M25 J3'.</p> <p>Noted. Access improvements would need to be agreed with Kent Highways Services (and the Highways Agency) and incorporated as part of any employment land planning application</p>
		Environment Agency		
		Highways Agency		
		KCC Highways KCC	In principle, the site would be suitable for a mixed development of employment served from London Road/ residential development served from Beechenlea Lane and additional open space. The level of employment use that could be supported by London Road can only properly be	

			<p>assessed modelling the traffic flows at the proposed junction with London Road and beyond as necessary. The best means of access from London Road i.e. a roundabout or a signal-controlled junction should be determined by modelling. A signalised junction would be likely to provide more control of the junction to reduce congestion, and would require less land</p> <p>Due to the proximity of the M25 and the M20, the Highways Agency should also be consulted about the employment aspect of this proposal</p> <p>There is scope to accommodate the 2 small housing sites accessed from Beechenlea Lane but some local improvement works to Beechenlea Lane between the sites and London Road may be required to accommodate the additional vehicle, cycle and pedestrian movements</p> <p>Consideration needs to be given to the additional vehicle movements at the junction of Beechenlea Lane and London Road and to potential mitigation measures to accommodate these additional movements Recommend that any residential proposal here would need to be accompanied by a transport statement which fully addresses the impact of additional vehicle movements at this junction</p> <p>Public transport links and accessibility are reasonable with bus stops close by on the London Road and the sites being within an approximate 10 minute walking distance of the town centre and train station</p> <p>The accesses to the sites from Beechenlea Lane are likely to require adoption and will therefore need to be to an adoptable standard</p> <p>There is general prehistoric and medieval potential associated with nearby finds. Low level archaeology is anticipated</p> <p>Do not deem this site appropriate for residential development</p>	<p>Highways Agency has been consulted – see comments above.</p> <p>Noted - residential element removed from site allocation.</p> <p>Noted</p>	<p>Agenda Item 5</p>
	<p>Moat Housing Group</p>	<p>Kent Wildlife Trust</p>		<p>Noted - residential element removed from site allocation.</p>	
			<p>Wish to see some guidelines within the policy regarding the level and location of open space and biodiversity mitigation and enhancement</p>	<p>Noted – allocation includes guidance on the location of open space and biodiversity mitigation and enhancement</p>	

		<p>Pro Vision Planning & Design- site owner</p>	<p>The level of 'design guidance' in the consultation document is too prescriptive and definitive on matters of detail for the purposes of an 'allocation' DPD and for the same reasons excludes other possibilities and potentially the opportunity for these to be explored further in a planning application and/or development brief</p> <p>The Council appears to accept that detailed issues are best dealt with at application stage and thus should be omitted from the proposed allocation stage. Support this and the need to remove this contradiction from the consultation document</p> <p>Support the Council's anticipation that the balance and mix of uses and open space etc. "is to be determined through the planning application process". This may be informed by Development Brief, but should not be delayed in the absence of a Development Brief. A Development Brief should not be a prior mandatory requirement or pre-requisite which might otherwise inhibit bringing the proposed allocation forward as a comprehensive proposal in a timely fashion</p> <p>For the reasons explained above there is little real purpose in the proposed allocation plan including the level of detail that is proposed; it should omit these details, annotations and/or areas. Alternatively it should at least review these to reflect circumstances more accurately and objectively at this stage (as well as increase flexibility) and be clearly marked with a status as 'indicative' only</p> <p>Site surveys of existing species is undertaken, during optimal times to determine presence or potential, this will help identify scale and design option for any redevelopment proposal at this site</p>	<p>Noted – development guidance intended to assist developers in explaining what form of development is likely to be acceptable on the site.</p> <p>The Council will prepare a revised Development Brief, in accordance with the delivery mechanisms to policy LO4 in the Core Strategy.</p>
	<p>Natural England</p>		<p>Noted – ecological surveys will need to be undertaken as part of any planning application</p>	<p>Agenda Item 5</p>
