

SEVENOAKS DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK ADVISORY GROUP

12 March 2012 from 5.00 pm
Conference Room, Argyle Road, Sevenoaks

AGENDA

Chairman: Mrs. Davison

Cllrs. Bosley, Mrs. Cook, Davison, Mrs. Dawson, Fittock and Walshe.

Other Members: Cllr. Parry, Mr. Coupland and Mr. Czarnowski
and a Management Team representative.

	<u>Pages</u>	<u>Contact Officer</u>
1. Welcome		
2. Apologies for Absence		
3. Minutes of Previous Meeting	(Pages 1 - 6)	
<i>Minutes of the meeting of the Group 7 December 2011</i>		
4. Declarations of Interest		
5. Matters Arising including actions from last meeting	(Pages 7 - 8)	
6. Allocations and Development Management Development Plan Document	(Pages 9 - 522)	Hannah Gooden

Membership of the Advisory Group

- The appropriate Portfolio Holders – *Cllr. Mrs. Davison*
- Chairman of Development Control Committee – *Cllr. Mrs. Dawson*
- The Chairman and Vice-Chairman of the Performance and Governance Committee and Chairmen the Environment, Social Affairs and Services Select Committees – *Cllrs. Bosley, Mrs. Cook, Davison, Fittock and Walshe.*
- A Management Team representative (can change as and when appropriate depending on the subject under consideration by the Group)
- One town and parish council representative (to be nominated by the local area committee of the Kent Association of Parish Council (KAPC) with a preference for the Chairman of the KAPC (Sevenoaks Branch) or his representative)
- At least two representatives from Local Strategic Partnership (In the case of District Council, which shares a joint LSP with Tunbridge Wells and Tonbridge & Malling, these representatives would be drawn from the Sevenoaks District Community Partnership) – representatives can change as and when appropriate depending on the subject under consideration by the Group;
- That the Chairman of the Group, in consultation with the Community and Planning Services Director, be authorised to invite relevant Officers and representatives from the Sevenoaks District Community Partnership as and when appropriate.

LOCAL DEVELOPMENT FRAMEWORK ADVISORY GROUP

Notes of a meeting of the Local Development Framework Advisory Group
held on 7 December 2011 commencing at 5:30 p.m.

Present: Cllr. Mrs. Davison (Chairman)

Cllrs. Bosley, Mrs. Cook, Davison, Fittock and Walshe.

Cllrs. Gaywood, Hogarth and Mrs. Parkin were also present.

Cllr. Parry (KAPC Representative)

Mr. Steve Craddock (Senior Planning Officer), Mr. Alan Dyer (Planning Service Manager), Ms. Helen French (Planning Policy Officer), Ms. Hannah Gooden (Principal Planning Officer), Mr. David Lagzdins (Democratic Services Officer), Mr. Peter Slaughter (Development Planner, KCC) and Mr. Bob White (Development Planning Manager, KCC).

12. WELCOME

The Chairman welcomed everyone to the meeting.

13. APOLOGIES FOR ABSENCE

Apologies had been received from Mr. Coupland and Mr. Czarnowski.

14. MINUTES OF THE MEETING OF THE GROUP – 7 SEPTEMBER 2011

Resolved: That the minutes of the Group (07.09.11) be approved as a correct record.

15. DECLARATIONS OF INTEREST

None.

16. MATTERS ARISING INCLUDING ACTIONS FROM THE LAST MEETING

The completed actions were noted.

17. PARKING STANDARDS (Item No. 6)

The Kent Highways Development Planning Manager gave a presentation about planning for parking. He emphasised that standards could be based on the local area guidance but KCC could provide assistance, such as with data.

Non-residential parking was still based on Supplementary Planning Guidance 4 (SPG4), Vehicle Parking Standards 2006, together with national Planning Policy Guidance 13. SPG4 was no longer adopted but it provided a good guide. SPG4 had referred to a maximum standard but he was unsure whether

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the National Planning Policy Framework (NPPF) might soon change this to provide greater flexibility. If it were decided that new maxima should be set for the number of spaces to be provided it was likely the decision would be evidence based, using TRICS.

The need to have maximum standards for residential parking was removed by the government in January 2011. If maximum standards were to be set locally he suggested that levels must be set sufficiently high in order to avoid complications.

It would be difficult to reduce the amount of parking provided without also controlling on-street parking, because roads would become littered with cars. Provision would also still be needed for visitors. He felt this view had now been accepted at the national level. KCC's Interim Guidance Note 3 on residential parking was based on setting maximum standards in town centre and edge of centre locations and minimum standards in suburban and rural areas.

The Vision for Kent included a focus on creating "attractive, safe and friendly" neighbourhoods with a good "quality of life". Since August 2007 KCC had carried out transport surveys, which included questions about parking. He congratulated the planning officers and Members for creating safe developments where residents got on with their neighbours.

Ashford Borough Council had used the Kent Design Guide and Interim Guidance Note 3 as the basis for their Residential Parking SPD. Other district councils had since expressed interest in making their own documents based on Ashford's. He confirmed that Local Planning Authorities were free to amend the controls to fit local circumstances; local plans would take precedence as the Kent Design Guide was only meant to be a framework.

The Chairman was happy a more flexible approach was being taken as the Council was still dealing with the consequences of the formerly strict 1.5 spaces rule.

In response to a question the Development Planning Manager clarified that he believed the relaxation of maxima was still in line with the green agenda. The Transport Strategy advocated giving as many options to residents as possible. People may still own cars even if they used public transport. In the Sevenoaks district it was common for residents to use cars to get to their nearest appropriate railway station.

The Chairman thanked the KCC Officers. She believed the information provided a basis for further thought.

18. PLANNING ANNUAL MONITORING REPORT (Report No. 7)

A schedule of minor additions and explanations was circulated to Members. The Report covered the period 1 April 2010 to 31 March 2011 and compared the progress of the Local Development Framework against the Local Development Scheme as well as considering the success of policies. The

Core Strategy had been adopted in February 2011, towards the end of the monitoring period, and so more information would be known about its effects in the Monitoring Report for 2011-12.

The Planning Policy Officer notified the Group that, under the Localism Act, from January 2012 the Council would still be required to produce Monitoring Reports but they would no longer have to be submitted to the Secretary of State. The Chairman had found the Reports to be particularly useful.

It was noted by the Officer that 281 housing units had been completed in 2010-11 which was above the annual target of 165. The Council was on a trajectory to meet and exceed the targets set under the Core Strategy for 2026.

In the rolling 5 year housing land supply a total of 1072 units were expected or had been identified, which was 247 units above target. The draft National Planning Policy Framework stated that Local Authorities should demonstrate that housing land supply was 20% above the target. The Council would have met this standard in 2010-11 as the total was 29.9% above the target.

A Member asked whether land supply could be relaxed to meet other community needs because it was above target. The Planning Services Manager reminded the Group that there were assumptions in the figures and a change in approach could put the targets at risk. Individual planned sites could be reviewed but a surplus of supply was required to make the target defensible.

Members suggested that the housing unit targets in the Core Strategy were appropriate for the district and should not be amended lightly.

Resolved: That it be recommended to Cabinet that:

- (a) the contents of the Annual Monitoring Report be noted and made publicly available;
- (b) the Portfolio Holder be authorised to agree minor presentational changes and detailed amendments prior to publication to assist the clarity of the documents; and
- (c) copies be made available for sale at a price to be agreed by the Portfolio Holder.

19. LOCAL DEVELOPMENT FRAMEWORK TIMETABLE (Report No. 8)

The Planning Services Manager informed Members that consultation had already been carried out for both site allocations and development management. These still needed to be combined into a single document incorporating formal consultation responses, be published and deposited for representations before being submitted for approval.

He recommended that the publication stage be delayed until the final NPPF was published as it was likely significant changes could be made to the draft

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NPPF. If the Development Plan Document was not consistent with the final NPPF then it could be found to be unsound and it could be difficult to withdraw the document if publication had already taken place. The final NPPF was expected in April 2012.

If the Allocations and Development Management DPD went ahead as scheduled there would still also be uncertainties regarding allocations in Swanley Town Centre and the land west of Blighs Meadow.

Instead it was proposed that publication be delayed and the time used to bring forward a draft, combined Allocations and Development Management document following the consultation responses. Members could consider it subject to any further changes which could result from the final NPPF.

In response to a question, the Planning Services Manager suggested a national document on future Traveller need would form part of the NPPF.

Resolved: That the need to amend the timetable for the Allocations and Development Management DPD be noted.