	<p>CPRE</p>		<p>The open countryside, visual aspect of this site is very important to Swanley, to avoid creeping development of the built environment towards the M25. It also provides vital open space for the residents of this part of Swanley. The intrusion of new housing would deplete the remaining area of open space, and the increased pressure of people would devalue what remained. The soil is of high agricultural quality, which might be required in the future, so the land should remain undeveloped. In the present economic circumstances there should be more emphasis on encouraging the use of</p>	<p>Noted - residential element removed from site allocation and allocation includes guidance on the location of open space and biodiversity mitigation and enhancement.</p> <p>Employment Forecast identifies a need for 5.2 ha of B8 (warehousing) use in the Core Strategy period to 2026. Broom Hill allocated in Core Strategy to assist in meeting this need.</p>

		<p>Local Residents/businesses</p> <p>A.J Forwell</p> <p>Brian Goode</p> <p>D Black</p> <p>David and Brigid Blacker</p> <p>Elaine Strachan</p> <p>G Collins</p> <p>J Lee</p> <p>Janet Grant</p> <p>John Bromfield</p> <p>John Nicholls</p> <p>John Sterry</p> <p>K Jefferys</p> <p>Katherine Bull</p> <p>Kathryn Bell</p> <p>Kay Wellham</p> <p>Keri Smallwood</p>	<p>employment sites now left vacant</p> <ul style="list-style-type: none"> It has been proved on several previous planning applications that Beechenlea Lane cannot take any more traffic Extra pollution will be caused by the increased traffic Beechenlea Lane cannot take increased traffic. It is a used during holdups on the M25 and at rush hour as a rat run Parked cars obstruct the vision of residents on one side coming out of their driveways making it extremely dangerous. This lane is heavily used as a long term and short stay car park The bend and gradient of the lane makes access onto the road from many existing properties semi blind and hazardous. Any raised volume in residential traffic will increase the danger of road accidents The local road infrastructure is inadequate to support the additional traffic caused by the development Proposed entrance is far too narrow to be safe it will become a "danger point" for traffic up and down Beechenlea lane There are enough brown sites and other land which is not Green Belt available for this purpose. There are alternatives to the land at Broom Hill - Pedham Place farm. There are existing warehouses and office spaces in Swanley lying vacant and 'to let' Pollution from the M25 is mitigated a little by Broom Hill and any attempt to lessen or remove the natural barrier would be detrimental to everyone in this part of Swanley The area is in one of the Sevenoak's Air Quality Management Areas Health Problems - the local population will be put at risk from respiratory conditions if they are living and working in an area of poor air quality. Noise pollution from the M25/M20/A20 will negatively impact on the residents and workers by causing noise stress and cause harm to their health and well being The 1995 SDC development Brief recommended that the 	<p>Concerns noted. Due to strength of local opposition, primarily in relation to concern over access from Beechenlea Lane, impact on residential amenity and loss of green space, residential element removed from site allocation. Footpath to be retained. Western side of site proposed to be allocated as protected open space (natural/semi-natural land)</p> <p>Concerns related to traffic impacts on Beechenlea Lane (congestion / parking / access) noted.</p> <p>Consideration of alternative sites - land at Broom Hill is not in the green belt, although it is green field. Employment Forecast identifies a need for 5.2 ha of B8 (warehousing) use in the Core Strategy period to 2026. Broom Hill allocated in Core Strategy to assist in meeting this need.</p> <p>Issue of Broom Hill acting as an air quality/noise buffer for M25 - noted - Western side of site proposed to be allocated as protected open space (natural/semi-natural land), together with biodiversity mitigation and enhancement.</p> <p>Noted - residential development not now proposed. Housing targets for areas do not represent a maximum. The Council's Core Strategy sets out the amount of additional housing that different parts of Sevenoaks District will be expected to accommodate. Of a total of approximately 3560 dwelling anticipated to be developed in the period 2006-2026, Swanley is expected to accommodate approximately 660 (around 18.5%).</p>
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		<p>M Hennessy ME and SE Bentley Marilyn and Philip Ball Matt Black Mr & Mrs Miles Mr R.J Neaves Mr and Mrs Clements Nigel Sivyver Noreen Forwell Pamela Strachan Ramac Holdings Ltd c/o Barton Wilmore Planning Partnership (Simon Flisher) S Hennessy Sean Bromfield Suzanne Bull T J Osborne</p>	<p>land at the rear of the properties in Beechenlea lane should remain open and undisturbed to act as a buffer from the noise and pollution of the M25 so this land cannot be flattened to accommodate housing</p> <ul style="list-style-type: none"> • Current utilities and sewerage systems will be inadequate to support such further development. • If the Council thinks there is a need for more housing in Swanley, the proposed increase from 116 units to 250 units on the United House site will cater for this • The 1996 report stated Residential not required. What has changed? • More and more open spaces in Swanley are disappearing • To protect our Green Open Space the Land use must be re-classified as Green Belt and must continue to remain as Green Open Space. • Loss of green open space and wildlife