20. DATE OF THE NEXT MEETING (Item No. 11)

It was agreed that the next meeting would be moved from Wednesday 4 April 2012 to Monday 12 March 2012 at 5pm.

21. SEVENOAKS RESIDENTIAL CHARACTER AREA ASSESSMENT SPD (Report No. 9)

The Principal Planning Officer gave a presentation about the Sevenoaks Residential Character Area Assessment Supplementary Planning Document (SPD).

The document was a commitment under policy SP1 of the Core Strategy. It had identified 15 area typologies and 166 sub-areas, covering Sevenoaks town, Riverhead, Dunton Green, Bessels Green and Chipstead. For each of these sub-areas the SPD gave a description of its character, identified its historical context and noted local landmarks or features.

In line with national guidance in Planning Policy Statement 3 it was a locally led document as local communities were involved in identifying characteristics they felt attracted or detracted from their area. This would help steer new development to fit in with existing characteristics.

Consultation on the full document was to take place over 6 weeks in January and February 2012 and would be in line with the Statement of Community Involvement. The document would be available online, in the Council offices and in libraries and notification would go to those on the emailing list, those who went on the walkabouts in September 2011, to statutory consultees and it would also be advertised. It was expected that consultation responses would then be incorporated and considered by the Environment Select Committee and Cabinet in March or April 2012.

Following a request it was agreed that, due to the document's size, all local Members would be provided with those sections which related to their own ward. Officers were also considering allowing the public to purchase parts of the document, rather than having to buy the complete version.

Action: Officers to provide the relevant parts of the Sevenoaks Residential Character Area Assessment SPD to each local ward Member.

Resolved: That:

- (a) the draft Sevenoaks Residential Character Area Assessment SPD be agreed for public consultation;
- (b) the Portfolio Holder be authorised to agree minor presentational changes and detailed amendments prior to publication to assist the clarity of the document; and
- (c) copies be made available for sale at a price to be agreed by the Portfolio Holder.

22. ANY OTHER BUSINESS (Item No. 10)

None

THE MEETING WAS CONCLUDED AT 6:35 P.M.

Chairman

ACTION SHEET - Actions from the previous meeting

ACTIONS FROM 07.12.11			
Action	Description	Status and last updated	Contact Officer
ACTION 1	Officers to provide the relevant parts of the Sevenoaks Residential Character Area Assessment SPD to each local ward Member.	The extracts for Ward Members were delivered on 5 January 2012 (as at 28.02.12)	Alan Dyer Ext. 7440

ALLOCATIONS AND DEVELOPMENT MANAGEMENT - DEVELOPMENT PLAN DOCUMENT (ADM DPD)

LOCAL DEVELOPMENT FRAMEWORK ADVISORY GROUP 12 MARCH 2012

Report of the: Director of Community and Planning Services

Status: For consideration

Also considered by: Environment Select Committee 20 March 2012

Key Decision: No

Executive Summary:

The report provides an update on progress on the Allocations and Development Management DPD. The ADM DPD is required to be consistent with the adopted Core Strategy and in general conformity with national planning policy. Once the ADM DPD is adopted, together with the Core Strategy, it will replace all of the remaining saved policies of the Sevenoaks District Local Plan.

The comments received on the three separate consultations (Site Allocations, February 2010 / Development Management Policies, May 2011 / Open Space Allocations, September 2011) are reported, together with the Council's response to these comments. The draft DPD has been revised and updated to respond to these consultation comments and to provide further information on individual sites.

Central government is in the process of finalising the National Planning Policy Framework (NPPF). Consultation on this document ended in October 2011 and a finalised version is expected in April 2012. In advance of the final NPPF, we have produced a draft publication version (Reg 27) of the DPD, but we can not confirm that it is consistent with the NPPF until this is finalised. Therefore a number of policies are highlighted, and are summarised in this covering report, where consistency with the NPPF will need to be confirmed post April. A formal decision on the direction of these policies will be made through Cabinet and Council in July.

There are two sites (Land West of Blighs Meadow and Swanley Town Centre) which will be updated post April, where the Council is currently working with site promoters to finalise the allocations. There is also one new site (Bovis Manor House, New Ash Green) that is considered to be suitable for inclusion as a new residential site allocation. In addition, different land use for allocations are proposed on several sites that were included in the 2010 consultation. A supplementary consultation (Reg 25) on these new/amended sites is proposed, before the pre-submission version is finalised. This can be undertaken in line with the current LDS programme (see programme at para. 5)

The report is accompanied by supporting assessments - an Interim Sustainability Assessment, an Equalities Impact Assessment and a statement of consultation.

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This report supports all the key aims of the Community Plan

Portfolio Holder Cllr. Mrs Davison

Head of Service Head of Development Services – Mr Jim Kehoe

Recommendation:

That progress on the Allocations and Development Management DPD is noted and supported and the supplementary consultation on the new/amended site allocations is agreed.

Reason for recommendation: To help ensure that a sound Allocations and Development Management DPD is produced.

Background

- 1 The Allocations and Development Management (ADM) DPD contains proposals for the development of key sites and detailed development management policies which, in combination with Core Strategy policies, will provide the framework against which future development proposals will be assessed and determined. The ADM DPD is required to be consistent with the adopted Core Strategy and in general conformity with national planning policy. Once the ADM DPD is adopted, together with the Core Strategy, it will replace all of the remaining saved policies of the Sevenoaks District Local Plan. The draft document can be taken into account in determining planning applications, but is only afforded limited weight at this stage, until it has been externally examined and adopted. The document is provided at **Appendix 1** (note that appendices 4 and 5 of Appendix 1 have been electronically published but do not appear on the paper agenda copy).
- 2 Separate consultation has taken place on draft proposals for site allocations, development management policies and open space allocations:
 - January - March 2010 – Allocations (Options) consultation took place
 - May – August 2011 – Development Management Policies consultation took place
 - September – November 2011 – Open Space Allocations consultation took place
- 3 A report was considered by Local Development Framework Advisory Group (LDFAG) in December 2011 and Environment Select Committee (ESC) in January 2012, which outlined that there are significant external factors that are currently affecting our ability to finalise this document for approval, namely the awaited publication of the NPPF and a limited number of unresolved issues with some key development sites identified in the Core Strategy. Paragraph 12 of these earlier reports identified scope for bringing forward a draft document in advance of the final version for consideration by Members but on the understanding that some aspects may be unfinished or subject to change. The advantage of this approach is to enable Members to consider informally aspects of the final plan, particularly

changes in response to representations. This report now provides the draft documents.

- 4 Work has advanced to the stage where a draft pre-submission version of the document has been produced, combining the site allocations and development management policies into one document. The results of the open spaces consultation are also integrated within this document. The DPD is supported by an updated interim sustainability appraisal, an equalities impact assessment and a statement incorporating formal responses to consultation comments. These documents are provided at **Appendices 2, 3 and 4** (note all these appendices have been electronically published but do not appear on the paper agenda copy).

- 5 It is proposed that a supplementary (Reg 25) consultation is conducted on the new site that is considered to be suitable for inclusion in the document, in addition to the sites where the site allocation now proposes an alternative land use to that outlined in the 2010 consultation. This consultation on new/amended sites can take place before the pre-submission version (Reg 27) is finalised (six weeks in April/May 2012). This fits with the adopted Local Development Scheme, which outlines that the finalised DPD is to be submitted for committee approval in July 2012 and Pre-submission publication in September-October 2012. This supplementary consultation is considered necessary to ensure that the pre-submission publication version is a “sound” plan. It will be a short targeted consultation period, focusing on statutory consultees and those on the LDF mailing list. The consultation document is attached at **Appendix 5**.

Date	Stage
April / May 2012	Supplementary consultation on new/amended sites (Reg 25)
April 2012	National Planning Policy Framework Publication
June / July 2012	Committee / Cabinet sign-off of pre-submission plan
September / October 2012	Pre-submission publication consultation (Reg 27)
January 2013	Submission (Reg 30)
May 2013	Independent Hearing - 'Examination'
August 2013	Inspectors Report
October 2013	Adoption

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Site Allocations – Update

6 The Site Allocations were originally subject to consultation in February 2010. In the interim two years, five of the sites have since gained planning permission of which two have been built out. Therefore, these sites have been removed from the document and added to the housing land supply (if residential sites). These sites are listed below:

- St Bartholomew’s Laundry, Swanley – completed
- Waitrose, High Street, Sevenoaks – completed
- West Kent Cold Store, Rye Lane – in progress
- 31-37 Park Lane, Kemsing – planning permission granted
- Police Station, Morewood Close, Sevenoaks – planning permission granted

Housing Policy H1 states that the Council supports the implementation of existing residential planning permissions that have been granted on sites within the District.