habitats having an impact on biodiversity. If the proposed development goes ahead much of this green land will become covered in concrete • Biodiversity - In April 2010 the Kent Wildlife Trust objected to identifying this land for development. There is known to be a wide range of flora and fauna here including many different butterflies, birds, toads and badgers. It is one of the few remaining open spaces in our town. There must be less ecologically sensitive sites in Swanley which can be considered for development • This area should not have lost its Green Belt status in the first place • There are many existing and well used footpaths over the Broom Hill site and trust that these will be preserved. • Broomhill is the highest point in Swanley • The residential element needs to be removed and the areas where they are marked to be replaced with open space as per the agreement of the Public Enquiry • There will be increased risk of flooding when heavy rain falls 	<p>Concerns related to loss of open space / biodiversity / habitats / footpaths noted.</p> <p>Residential element removed from site allocation. Footpath to be retained. Western side of site proposed to be allocated as protected open space (natural/semi-natural land)</p> <p>Concerns regarding flooding noted and would need to be address in any planning application</p> <p>Development not now proposed on this land</p> <p>Topography of the site noted - development not now proposed on this land</p>
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		<p>Terence Bull West House Transport (S&G) Ltd (Tracey Moseley) Jane Sivyer John Manning Norman Taylor</p>	<p>in the area because of increased surface run-off with nowhere for the water to drain</p> <ul style="list-style-type: none"> The area of the development marked as 'previously developed land' is not 'Brown Field' because it previously was used agriculturally and had a few greenhouses The proposed residential development in the field adjoining the houses at the rear of the lower end of Beechenlea Lane and the rear of the old Kimber Allen building, the steepness of the land would make this most unsuitable for a housing development Support development at Broom Hill particularly for Employment. This area needs a Hotel as it is strategically next to Junction 3 of the M25, the A/M20, and only minutes from the Dartford crossing. A second hotel which would offer employment as well as a much needed second facility Must ensure that the Site Allocation meets the tests of soundness, which includes the provision that "the plan should be deliverable over its period". The deliverability of land at Broom Hill Road, including the deliverability of the access arrangements, must therefore be given clear and careful consideration 	<p>Support noted. Employment elements of the allocation retained. Hotel proposals not included in the allocation, but would be considered as part of any planning application process.</p> <p>Noted – site owner promoting site for development and has proposed access to employment site via industrial estate to the south</p>
<p>Broom Hill Additional comments – supplementary consultation</p>	<p>19</p>	<p>Local Residents Barbara Nicholls ME and SE Bentley Nigel Sivyer Mr and Mrs Clements Marilyn and Philip Ball Brian Goode</p>	<p>Houses are to be built in a known polluted area. More development will add to the air, light and noise pollution in the area. Concern over health risks for new residents and the impact on Air Quality Management Areas, The land should be maintained as a natural barrier or returned to GB and planted with suitable numbers of plants and trees to try and mitigate the high pollution levels</p> <p>Congestion Increase in traffic in the lane for access to a new estate would place an intolerable burden on the lane and local road network. It is a rat run for traffic to escape the grid lock and congestion on the surrounding roads and M25</p> <p>Pressure on facilities Swanley does not have the infrastructure capacity to support more housing. It will put more strain on doctors/schools and the road network.</p>	<p>Residential element removed from site allocation. Western side of site proposed to be allocated as protected open space (natural/semi-natural land)</p> <p>Residential element removed from site allocation. Employment land access to the from south via existing industrial estate</p> <p>Noted. Residential not now proposed</p> <p style="text-align: right;">Agenda Item 5</p> <p>Residential not now proposed, but development is required to</p>

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		<p>Wildlife This should be a major consideration. The Kent Wildlife Trust has already identified Broom Hill as being a rare habitat for Bats.</p> <p>Local residents are against the proposed development and they are backed by Swanley Town Council. There seems to be several other sites available for development within Swanley</p>	<p>address infrastructure impacts via mitigation or financial contributions</p> <p>Western side of site proposed to be allocated as protected open space (natural/semi-natural land), together with biodiversity mitigation and enhancement.</p> <p>Noted. Residential not now proposed on site.</p>