7 There are three sites that were included in the February 2010 consultation, but have now been removed from the current draft, for various other reasons, including deliverability and suitability. These sites are set out below and the consultation schedules provide further information:

- Byways and Hejmo, Birchwood Park Avenue, Swanley - not considered to be sufficiently deliverable, as not being promoted for development. Appeal for care home on site recently dismissed (draft allocation was for 4 units)
- Land at Cedar Drive, Edenbridge – propose to maintain land as open space (existing EN9 designation) (draft allocation was for 7 units)
- Field South of Moat Cottage, Station Road, Otford – allocation considered to be incompatible with archaeological / heritage designations on the site (draft allocation was for 9 units)

8 There is one new site proposed (Bovis Manor House, New Ash Green) that is considered to be suitable for inclusion as a new residential site allocation, and eight sites that were previously allocated for a different use within the draft document. These sites are listed below and further information on each site is set out in the consultation document at **Appendix 5**.

New site:

- Bovis Manor House site, New Ash Green (proposed for residential)

The Council was approached by Bovis in December 2011 who are intending to relocate their operations elsewhere within the District, in a more sustainable location. The site contains the existing Bovis office which incorporates a listed buildings (‘The Manor House’), open space and trees. It is surrounded by residential development and is in close proximity to the village centre. There is no land use allocation on the site at present and the site has not been identified as a

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protected employment site in the Council's Employment Land Review (ELR) 2007. The site is therefore considered to be more suitable to be allocated for residential development, due to its location and surrounding uses. Small scale employment space will be re-provided in New Ash Green village centre as part of the wider regeneration scheme, which is considered a more appropriate location for business use. The proposal is to allocate the Manor House site for residential development, including restoring the listed building to its original residential use.

Sites where a different use is proposed (from the 2010 consultation):

Site Location	2010 Draft Allocation	Proposed Allocated Use
Currant Hill Allotments, Westerham	Allotments (with reference that any future development would require replacement allotments)	Residential, with allotment re-provision on adjacent site
Leigh's Builders Yard, Edenbridge	Employment (vacant builders yard)	Residential
Station Approach, Edenbridge	Employment (builders merchants)	Mixed use – employment and residential
GSK, Leigh	'Major Developed Site' (Vacant employment site)	Residential with limited retained employment
Warren Court Farm, Halstead	Employment (offices and workshops)	Residential (including Green Belt amendment)
Land rear of Premier Inn, Swanley	Allocated for Residential	Employment site
Broom Hill, Swanley	Allocated for Employment and open space	Employment, open space and residential
United House, Swanley	Allocated for mixed-use – employment & residential	Residential

The proposal is to conduct a supplementary consultation on the above sites to ensure that relevant consultees are fully aware of the new proposals on these allocated sites. The proposed consultation document is attached at **Appendix 5**, which explains the reasons for the change in allocation or inclusion of new proposals, for each of the above sites.

- 9 In relation to the sites that have been carried through from the 2010 consultation document, these have now been categorised as either 'residential', 'employment' or 'mixed-use' sites. Further details and design guidance have been provided on the residential site pro formas, including site maps and photographs. In relation to the employment sites, these are all existing sites to be retained, including the Major Developed Sites (MDS) and therefore detailed design guidance has not been provided. The only exception to this is Broom Hill in Swanley, which is a proposed new employment site, and design guidance has been drafted.
- 10 The previous draft included a category of site described as 'Areas of Opportunity'. These sites have now either been re-categorised as 'mixed use' sites (Land West

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of Bligh's meadow, Sevenoaks, Post Office/BT exchange, Sevenoaks, Land East of High Street, Sevenoaks and Swanley Town Centre), 'residential sites' (Land at Croft Road, Westerham and Currant Hill Allotment, Westerham) or have been built out in the case of Waitrose, Sevenoaks.

- 11 The proposed number of housing units from residential and mixed use development allocations is set out below (with a comparison to the number of units indicated in the 2010 consultation draft), together with a summary of the housing supply components. There are several sites where the number of units proposed has changed significantly since the previous 2010 consultation, which are described briefly below. Further information on these sites can be found at the Appendix 3 of the DPD and in the consultation response schedules:
- Sevenoaks Gasholder Station, Cramptons Road – the site capacity has been reduced by 13 units due to the exclusion of the tenanted dwelling at the north-east corner of the site from the allocation.
 - School House and Johnsons, Oak Lane & Hopgarden Lane - the site capacity has been reduced for both these 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 site.
 - United House, Goldsel Road - the site capacity has been increased by 134 units as a result of boundary amendment, the proposal to allocate the site purely for residential (rather than mixed use) and works/evidence presented by the owner to show how key constraints have been overcome. Further details are shown at Appendix 5 of this report, as this site will be subject to supplementary consultation due to the scale of this proposed change.
 - Bus Garage/Kingdom Hall, London Road – the site capacity has been increased by 10 units due to an extension of the boundary of the site, to now include the adjacent Kingdom Hall site.
 - Land West of Cherry Avenue - the site capacity has been reduced by 25 units due to the allocation of a greater proportion of the site as open space, to provide a greater buffer zone to the adjacent A20 and provide an area of useable open space for the local community.

PROPOSED HOUSING ALLOCATIONS (POLICY H1)			
REF	RESIDENTIAL DEVELOPMENT SETTLEMENT/SITE ADDRESS	APPROXIMATE NO. UNITS	2010 CONSULTN
Sevenoaks Urban Area			
H1(a)	Car Park. Hitchen Hatch Lane	17	10
H1(b)	Cramptons Road Water Works, Cramptons Road	50	55

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H1(c)	Sevenoaks Gasholder Station, Cramptons Road	35	48
H1(d)	School House, Oak Lane & Hopgarden Lane	19	37
H1(e)	Johnsons, Oak Lane & Hopgarden Lane	18	34
H1 (f)	Greatness Mill, Mill Lane	20	20
	Sub Total	159	204
Swanley			
H1(g)	United House, Goldsel Road	250	116
H1(h)	Bevan Place	46	52
H1(i)	Bus Garage/Kingdom Hall, London Road	30	20
H1(i)	Land West of Cherry Avenue	50	75
	Sub Total	376	263
Other Settlements			
H1(k)	West Kingsdown Industrial Estate, London Road.	TBC	14
H1(l)	57 Top Dartford Road, Hextable	14	14
H1(m)	Foxs Garage, London Road, Badgers Mount	15	18
H1(n)	Land adjacent to London Road, Westerham	30	30
H1(o)	Currant Hill Allotments, Westerham	20	n/a
H1(p)	Land at Croft Road, Westerham	15	19
H1(q)	Land rear of Garden Cottages, Leigh	13	13
H1(r)	The Manor House, New Ash Green	50	n/a
H1(s)	Leigh's Builders Yard, Edenbridge	13	n/a
H1 (t)	Warren Court, Halstead	13	n/a
	Sub Total	183	108
	TOTAL	718	575

PROPOSED UNITS FROM MIXED USE ALLOCATIONS (POLICY H2)

REF	MIXED USE DEVELOPMENT SETTLEMENT/SITE ADDRESS	INDICATIVE SITE CAPACITY NO. UNITS	2010 CONSULTN
H2(a)	Land West of Bligh's Meadow, Sevenoaks	TBC	59
H2(b)	Post Office/Bt Exchange, South Park, Sevenoaks	30	n/a
H2(c)	Land East of High Street, Sevenoaks	TBC	n/a
H2(d)	Swanley Centre, Nightingale Wav, Swanley	TBC	128
H2(e)	Station Approach, Edenbridge	20	n/a
H2(f)	New Ash Green Village Centre, New Ash Green	50	50
H2(g)	Powder Mills (Former GSK Site), Leigh	100	n/a
EMP2	Broom Hill, Swanley	30	n/a

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TOTAL	230	237
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Summary of Housing Supply Components as at 1 April 2011	No. of units
Completions 2006 – 2011 (see Annual Monitoring Report, Dec 2011)	1,186
Permissions (at 01.04.2011) (see AMR, Dec 2011)	1,120
Windfall Allowance Small Sites 2022 – 2026 (see AMR, Dec 2011)	350
Proposed Housing Allocations (See Policy H1 table above)	718
Proposed units from Mixed Use Allocations (See Policy H2 table above)	230
TOTAL	3,604

- 12 There are two sites (Swanley Town Centre and Land West of Blighs Meadow, Sevenoaks) which will be updated post April, where the Council is currently working with site promoters to finalise the allocations. The site allocations proforma and housing figures are therefore currently shown as blank for these two sites, which both fall within the mixed use section of the document. Further details on progress on the two sites is outlined below:
- Swanley Town Centre. Regeneration of the town centre is a key proposal of the Core Strategy. Discussions have taken place with the owner and town council which should lead to firmer proposals coming forward in March/April 2012. These will need to be considered and be subject to wider engagement
 - Land West of Blighs Meadow, Sevenoaks. This is identified as a key development site in the Core Strategy. The site allocations consultation is based on the Planning Brief proposal for mixed use development including 59 dwellings but a final decision has yet to be made on whether to take forward the Planning Brief proposals.