<p>Michael Hogg Terence Bull Maureen Bromfield Stephen & Margaret Partridge Claire Strachan Elaine Strachan Teresa O'Brien Mr R Sydney</p>		<p>I wish to object to proposals to expand both commercial and residential use on this site. These proposals will have a significant and damaging impact on the residents of Beechenlea Lane, increasing traffic and pressure on local services, increasing existing air quality problems and damaging a distinctive habitat and biodiversity, as well as residents' amenity. The existing space provides some sort of buffer between the M25 and the houses on Beechenlea Lane; this should not be eroded, especially not by putting more residential properties in an area of poor air quality.</p> <p>As for employment there seems already to be an oversupply in this part of Swanley, and I note that the Council has already revised down many of its requirements (for office and factory uses) between the Employment Land Review in 2007 and the new forecasts in 2011.</p> <p>Local people are unhappy that the site was removed from the Green Belt . I share these concerns. The site should be</p>	<p>Concerns noted. Due to strength of local opposition, primarily in relation to concern over access from Beechenlea Lane, impact on residential amenity, air quality and loss of green space, residential element removed from site allocation.</p> <p>Western side of site proposed to be allocated as protected open space (natural/semi-natural land), together with biodiversity mitigation and enhancement.</p> <p>The updated Employment Forecast (2011) identifies a need for 5.2 ha of B8 (warehousing) use in the Core Strategy period to 2026. Broom Hill allocated in Core Strategy (4.1ha) to assist in meeting this need.</p> <p>Western side of site proposed to be allocated as protected open space (natural/semi-natural land). To return the land to the Green Belt, exceptional circumstances would need to be</p>

			returned to Green Belt; if that is not possible, it should be designated as open space.	demonstrated.
	The London Green Belt Council (Cedric Hoptroff)		<p>This site was removed from the Green Belt because it was considered that, exceptionally, there was a need for employment land. It is doubtful that now any employment use is necessary on this site and it should revert to its original Green Belt status.</p> <p>If retaining land for employment uses can be justified, then the SE corner is the most appropriate place. There is no justification for the housing. It is not necessary to meet the requirement and is unsuitable in traffic terms as it would put undue pressure on Beechenlea Lane.</p> <p>The description of the land where the housing is proposed as 'PDL' is inappropriate. It appears that any building was not substantial and, in any case, has largely disappeared; the land having been reclaimed by nature.</p> <p>The parts of the site not required for employment use should be Green Belt.</p>	<p>The updated Employment Forecast (2011) identifies a need for 5.2 ha of B8 (warehousing) use in the Core Strategy period to 2026. Broom Hill allocated in Core Strategy (4.1ha) to assist in meeting this need.</p> <p>SE corner of the site considered to be the most appropriate place for employment – as indicated on the allocation plan. Residential development not now proposed.</p> <p>Residential development not now proposed on this site.</p>
	Natural England (David Hammond)		<p>The provision of enhancements and improvements to existing habitats/ green belt and to the public rights of way are welcomed and broadly supported. The allocation of open space is also welcomed. It is advised that site surveys of existing species is undertaken, during optimal times to determine presence or potential, this will help identify scale and design option for any redevelopment, and identify opportunities for enhancement and improvements.</p>	<p>Noted and support welcomed.</p> <p>Ecological surveys will need to be undertaken as part of any planning application</p>
	Highways Agency		No further comment	Noted
	Environment Agency		No further comment	Noted
	Swanley Town Council	28	<p>Strongly objects to the proposal to increase the residential capacity at the United House site due to concerns regarding</p> <ul style="list-style-type: none"> the over intensive nature that such a large development would bring and that the original proposal of 116 units be maintained or a housing density similar to that of the High Firs estate the loss of an employment site in the town, in an area with 	<p>Concerns noted.</p> <p>Density proposed at 75dph and site to accommodate a range of housing types (i.e. houses and flats)</p> <p>The site is allocated for mixed use including employment following the findings of an employment study. The existing</p>

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			<p>high unemployment</p> <ul style="list-style-type: none"> highways concerns regarding the volume of traffic that would arise due to a site of this size as well as the inadequate single access proposal for emergency vehicles the loss of the existing buffer that the site currently gives residents on the High Firs estate from the Swan Mill industrial site 	<p>owners intend to relocate their business within Swanley.</p> <p>Kent Highways Services have not raised a concern regarding transport impacts and access to this site</p> <p>Allocation notes that the design, layout and orientation of the scheme is important in ensuring a satisfactory relationship with the adjacent commercial use.</p> <p>An open space buffer has been included as part of the allocation.</p>