Development Management Policies - Update

- 13 Consultation was undertaken on the Draft Development Management Policies in May-August 2011. These are the policies against which planning applications will be determined and will replace the remaining “saved” Local Plan policies. Comments received from the consultation round were reported to LDFAG in September 2011.
- 14 There were a number of comments suggesting that the document should be updated to further reflect the principles set out in the draft National Planning Policy Framework (NPPF), highlighting presumption in favour of sustainable development and positive planning. The document has been revised to reflect this presumption and more positive approach to planning and a number of policies are highlighted (in *italics* in the ADM DPD), which will be finalised once the NPPF has been published in its final form.

- 15 The Development Management policies have now been combined with the Site Allocations document, to produce the draft Allocations and Development Management Development Plan Document (ADM DPD).
- 16 A number of policies generated a high level of comment. Consultation sessions were arranged with a wide range of stakeholders to discuss their views:
- A. Agents Forum (13/06/11)
 - B. Town and Parish Council Briefing (16/06/11)
 - C. Green Infrastructure workshop (27/06/11)
 - D. Four Public Drop in Sessions (16/06/11 & 17/06/11 & 20/06/11 & 11/07/11)
 - E. Post-consultation Councillor Briefing (focus on green belt policies) (21/09/11)
- 17 The draft policies that generated the greatest level of comment and objection related to extensions to residential properties in the Green Belt (Policies H4 and H5). Areas of comment included:
- Each development should be treated on its individual merits
 - Concern that by introducing a limit, people build to that limit
 - Basements below ground should not be included as have no impact
 - Floor area preferred to volume for calculation as volume can distort design
 - Volume more complicated to calculate/assess than floor area
 - Need to introduce height restriction
 - Objection to the reduction in percentage size (50% to 30%). Considered 'too drastic'.
 - Confusing, keep existing policy
 - Non habitable floorspace (e.g. roof space) should be excluded
 - Potential to remove permitted development rights
- 18 Further to the comments received and meetings outlined above with councillors and stakeholders, these policies have been revised. The draft 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 prohibitive. The draft policies also retain a 50% floorspace figure, in that the size of any extension/replacement dwelling in the

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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. 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.

- 19 Separate green belt policies have also been drafted on basements (H6), outbuildings (H7) and 'very special circumstances' dwellings (H8) in order to provide further guidance in these areas. A Green Belt SPD will also be produced to assist the implementation of these policies.
- 20 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 stages (see Development Management response schedule under 'Minor GB Boundary Amendments' and Allocations response schedule under Housing) and deemed that there is one instance of a site demonstrating exceptional circumstances that warrants a minor amendment of the green belt boundary.
- 21 The Council has proposed that this existing employment allocation in the Green Belt (Warren Court Farm, Halstead), which was previously identified for further employment development, to be reallocated for residential development, with a concurrent amendment of the green belt boundary to bring this site within the village envelope. The decision was 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. Further details on this site, including the amended green belt boundary, are included within the allocation at Appendix 3 of the ADM DPD.
- 22 In relation to other areas of change from the consultation draft, additional key areas are summarised below:
 - A. An additional criterion has been added to Policy SC1 (Sustainable Development), having regard to the impact of development on infrastructure.

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- B. Policy SC2 (Design Principles) now references the efficient use of land and inclusion of infrastructure within development to meet modern communication and technology requirements
- C. A new policy (SC4) has been inserted on Crime and Disorder, responding to concerns raised by Kent Police that planning applications should result in a safe and secure environment
- D. The policy on the Re-use of redundant school buildings (SC5) includes a reference to the potential re-use of these buildings for care homes/sheltered housing. Policy (SC6) on the Re-use of school playing fields has been moved to this chapter.
- E. Policy EEC2 (Noise pollution) references areas of biodiversity value in addition to AONB
- F. Policy HA1 (Heritage Assets) now includes criteria against which applications which affect heritage assets will be assessed
- G. It has been clarified that Policy GB1 refers to the Re-use of *Non Residential* buildings within the Green Belt. In relation to the draft policy requirement to maintain at least 75% of the original structure, this has now been moved to the supporting text, which suggests this should be viewed as a starting point for proposals, but there may be instances where a lesser proportion may be appropriate. Caveats have also been added to this policy in relation to recently constructed agricultural buildings and future proposals for agricultural buildings, where re-use for other purposes has recently been permitted.
- H. New policies H1 (Residential Development) and H2 (Mixed Use Development) list the site allocations for housing and mixed use schemes, which are described in further detail of Appendix 3 of the DPD.
- I. It has been clarified that Policy H3 refers to Residential sub-division and an additional criteria has been inserted in relation to parking and access arrangements.
- J. Policies H4-H8 (residential development in the Green Belt) are covered in section 19 above.
- K. 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 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).
- L. A caveat has been added to Policy H10 (Siting of caravans and mobile homes) that planning conditions will be used to ensure they are removed when no longer required for agricultural/forestry purposes.

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- M. Policy T2 (Vehicle Parking) now also refers to cycle parking. The policy now provides more flexibility as it states that the Council may depart from established minimum/maximum standards to take account of local circumstances, such as accessibility, highways safety and on-street parking issues.
- N. New Policy GI2 (Open Spaces) has been inserted to identify the open space sites, above 0.2 ha within the urban confines of towns and villages, which are shown on the site maps and schedule in Appendix 5. These sites are allocated for Green Infrastructure, Open Space, Sport or Recreation. All open space of value to the local community is protected for these uses in accordance with Core Strategy policies SP10, SP11 and LO8 and Development Management policies GI1 and SC2.
- O. Policy EMP1 (Land of Business) identifies the existing sites that are allocated for employment purposes. Boundary plans and photographs of these sites are included in Appendix 3 of the DPD.
- P. New Policy EMP2 (Broom Hill) outlines the allocation for employment-led, mixed use development at Broom Hill in Swanley. The site was previously allocated for employment use in the Sevenoaks District Local Plan and established for future employment allocation through the adopted Core Strategy (2011). Whilst the principle of development on this site has already been established, this policy and site allocation (in Appendix 3 of the DPD) relate to the detail of the allocation. The allocation proposes a comprehensively planned mixed use development (employment, open space and housing).
- Q. New Policy EMP3 (Non Allocated Employment Sites) is related to Core Strategy Policy SP8 and acts as a supplementary development management policy to cover non-allocated employment sites. Where redevelopment of these sites for other uses is proposed, this policy presents a lesser test in comparison to SP8, in that it requires applicants to demonstrate 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. SP8 (in relation to allocated employment sites) requires applicants to demonstrate that the site is no longer required for the rest of the plan period (to 2026).
- R. New Policy LC6 (Out of Centre Retail) has been inserted, in case existing national policies in PPS4 are not carried across into the final version of the National Planning Policy Framework. PPS4 outlines a 'sequential' test for the location of retail uses, in that town centre locations should be considered first, then edge of centre and only then should out of centre locations be considered. PPS4 also outlines an 'impact' assessment, where retail applications need to be considered in relation to their impacts on existing town centres and allocated sites. Policy LC6 addresses these requirements.
- S. Policy LT3 (Equestrian Development) has been expanded to make it clear that this policy applies to all equestrian buildings and facilities. It additionally clarifies that equestrian buildings should be closely related to existing groups of buildings, should not harm the amenity of surrounding residents and should be in areas with sufficient grazing and off-road riding areas.

- 23 All the DPD policies will be reviewed post-April to ensure consistency with the finalised National Planning Policy Framework (NPPF). The draft NPPF proposed restrictions on the long-term protection of employment land, presented a more flexible retail location policy, removed the definition of Major Developed Sites in the Green Belt and has instead set out that the replacement of any *building* (regardless of its use) in the Green Belt is appropriate development, provided the new building is not materially larger than the one it replaces. It has also proposed the allocation of 'local green spaces' by local communities.
- 24 A final Sustainability Appraisal (SA) will also be conducted on the allocated sites and policies once these have been finalised for pre-submission consultation. This will build on the SA that were conducted at previous consultation stages and the interim SA which is attached at Appendix 2 to this report.