		<p>Environment Agency</p>	<p>Data indicates that part of the proposed site may lie in an area that is susceptible to surface water flooding. Historic land uses for industrial purposes mean that site investigation (and possibly remediation) must take place. The site is underlain by sensitive aquifers and falls within Source Protection Zone 3</p>	<p>Noted – any flooding/contamination issues would need to be considered as part of any redevelopment of the site, via the planning application process</p>
		<p>Highways Agency</p>	<p>The proposed increase in residential development at United House, represents a potentially material change to the agreed levels and given our concerns with the Broom Hill site this further enhances the need for detailed assessment at M25 Junction 3</p>	<p>Noted –highways capacity issues would need to be considered as part of any redevelopment of the site, via the planning application process</p>
		<p>Kent Wildlife Trust</p>	<p>Recommend retention of the tree lines along the boundary. The 1.91 ha of constrained land could be used as semi natural open space which would go some way to delivering the deficit currently present at Swanley as well as providing an important asset to the GI</p>	<p>Noted</p>
		<p>KCC KCC Highways</p>	<p>There is general potential for prehistoric activity based on flint tool finds, and Romano-British cremation recorded from the area. Low level archaeology is anticipated</p> <p>In principle the site would be a suitable site to accommodate this proposal subject to the following</p> <p>widen and/or reconstruct the primary access road to the site from Goldsel Road to provide a carriageway and footway. There is a need to secure a secondary means of emergency vehicular access to the site from the highway network - one potential option being the further widening of the primary access road to accommodate a carriageway dualling</p>	<p>Noted</p> <p>Highways comments noted and issues would need to be addressed in any future planning application</p>

			arrangement Visibility at the junction with the B258 is slightly limited to the south. Furthermore, the primary vehicular access is a straight route following a fixed alignment and would therefore require significant traffic calming measures to limit vehicle speed. Scope for local bus routes and cycle routes to be reviewed		Noted. Allocation notes that the design, layout and orientation of the scheme is important in ensuring a satisfactory relationship with the adjacent commercial use. An open space buffer has been included as part of the allocation.
	Moat Housing Group		This site would be ideal for residential development however the proximity of the industrial units needs careful design to be considered (noise, pollution etc.)		Noted. Allocation sets out that any proposals must address proximity and any impacts on the neighbouring school
	High Firs Primary School		Want to ensure consideration is given to the following: <ul style="list-style-type: none"> - access to the school needs to be considered to maintain safe access for pupils and staff - the impact to the school intake needs to be considered in terms of the existing and future catchment area - an assessment is required to understand the environmental impact of increasing the density of the development - the direct impact to the school property needs to be considered as this development adjoins the school perimeter 		KCC Education will make recommendations in relation to school infrastructure in relation to a planning application e.g. by seeking contributions to improve school facilities.
	United House - site owner		Consider a higher density can be achieved, however appreciate that the final form and scale of development will be considered in detail as part of any future planning application. Support the comments within Appendix 1 in relation to the site, and note that careful consideration will be given to the adjoining uses in designing the scheme		Support noted
	Swan Paper Mills - neighbouring site		Should remain for a mixed use development with the predominant part of the site and certainly at least 2 hectares. Should be retained for business use in order to provide an appropriate buffer to the Swan Paper Mill Company Ltd boundary, consistent with the Council's initial assessment and consistent with its stance at the Core Strategy examination		Noted. Allocation notes that the design, layout and orientation of the scheme is important in ensuring a satisfactory relationship with the adjacent commercial use. An open space buffer has been included as part of the allocation. The site has been allocated for mixed use included employment following the findings of an employment study. The existing owners intend to relocate their business within Swanley.
	Local Residents		<ul style="list-style-type: none"> • Any buildings or residential properties on the site should be no more than 2 storeys • Concern over the effect on existing properties on Pinks Hill 		Design comments noted. The allocation notes that the site should accommodate a range of housing types (i.e. houses and flats).