Open Space Allocations – Update

- 25 A consultation was undertaken on the proposed Open Space Allocations in September-November 2011. 38 consultees responded to this consultation outlining a number of additional sites which were requested to be designated as protected open space. In addition, a small number of sites were proposed by consultees as being suitable for release from open space protection. The Council's proposed response to these comments is outlined in the response schedules and the draft policies have been revised to incorporate relevant amendments.
- 26 The draft NPPF supports the idea that local communities should be able to identify for special protection green areas of particular importance to them. By designating land as 'Local Green Space', local communities will be able to protect land from new development other than in exceptional circumstances. Where appropriate, the District Council will support communities in designating Local Green Space via Neighbourhood Planning.

Planning for Gypsies and Travellers

- 27 The Government consulted last year on a revised planning policy statement on "Planning for Traveller Sites" which it intends to include in the NPPF. The draft document encourages councils to assess local needs and make future provision based on need and historic demand. An updated local needs assessment for the District has just been completed. As referenced in the report to LDFAG in December 2011 / ESC in January 2012, it is proposed to bring forward a separate Gypsies and Travellers DPD to identify sites for future provision, which will be prepared in 2012.

Conclusion and Next Steps

- 28 The draft DPD has been produced in advance of the final version for consideration by Members but on the understanding that some aspects may be subject to change, in relation to the finalisation of the NPPF and progress on allocated site. The report enables Members to consider informally aspects of the final plan, particularly changes in response to consultee representations.

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- 29 It is recommended that the revised Allocations and Development Management DPD be noted and the supplementary consultation on the new/amended sites be conducted before pre-submission publication.
- 30 The Local Development Scheme (LDS) programme outlines that the finalised document will be reported back to committee in July 2012, with pre-submission publication in September/October 2012. The document will then be subject to independent examination to confirm the soundness of the plan.

Options

- 31 The options are to agree, vary or reject the proposals for the supplementary consultation. It is considered that it is appropriate to undertake this consultation in order to achieve a sound document. Amendments can also be made to the draft ADM DPD. The document is considered appropriate to assist in achieving the detailed objectives of the Core Strategy.

Key Implications

Financial

- 32 Budgetary provision has been made for the cost involved in preparing the Allocations and Development Management DPD. Combining the Allocations and development policies into one document will achieve a significant budget saving in publication and examination costs compared with maintaining two separate DPDs.

Community Impact and Outcomes, Equality and Sustainability Impacts

- 33 These issues are addressed in the preparation of the documents concerned.
- 34 The Council has undertaken Sustainability Appraisal (SA) of the draft sites and policies, which have been published alongside the consultation documents, to ensure that the decision-making process takes into account the Government's key objective of Sustainable Development. An Interim SA is provided as **Appendix 2** to this report. The purpose of this document is to appraise a number of alternative approaches to Site Allocations and Development Management Policies that have emerged (subsequent to previous iterations of the policies). The appraisal findings from this SA have informed the preparation of the pre-submission publication plan.
- 35 The Council has undertaken an Equalities Impact Assessment (EQIA) of the draft ADM DPD, to ensure that the decision-making process takes into account equalities issues. The EQIA is provided as **Appendix 3** to this report. The EQIA assesses if there is anything in the policy document that could discriminate or put anyone at a disadvantage, particularly in relation to hard to reach groups. The EQIA concludes that the ADM DPD does not have a differential impact which will adversely affect any groups in the community.

Legal, Human Rights etc.

- 32 The preparation of an LDF is a requirement under planning legislation. The adopted Allocations and Development Management DPD will form part of the

“Development Plan” and has special status in the determination of planning applications. Production of DPDs is in accordance with the Town and Country Planning Local Development (England) Regulations 2004 (as amended).

Risk Assessment

- 33 LDF documents are subject to independent examination and the principal risk involved with their preparation is that the examination finds the document to be unsound. The Allocations and Development Management DPD must be in accordance with the Core Strategy and other parts of the development plan and national planning guidance. As the National Planning Policy Framework (NPPF) is currently in draft format, to be finalised by April 2012, the LDS timetable and publication of this document have been adjusted accordingly, to ensure that the ADM DPD will be in conformity with the final NPPF. The document will progress to publication in which the Council will be required to meet the requirements as set out in the Town and Country Planning Local Development (England) Regulations, at which time it will formally seek the views of key stakeholders in accordance with the Council’s Statement of Community Involvement.

Appendices

- 1 Draft Allocations and Development Management DPD
- 2 Interim Sustainability Assessment
- 3 Equalities Impact Assessment
- 4 Statement of Consultation
- 5 Supplementary consultation document 2012

Background Papers:

- Core Strategy, adopted February 2011
- Allocations DPD (Options) February 2010
- Development Management Draft Policies for Consultation May 2011
- Open Space Allocations Consultation September 2011

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Appendix 1



LOCAL DEVELOPMENT FRAMEWORK

**ALLOCATIONS AND
DEVELOPMENT MANAGEMENT DPD**

**WORKING DRAFT FOR SUBMISSION
MARCH 2012**

ABOUT THE ALLOCATIONS AND DEVELOPMENT MANAGEMENT DPD

The Allocations and Development Management Development Plan Document (DPD) 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 DPD
- 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 DPD

WORKING DRAFT FOR SUBMISSION

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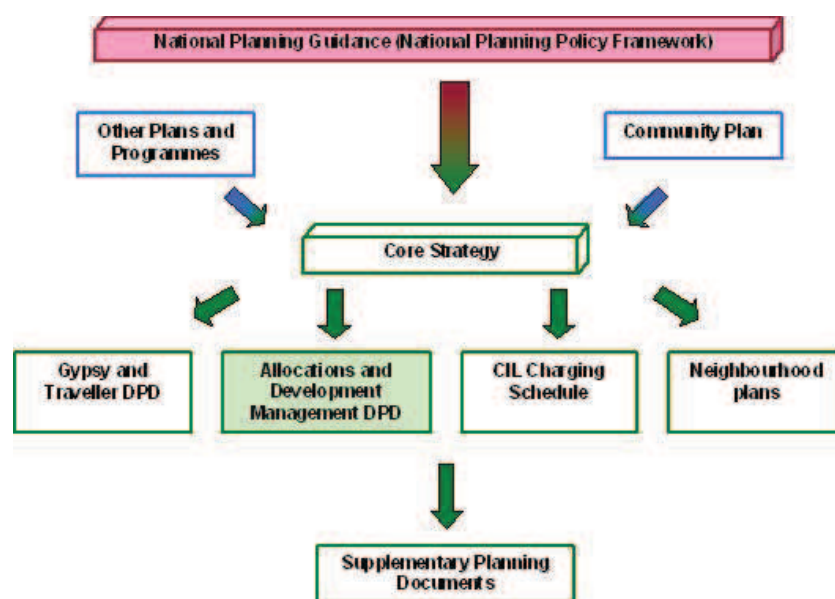
FOREWORD AND BACKGROUND INFORMATION

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 (Adopted 2000) and will include the Core Strategy, the Allocations and Development Management DPD and a number of supplementary planning documents.

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

The Core Strategy was adopted in February 2011 and sets out the Council's general strategy for future development of the District. The Allocations and Development Management DPD must be consistent with the Core Strategy and is the LDF document that will contain detailed policies for determining planning applications and will specifically identify new land use site allocations for housing, employment and boundaries for other land use designations such as the Green Belt and AONB. Upon adoption it will replace all those remaining policies saved from the Sevenoaks District Local Plan, further detail is included at **Appendix 1**.

Together the Core Strategy and the Allocations and Development Management DPD will contain all the Council's District-wide development plan policies, with SPDs containing supplementary guidance.