		<p>A F Webb Ann Buchan D Isted Darren Francis David Blaikie Francis Patrick J Bryan K Jefferys Kevin Searles Long Mark Price Haworth Michael Crawley Mr R.J Neaves Mr Woodger Phil Stevens Robert Alexander Shan Phipps Susan Fagen</p>	<p>or High Firs i.e. - privacy, security</p> <ul style="list-style-type: none"> • Only 116 units at 75 dwellings per hectare should be built. The proposed density is too high • All of the dwellings consist of private housing for sale only. There should not be any socially mixed housing. The site should not be made into a mixed-tenure estate. • Traffic - Goldsel Road is a busy local road with existing traffic problems, particularly at peak times. These will only be exacerbated by high density development and associated traffic generation • Traffic safety Goldsel Road is already an accident black spot to increase the number of vehicles exiting from one access from 250 new homes is going to make the situation worse • Land should not be allocated for houses if there are clear opportunities to sustain, improve or expand a key local business • Any significant increase in the number of dwellings in this part of the town will place greater pressure on the local primary school, and may necessitate significant upgrades to the existing local infrastructure e.g. water, sewage & other utilities • Any development on this site will decrease the valuation on properties, especially if it has a large proportion of HA units • Could an area be kept as a wildlife area • Expect that a playground and some trees or other planting be a requirement • Increased air pollution • Drainage problems on the Greenacres and High Firs • Problems with the main sewer on the Swanley bypass by the Goldsel Road bridge not able to cope with the present housing 	<p>Agenda Item 5</p> <p>75 dph is recommended, but the overall number of units is 185 taking account of the open space buffer and employment allocation.</p> <p>Affordable housing will be sought on all sites in line with Core Strategy policy SP3</p> <p>Highways comments noted and issues would need to be addressed in any future planning application</p> <p>The site has been allocated for mixed use included employment following the findings of an employment study. The existing owners intend to relocate their business within Swanley.. The existing owners intend to relocate their business within Swanley.</p> <p>Noted. Any impacts on infrastructure will be mitigated via the imposition of a legal agreement requiring infrastructure / contributions</p> <p>Not an issue considered by planning</p> <p>Site should include open space / landscaped areas, and retention of the pond at the southern end of the site</p> <p>Any environmental issues would need to be addressed as part of any planning application on the site</p>
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		Tracy Mihill		
<u>Land rear of Premier Inn, Swanley</u>	6	Swanley Town Council	Supports the proposal that the Premier Inn site remains as solely employment use	Support noted Site no longer allocated.
		KCC Highways KCC	There are no highway objections to this proposed allocation	Noted
		Kent Wildlife Trust	There is general prehistoric and medieval potential associated with nearby finds. Low level archaeology is anticipated	Noted Site no longer allocated
		Moat Housing Group	No objections	Noted Site no longer allocated
		Local Resident Mr R.J Neaves	This should not be considered for affordable development	Noted. Site no longer allocated.
<u>West Kingsdown Industrial Estate</u>	3	West Kingsdown Parish Council	Support the change to Employment land at the rear of Premier Inn from Residential as local unemployment is high	Support noted Site no longer allocated
		KCC Highways KCC	Happy with the proposal being made	Support noted
		Colin Luther Associates	There are no highway objections to this proposed allocation	Noted
<u>Other Comments</u>	15		There are no existing ecological site designations, appear limited habitat opportunities for protected species and no known remains within 500m. Low level archaeology is anticipated which could be dealt with through suitable conditions on a planning approval (Grade 4).	Noted
			Land adjacent should be considered in the same way as Warren Court Farm. This would mean an amendment to the GB boundary and the construction of a proposed 3 new houses and a care home or affordable housing, with environmental improvements.	Exceptions sites process led by parish council / would need to be a site selection process, but site may be considered suitable due to proximity to village. Sent the Kent-wide Rural Homes Protocol. New buildings considered inappropriate development, but there may be scope for extension/replacement of existing/infilling in

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		line with NPPF and Core Strategy policies Environmental improvements welcomed	
			<p>Agenda Item 5</p> <p>The site falls below the 0.2ha threshold for site allocation</p> <p>The delivery office falls within the town centre boundary and the primary frontage (central area). Core Strategy policy L06 seeks to protect a mix of retail and service uses in the town centre. Saved local plan policy EB2 seeks to maintain A1 uses at ground floor and Draft Policy LC3 (Edenbridge TC) sets out that within the central area, A1 uses will be maintained (and other A class and retail uses). The aim is to focus retail development on the central area.</p> <p>It is acknowledged that the sorting office is sui generis. Residential mixed use development including retail uses may be appropriate on the site, but as the site is below the threshold, this should be progressed via the planning application process.</p> <p>It is welcomed that any Royal Mail services would be re-provided before any redevelopment of the site</p>