SUMMARY OF THE CORE STRATEGY

The Core Strategy was adopted in February 2011. It is the over-arching document that sets out the Council's vision and strategic objectives for future development in the District over the period 2006-2026, as well as providing the policy context for other DPDs. It includes a series of strategic location and generic policies which are shown on the Key Diagram. The Allocations and Development Management DPD must be consistent with Core Strategy policies. A summary of the key issues included in the Core Strategy is as follows;

- Its spatial approach is to locate development in sustainable locations on previously developed land, ensuring that the main focus for major development is in Sevenoaks, Swanley and Edenbridge.
- The strategic residential objectives are to meet its housing provision in existing urban areas, whilst maintaining the Green Belt boundaries. In exceptional cases, small scale sites for affordable housing in rural areas, adjacent to, or near settlements will be allowed. Delivering appropriate sites to meet the needs of gypsies, travellers and travelling showpeople will be considered sequentially.
- The strategic economic objectives are to retain key existing employment sites, 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.
- The strategic retail objectives are to locate new retail development within existing retail centres, focussing sequentially on Sevenoaks, Swanley and Edenbridge, whilst allowing for local needs in other settlements.
- Specific regeneration opportunities comprising mixed use developments are being promoted in Swanley and New Ash Green.
- Strategic transport related objectives are to locate major forms of traffic generating development in sustainable locations, accessible by a range of transport modes.
- Strategic environmental objectives are to provide housing needs within existing urban areas and village settlements, maintaining Green Belt boundaries and protect the high quality natural environment from inappropriate development.

Preparation of the Allocations and Development Management Development Plan Document

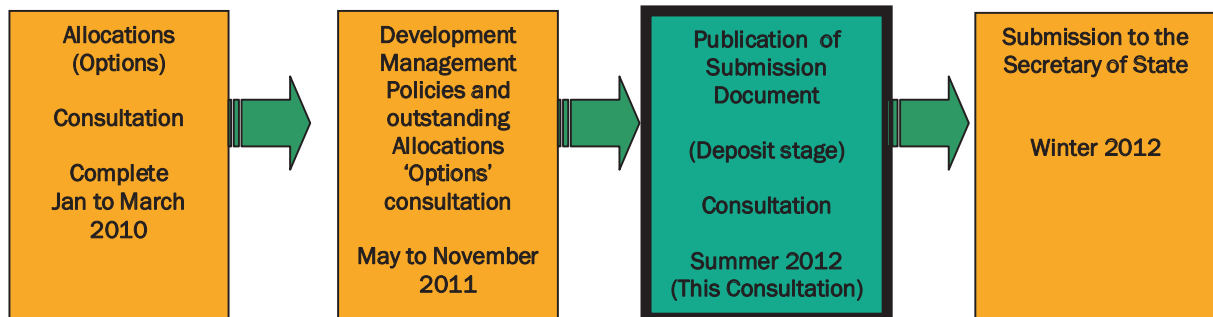
The ADM DPD identifies the sites to achieve the objectives of the Core Strategy, define the area covered by Core Strategy policies and includes the Development Management Policies to determine applications in accordance with the Core Strategy objectives.

The Council has since decided to combine allocations and development management policies into one document.

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There is now the opportunity to make representations on the draft for submission prior to it being submitted to the Secretary of State. The key stages and anticipated dates for the Allocations and Development Management DPD are:



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.



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 has 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

Upon adoption of the ADM DPD the final policy allocations will be shown on a new detailed proposals map which will be prepared once the allocations have been finalised.

The draft for submission is accompanied by detailed plans showing the extent of the proposed allocations and areas to which policies apply. Further detail is included within the respective chapters of this document.

Supporting Background Evidence

As part of the wider LDF process, we 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

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1 SUSTAINABLE COMMUNITIES & DEVELOPMENT PRINCIPLES

1.1 *The draft National Planning Policy Framework (NPPF) sets out that sustainable development is the core principle underpinning planning, and that there is a presumption in favour of sustainable development.*

1.2 *The draft NPPF defines the fundamental concept of sustainable development as the idea of ensuring a better quality of life for everyone, both now and for future generations, and draws on the definition drawn up by the World Commission on Environment and Development in 1987 that defines sustainable development as:*

“development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.

1.3 The UK Government sets out the three key areas through which the planning system will deliver sustainable development;

- Planning for prosperity (an economic role)
- Planning for people (a social role)
- Planning for places (an environmental role)

1.4 These three components should be pursued in an integrated way through a sustainable, innovative and productive economy that delivers high levels of employment, and a just society that promotes social inclusion, sustainable communities and personal well being, in ways that protect and enhance the physical environment and optimise resource and energy use.

1.5 There are a number of principles that need to be taken into account fully in new development, whether large or small and for whatever use, whether new buildings or conversions of existing ones, so that the special qualities of the area remain. It is also essential that we achieve attractive, high quality sustainable places where people want to live, work and relax. This chapter therefore contains policies relating to sustainable development, design quality and development principles.

1.6 *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 draft NPPF.

Core Strategy

- 1.7 *The draft NPPF sets out that up to date plans should be in place as soon as practical and that in the absence of an up-to-date plan, planning applications should be determined in accord with the draft NPPF.*
- 1.8 The Core Strategy was adopted in February 2011 as such is considered to be up to date. The Core Strategy sets out the basic development needs for the District for the period up to 2026. This includes a housing provision of 3,300 dwelling for the Sevenoaks District between 2006 and 2026 as well as proposals for regeneration of town centres and for the protection and intensification of existing employment provision.
- 1.9 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. Whilst new development is predominantly to be focused into the main settlements of Sevenoaks, Swanley and Edenbridge, a large proportion of the District is rural in character, where it is particularly important that new development is sustainable, sensitively located and designed to a high quality.
- 1.10 The following are key Core Strategy objectives that relate to Sustainable 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 the District's historic heritage is protected.
 - 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.
 - 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

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makes an appropriate contribution towards any improvements required as a result of new development.

- 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.

1.11 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’.

1.12 Whilst Policy SP2 of the Core Strategy sets out a strategic policy for achieving Sustainable Construction and Low-Carbon Energy Generation.

1.13 Proposed Policy SC1 of this document therefore draws together the sustainability issues to ensure that the fundamental principles of sustainable development underpin all development proposals whether they be of a strategic or non strategic nature. This is consistent with the Council’s Community Plan and the objective of promoting balanced communities as set out in the existing and emerging replacement Balanced Communities Policy Statement.

1.14 Planning applications for residential and non residential development are likely to require either a Sustainability Statement, a Code for Sustainable Homes Pre-assessment Statement or a BREEAM statement as part of a valid application. For major residential developments¹ the Council requires the applicant to submit a Code for Sustainable Homes Pre-assessment, carried out by a registered assessor. Whilst for the purpose of planning permission it is for the applicant to demonstrate that a site can meet the required sustainable construction standards, the detailed construction methods and application will be considered through the regulatory process carried out at the Building Control stage.

1.15 For major non residential developments (as defined above) the Council requires the equivalent BREEAM assessment to be completed and submitted as part of the proposal.

1.16 For new residential development of 5 or more units, or any other development where the floor area to be created is between 500m² and 1,000 m² a Sustainability

¹ Major development is defined as:

- Residential development of 10 or more dwellings, or, if this is not known, where the site area is 0.2 hectares or more; or
- Other development: where the floor area to be created is 1,000 m² or more, or the site area is 1 hectare or more.

Statement should be submitted as part of a valid planning application. It can either form part of the Design and Access Statement or be a separate document.

1.17 The Statement should be based on the Code for Sustainable Homes and demonstrate how the following key sustainability issues have been addressed / incorporated into the proposal;

- Energy and CO2 emissions
- Sustainable use of water
- The source/impact of construction and finishing materials
- Methods for surface water run off/combating flood risk
- Waste management and recycling
- Pollution prevention
- Health and well-being (Daylight, Noise, Amenity Space and Lifetime Homes)
- Ecological value of site and enhancement.

POLICY SC 1 – SUSTAINABLE DEVELOPMENT

There is a presumption in favour of sustainable development.

Development will be permitted where it is demonstrated by the applicant that the proposal is consistent with the principles of sustainable development, as appropriate to its location, scale and form. Where appropriate to the development proposed, 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.**

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

Performance Indicators:

New Residential Development within 30 minutes of Key Infrastructure;

Proportion of completed housing in main settlements of Sevenoaks, Swanley and Edenbridge;

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Change in Employment floor space in the Main Settlements;
Proportion of additional employment floorspace in Urban Confines;
Proportion of completed housing in Urban Confines;

General Design Principles

- 1.18 The Design of Development is a material consideration in the planning process. Improving design quality and conservation is a key theme throughout chapter 5.1 of The Core Strategy and Government planning guidance, in which it is clear that planning authorities should reject poor design. The Spatial Vision of the Core Strategy requires that all development should demonstrate high quality and compatibility with the area, whilst also emphasising the need to incorporate sustainability principles.
- 1.19 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.
- 1.20 Policy SC2 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. 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 wider spatial considerations such as security, parking and the protection and enhancement of biodiversity. These criteria included in Policy SC2 will be the delivery mechanism for the strategic Core Strategy design policy.
- 1.21 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.