	Royal Mail	<p>Royal Mail's Edenbridge DO/ST</p> <p>Given the site's Town Centre location and the range of uses in the immediate surrounding area, we remain of the opinion that this site provides a good opportunity for comprehensive residential mixed use development in the future. Therefore, should Royal Mail no longer require their site, this site would provide a good opportunity for future comprehensive residential mixed use development therefore request that the Council includes their Edenbridge DO/ ST site for residential or residential led mixed-use development including retail uses</p> <p>Notwithstanding our promotion of Royal Mail's site for inclusion within the Council's ADM DPD we would like to reiterate that should their site come forward for redevelopment in the future, the relocation/re-provision of Royal Mail's existing operations would be required prior to any redevelopment of that site</p>	<p>The proposed land for development is in the green belt and is therefore not suitable for residential development. The Core Strategy has set out that 3300 housing target will be met within the built confines of existing towns and villages within the District.</p> <p>The Council has a policy related to rural exceptions sites for affordable housing (SP4). If the landowner is interested in this form of development, the parish council should be contacted, as this process needs to be endorsed by the parish council, who would then undertake a local needs assessment and site selection process, in conjunction with the district council.</p>
	Savills	<p>Seven Acres, Crockenhill, Swanley</p> <p>The strong tree boundary separates the housing on Seven Acres from the open countryside to the east</p> <p>It is considered that there are currently a limited number of available sites within the village, and by allowing small scale development adjacent to the village boundary this will avoid putting pressure on the existing urban area to accommodate future residential development</p> <p>The topography of the site and surrounding landscape is such that it relates back to the existing built form of the village, and development of the site will have a negligible impact</p> <p>The site itself currently provides open amenity space of no</p>	

			<p>significant value. There is an abundance of open space in the local area which provides amenity space of value for the local community. It is therefore considered that the site does not contribute to the openness and distinct character of the Green Belt surrounding Crockenhill</p> <p>The site is entirely suitable to accommodate small scale residential development.</p> <p>A minor adjustment should be made to the Green Belt boundary to exclude the site identified on the enclosed plan</p> <p>Land at Greatness Park Cemetery, Seal Road, Sevenoaks (Sevenoaks Town Council) promoted</p> <p>Sevenoaks Town Council reiterates representations seeking the removal of a section of Greatness Cemetery's frontage from the Metropolitan Green Belt.</p> <p>Town Council does not seek to "release" any land from the Green Belt, rather it contends that the site is afforded protection inappropriately and erroneously, and as such the Town Council seeks remedial modification to the boundary line. Such a modification is not in conflict with the NPPF, or the Sevenoaks Core Strategy. The site in question makes up less than 0.0015% of the Sevenoaks Metropolitan Green Belt, occupying approximately 0.5 Hectares.</p> <p>Land Adjacent Dawson Drive / College Road, Hextable, Swanley, Kent - promoted for residential development.</p>	<p>The site is in the Green Belt where there is a presumption against development. The Core Strategy sets out that Green belt land will not be released to meet development needs up until 2026. The release of the site for development would therefore be contrary to the NPPF and the Sevenoaks Core Strategy. The site is of a significant size and scale therefore the consideration as a minor GB amendment would not be appropriate. The site provides an important break in development and views into / access to the green belt north of Sevenoaks.</p> <p>Cemeteries are also considered to be an important part of the wider Green Infrastructure Network.</p>
	<p>Sevenoaks Town Council</p>	<p>Calford Seaden LLP</p>		<p>This proposal relates to the open amenity land adjacent to site of the Manzoori clinic, within the confines of the village of Hextable</p> <p>Although this site was not designated as protected open space within local plan policy (EN9), it has been identified as amenity open space as part of our Open Spaces Study (2009), and the Council's Core Strategy and emerging ADMP seek to protect open space that is of value to the local community.</p> <p>Therefore the proposal to allocate this land for residential development is not accepted</p> <p>Noted. Allocations and Development Management Plan</p>
<p><u>General</u></p>	<p>Cooper Estates</p>	<p>Comments regarding amalgamation of Allocations and</p>		<p>Agenda Item 5</p>

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<p><u>Comments</u></p>		<p>Ltd</p>	<p>Development Management policies into one document and related SA, specifically in relation to policies on housing for the elderly. Comments on sites which have been recommended as being suitable for housing for older people.</p>	<p>combined into one document, to provide a more concise and efficient plan, in line with the intentions of the NPPF to streamline policy documents. Several rounds of consultation have been undertaken on this document, which have been accompanied by SA reports.</p> <p>The Policy on New Residential Care Homes (previously Policy H5) has been deleted since it was worded as a negative policy that sought to restrict the location of these uses. The Council strongly supports the provision of housing to meet the requirements of people in special need of help or supervision where they are fully integrated into existing communities and located in sustainable locations. The housing allocations</p> <p>proforma now identify sites that are particularly suitable for housing specifically designed for older people (including those with special needs).</p> <p>Core Strategy policy SP5 is supportive of housing developments to meet the need of older people in sustainable locations. Sites that are suitable for providing house for older people have been identified.</p>
		<p>Bexley Council Hoggarden Lane RA</p>	<p>No comments Re-iteration of concerns over proposals for Hoggarden Lane</p>	<p>Noted Noted. Following consultation the proposed allocation for the site has been amended and the number of units reduced in order to reflect the site constraints.</p> <p>The site capacity has been reduced for both sites (School House reduced by 18 units and Johnsons by 16 units) in order to better reflect the character and density of the neighbouring area and to reflect the site constraints, such as TPO trees, topography and open space. The design guidance in the allocation now suggests conversion of the existing buildings or replacement on a similar footprint, and a small number of units (4-6) at the lower end of the sites.</p>
		<p>Southern Water</p>	<p>Southern Water is the waste water service provider for the south of Sevenoaks District. Identified and assessed, with respect to sewerage capacity and infrastructure crossing the sites, the three residential sites</p>	<p>Comments on specific sites noted</p>

			<p>which fall within this area, and further site specific comments provided on:</p> <ul style="list-style-type: none"> • Leigh Builders Yard, Edenbridge • Station Approach, Edenbridge • Glaxo Smith Kline, Leigh <p>It will be essential to ensure that the introduction of a portfolio of Local Development Documents (LDDs) does not prejudice adequate planning for water and sewerage infrastructure provision as this is an essential pre-requisite for development. It is essential to ensure that adequate water and sewerage infrastructure is in place prior to development taking place, in order to avoid unacceptable impacts on the environment, such as sewage flooding of residential and commercial property, pollution of land and watercourses, or water shortages with associated low-pressure water supply problems.</p>	<p>Noted and water/sewerage infrastructure for individual sites will be addressed via the planning application process</p>
	Thames Water		<p>Recommend that you ensure that there is clear evidence within your document showing how you have carried out the sequential test to identify the above sites for proposed development over those that have not been taken forward</p>	<p>Noted. SHLAA assessed site constraints, including whether any percentage of the sites fell within a Level 2 or Level 3 flood zone. Sites that had large constrained areas were removed from consideration at this stage.</p>
	Environment Agency		<p>Keen for employment land to be retained where feasible, however it is understood that some of these sites have become unviable and maybe more suited to a mix of uses particularly where they can facilitate the regeneration of a site</p>	<p>Noted</p>
	KCC		<p>No comments</p>	<p>Noted</p>
	Kent Police		<p>Welcome the fact that previous consultation comments have been incorporated into the design guidance. Value the close working relationship established between KWT and Sevenoaks District Council during the LDF process. Detailed comments on sites provided.</p>	<p>Noted and support welcomed</p>
	KWT		<p>Where employment has been changed to residential there is likely to be a greater impact on the surrounding natural habitat due to recreational pressure. This is particularly pertinent if no other areas of open space occur within the locality.</p>	<p>Detailed comments on sites noted in the specific sections</p>
	Natural England		<p>Biodiversity and the natural environment can lead to various opportunities, not just for wildlife activity and connection, but</p>	<p>Noted – allocations reference biodiversity and natural environmental protection and enhancement where applicable</p>

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				<p>also health, recreation, contributing to climate change adaptation and improving quality of life This could be made explicit in the Site Allocations document, helping to ensure the borough's green infrastructure is designed to deliver multiple functions Open spaces and public realm should seek to incorporate "soft" landscaping and green infrastructure, where appropriate, as part of a sustainable approach to development. In some cases the development of sites and the operation of policies can have limited impact on the natural environment</p>	<p>and this is supported by Core Strategy policy SP10</p>	<p>Agenda Item 5</p>
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