- 1.22 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 and the Council will encourage developers to use it in developing their proposals.
- 1.23 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 SC3).

POLICY SC 2 - DESIGN PRINCIPLES

To ensure that new development is designed to a high quality and responds to the distinctive local character of the area in which it is situated, proposals will be subject to the following design criteria:

- a) The form of the proposed development should respond to the scale, height, materials and site coverage of the locality;
- b) The layout of the proposed development should respect the topography of the site and the surrounding area.
- c) The proposal should not result in the loss of buildings or related spaces that would have an unacceptable impact upon the character of the area;
- d) The proposed should ensure satisfactory means of access for vehicles and pedestrians and provide adequate parking and refuse facilities;
- e) The proposal should incorporate within the design opportunities for increasing biodiversity potential where possible. retaining and enhancing Green Infrastructure features. 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, should be permeable and provide connectivity with neighbouring areas;
- g) New development should be inclusive and make satisfactory provision for the safe and easy access of those with disabilities;
- h) The design of new developments should incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti social behaviour;

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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 Sevenoaks Residential Character Area Assessment SPDs provide detailed design guidance for residential development

Performance Indicators:

Performance of new housing against Building for Life criteria;

Percentage of dwellings completed meeting the Lifetime Homes Standard;

Amenity

- 1.24 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.
- 1.25 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 SC 3 – AMENITY PROTECTION

Planning applications 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 Sevenoaks Residential Character Area Assessment SPDs provide detailed design guidance for residential development

Performance Indicators:

Performance of new housing against Building for Life criteria;

Crime and Disorder

- 1.26 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.

POLICY SC 4 – CRIME AND DISORDER

The Council will permit planning applications that result in the creation of a safe and secure environment.

Proposals that result in the likelihood of increased criminal activity, disorder and anti-social behaviour will be resisted.

Re-Use of Redundant School Buildings

- 1.27 While most schools will continue to be used for either primary or secondary education there will be some sites, that will become vacant.
- 1.28 *The draft 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.*

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- 1.29 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.
- 1.30 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.
- 1.31 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.
- 1.32 The 2001 census highlights that the Sevenoaks area has an ageing population and the Housing Market Assessment indicates a need to provide housing for this group of people. Where it can be demonstrated that these facilities are not required residential development will be permitted but should include affordable housing.
- 1.33 All new proposals for the re-development of school sites and buildings should also have regard to Policy SC 6 with regards to the re-use of school playing fields.

POLICY SC5 - 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, such as community centres, other educational facilities or health facilities.

Planning permission 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 if 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

Performance Indicator:

Development of vacant school buildings;

Re-Use Of School Playing Fields

- 1.34 School Playing fields provide an important component of the Green Infrastructure Network (See Chapter 7) and provide for important habitats and ecological benefits to an area.
- 1.35 *In accordance with the draft NPPF, 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.*
- 1.36 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 effect the quality or quantity of the pitches or their use, nor impact upon the quality and extent of the Green Infrastructure Network.

POLICY SC6 - RE-USE OF SCHOOL PLAYING FIELDS

Where a school playing field becomes available, unless identified as a specific allocation for development, it shall be retained as part of the Green Infrastructure Network for community, sports and recreational uses. 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.

Planning permission for change of use or redevelopment to residential or commercial will not be granted unless the applicant demonstrates that there is no requirement for an appropriate alternative community, sports or recreational use and that the proposal accords with Policy GI1.

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

Performance Indicator:

Development of school playing fields;

Loss of Neighbourhood Services and Facilities

- 1.37 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

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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.

- 1.38 Core Strategy Policy L07 seeks to maintain local services and facilities within rural settlements, where possible, to maintain the sustainability of these settlements. Policy SC7 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.
- 1.39 Policy SC7 should also be read alongside the ‘town centres and shopping’ policies within this document (chapter nine). Along with other community facilities, the policy will apply to retail units that are considered to be meeting a local need outside the town and neighbourhood centres.
- 1.40 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 SC 7 - 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 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.

Performance Indicator:

Changes in Settlement Hierarchy services and facilities score for individual settlements

2 ENVIRONMENT AND CLIMATE CHANGE

2.1 Sevenoaks District contains a wealth of environmental features. The Core Strategy specifically identifies the Council's approach to environmental protection and to climate change.

2.2 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.*

Sustainable Construction

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

Environmental Protection and Pollution Control

2.4 *The draft 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.*

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

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Water Pollution and Efficiency

- 2.6 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

- 2.7 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. Where possible the Council will encourage developers to utilise Sustainable Drainage Systems (SuDS), unless following adequate assessment, soil conditions and/or engineering feasibility demonstrates this method is inappropriate.
- 2.8 *In terms of addressing flood risk in development proposals PPG25/draft NPPF requires 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). Guidance is set out within National Planning Policy and as such there is no requirement to insert a specific localised policy.*

Outdoor Lighting

- 2.9 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 tranquillity of the countryside and have a negative impact upon biodiversity.
- 2.10 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 ECC 1 - OUTDOOR LIGHTING

Proposals for lighting that affect the outdoor environment will be acceptable where the following criteria are met:

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

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

Proposals for outdoor lighting that affect Areas of Outstanding Natural Beauty or open countryside will not be permitted unless the preceding criteria are satisfied and it is demonstrated that the lighting is essential for safety or security reasons.

Noise Pollution

2.11 *The draft NPPF states 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.*

2.12 *Planning Policy Guidance Note 24 paragraph 5 requires development plans to include policies which ensure noise sensitive developments are located away from existing sources of significant noise, and that 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.*

2.13 *Paragraph 8 of PPG24 introduces the concept of Noise Exposure Categories (NECs), ranging from A-D to help local planning authorities in their consideration of applications for residential development near transport-related noise sources. Category A represents the circumstances in which noise is unlikely to be a determining factor, while Category D relates to the situation in which development should normally be refused. Categories*

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B and C deal with situations where noise mitigation measures may make development acceptable.

- 2.14 Unless material considerations indicate otherwise, for the purpose of this policy unacceptable refers to Category B and C Noise levels where the applicant fails to demonstrate to the satisfaction of the Council that mitigation measures can be successful incorporated; or to Category D level noise.
- 2.15 Conditions may be attached to any planning permission to ensure adequate attenuation of noise emissions or to control the noise at source.

POLICY ECC 2 – NOISE POLLUTION

Planning permission will be granted for new development where the developer can demonstrate that the proposal:

- a. Does 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;**
- b. Will not result in a development with unacceptable noise levels from existing noise sources that cannot be adequately mitigated.**

Proposals for high noise generating development in the AONB or in sites designated for their biodiversity value will not be permitted if it undermines the character or harms the biodiversity of these important areas.

Air Quality and Odour

- 2.16 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.
- 2.17 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 SC3 of this document.

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3 HERITAGE ASSETS

3.1 '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.

3.2 Heritage Assets include –

- Scheduled Ancient Monuments
- Archaeological Sites
- Listed Buildings
- Conservation Areas
- Historic Parks and Gardens
- Ancient Woodland and Ancient Trees

3.3 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.

3.4 Some of these Heritage Assets and features are protected by other policies or legislation, for instance if they are a 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.

3.5 The Spatial Vision of the Core Strategy sets out that the high quality natural built and historic environment will be conserved and enhanced. Policy SP1 Design of New Development and Conservation states that the District's heritage assets and their settings will be protected and enhanced, while Policy SP11 states that biodiversity will be conserved and opportunities sought for enhancement.

Listed Buildings

- 3.6 National policy provides for the protection of Listed Buildings. 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.
- 3.7 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.
- 3.8 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.
- 3.9 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.
- 3.10 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.
- 3.11 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

- 3.12 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

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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 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.

- 3.13 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.

Archaeology and the Historic Environment

- 3.14 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.
- 3.15 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.

Ancient Woodland

- 3.16 National Policy requires the protection of Ancient Woodland, Veteran and Ancient trees from further loss or damage. Therefore, 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.
- 3.17 As Heritage Assets are irreplaceable, therefore 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.

- 3.18 Policy HA1 seeks to draw together a comprehensive approach to conserving and enhancing the District’s Heritage Assets.

POLICY HA 1 – HERITAGE ASSETS

Planning application 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:

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

Where the application is in or affects 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.

Performance Indicators:

Change in number of Heritage Assets;

The Proportion of Conservation Areas with up to date Appraisals;

Change in Conservation Area extents;

Demolition in Conservation Areas

- 3.19 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 HA 2 – DEMOLITION WITHIN 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.

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Performance Indicators:

Change in Conservation Area extents;

Number of applications for demolitions in Conservation Areas;

4 THE GREEN BELT

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

4.2 *The general purposes of the Green Belt are stated in the draft 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.

4.3 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.

4.4 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.

4.5 *The draft NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The most important attribute of Green Belts is their openness. 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.

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

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Core Strategy

- 4.7 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.
- 4.8 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 will prepare 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 will be included within the SPD;

- Overview of Green Belt policy;
- Principles for new buildings;
- Residential development proposals;
- Agriculture and re-use of farm buildings;
- Change of use within the Green Belt;
- Design considerations for Green Belt development; and
- Very special circumstances.

Control Over Development

- 4.9 The general policies controlling development in the countryside apply with equal force in Green Belts but there is, in addition, a general presumption against inappropriate development within them. Such development should not be approved except in very special circumstances. It is for the applicant to prove that very special circumstances exist.

- 4.10 On receipt of a particular proposal, the Council is required to weigh the harm to the Green Belt and any other disadvantages, against the advantages of the proposed development. In doing so key consideration will focus around the appropriateness of the development in terms of net openness and the objectives of including land within Green Belt. If the result of this balancing exercise is that the advantages outweigh the disadvantages, and that such a situation is unique and cannot be easily repeated then very special circumstances may exist.

Re-use of Buildings in the Green Belt

- 4.11 Core Strategy para 4.5.32 states that there will be a preference for the re-use of buildings in the Green belt for local business and commercial uses or non residential tourist facilities as opposed to residential use, and this will be a material consideration in determining applications.
- 4.12 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 at least 75% of the original structure maintained to protect its rural character. However the Council recognise that in some instances proposals may be able to protect the character of the existing building with a lesser proportion of the original structure being maintained. Any grant of planning permission will limit the removal of the original structure to that shown in the approved details.
- 4.13 Conversions are accepted where they will have no increased 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 extensions will not be considered acceptable. Extensions to converted building will be controlled by the removal of Permitted Development Rights at the time of permission.
- 4.14 Policies that relate to proposals for extensions and alterations to existing residential units in the Green Belt are included within the housing section of this document.
- 4.15 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

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of the same type and nature unless it is satisfied that circumstances have significantly changed that would warrant allowing the proposal.

POLICY GB 1 – RE-USE OF NON RESIDENTIAL BUILDINGS WITHIN THE GREEN BELT

Planning applications proposals for the re-use of non residential buildings within the Green Belt should give preference to re-use in business, commercial or non residential tourism use over conversion to residential.

For proposed residential conversion it is for the applicant to demonstrate as to why commercial, business or non residential tourism uses are not appropriate or viable.

Proposals for the re-use of a building in the Green Belt, will be permitted where;

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

Performance Indicators:

Proportion of additional employment floorspace in Urban Confines;

Proportion of completed housing in Urban Confines;

Sites defined as ‘Major Developed Sites in the Green Belt’

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

4.17 These sites are listed at paragraph 4.5.16 of the Core Strategy.

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

4.18 Under the Major Developed Sites (MDS) designation the owners of these sites were able to carry out limited developments and infilling consistent with criteria set out in Annex C of PPG2.

4.19 *However since the adoption of the Core Strategy the draft NPPF has removed the MDS designation, and has instead set out 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.*

4.20 *Whilst the draft NPPF 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

4.21 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.

4.22 Details of the four previously defined MDS sites are included below.

Fort Halstead

4.23 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.

4.24 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

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- 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 in PPG2 (Green Belts) and PPS7 (Areas of Outstanding Natural Beauty).
- 4.25 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 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.
- 4.26 The Council's starting point will remain 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 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 there may be some scope for widening the mix of uses subject to policy considerations. These include the requirement for the resultant development to comply with sustainability principles, including sustainable transport proposals for accessing the site.
- 4.27 At this stage it is considered premature to set out a detailed proposal for future redevelopment and this document instead has set out broad principles that will apply to the development of such proposals. As discussions proceed the Council recognises that there may be value in producing a development brief to provide a more specific agreed framework.
- 4.28 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 3.

Chaucer Business Park

- 4.29 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.
- 4.30 The site is primarily used for transport and storage or general business use with some manufacturing.
- 4.31 The site and most of the buildings are new and in good condition. There is on-site parking and good HGV access.
- 4.32 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 3**.

North Downs Business Park

- 4.33 North Downs Business Park is located in Dunton Green and is being used for a variety of activities including manufacturing and various business uses.
- 4.34 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.
- 4.35 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 3**.

Glaxo Smith Kline, Powder Mills, Leigh

- 4.36 In February 2010 Glaxo Smith Kline announced its intention to close its pharmaceutical site at Leigh, where it is the sole occupier.
- 4.37 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.

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- 4.38 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.

Green Belt Review

- 4.39 *The draft 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.*
- 4.40 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.
- 4.41 The Council considered all of the representations received during the consultation stage and deemed that there is one instance of a site demonstrating exceptional circumstances that warrants a minor amendment of the green belt boundary.
- 4.42 The Council has proposed that this existing employment allocation in the Green Belt (Warren Court Farm, Halstead), which was previously identified for further employment development, to be reallocated for residential development, with a concurrent amendment of the green belt boundary to bring this site within the village envelope. The decision was 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. Further details on this site, including the amended green belt boundary, are included within the housing section of this document (Policy H1) and the allocation at **Appendix 3**.

5 HOUSING AND RESIDENTIAL DEVELOPMENT

- 5.1 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.
- 5.2 Residential proposals should therefore be consistent with the adopted Core Strategy housing objectives and comply with the policies in the Sustainable Communities and Development Principles and Environment and Climate Change Chapters of this document. In addition the Residential Extensions and Sevenoaks 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.*
- 5.3 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

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

- 5.5 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 such the quantity of new dwellings to be provided from new allocated sites accounts for only 948 dwellings.
- 5.6 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 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.
- 5.7 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 considered 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.
- 5.8 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 1 April 2011. Based on this assessment the Council can currently demonstrate a housing land supply of 3,604 dwellings for the plan period of 2006 – 2026. This amounts to a surplus of 304 units over and above the provision identified (3,300) in the Core Strategy.

Summary of Housing Supply Components as at 1 April 2011	No. of units
Completions 2006 – 2011	1,186
Permissions (at 01.04.2011)	1,120
Windfall Allowance Small Sites 2022 – 2026	350
Proposed Housing Allocations	718
Proposed units from Mixed Use Allocations	230
TOTAL	3,604

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- 5.9 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, development will primarily be focussed upon the existing principal towns in the District over the village settlements in order to promote the most sustainable development options.
- 5.10 In order to ensure that housing supply remains flexible the Core Strategy (through Policy LO6) identifies land at Enterprise Way Edenbridge as a reserve site for housing. The Core Strategy at paragraph 4.4.6 sets out 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.

Affordable Housing

- 5.11 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 all future proposals, including the allocations set out within this chapter.

Housing Allocations

- 5.12 Policy H1 sets out the proposed residential allocations for the period up until 2026, which includes both sites that were identified through the SHLAA process, sites promoted through the consultation process and those sites previously allocated in the Sevenoaks District Local Plan that have continued to be promoted for development by the land owner.
- 5.13 Location plans and a proforma for each of the Housing and Residential led mixed use sites are included at **Appendix 3** and highlight the site specific constraints and the development criteria which are considered to be appropriate, to deliver residential opportunities. These criteria are for advice and information purposes and are not exhaustive. Development proposals will require to be considered as part of a formal planning application in due course.

- 5.14 Sites that currently benefit from Outline Planning Permission are not proposed to be allocated within this plan due to the likelihood that most will have reserved matters and issues resolved prior to the adoption of the document. As set out in the policy below, the Council supports the implementation of existing residential planning permissions that have been granted on sites within the District.
- 5.15 The policy includes an indicative dwelling yield for each site based on an assessments of an appropriate density that takes into consideration the nature of the sites locality. 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.
- 5.16 Notwithstanding the quantity guides, 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. This depends upon the character and detail of the scheme submitted for planning permission.

<u>POLICY H1: RESIDENTIAL DEVELOPMENT</u>		
The following sites 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.		
The Council supports the implementation of existing residential planning permissions that have been granted on sites within the District.		
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>		

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H1(g)	United House, Goldsel Road	250
H1(h)	Bevan Place	46
H1(i)	Bus Garage/Kingdom Hall, London Road	30
H1(j)	Land West of Cherry Avenue (mixed housing and open space)	50
	Sub Total	376
	<u>Other Settlements</u>	
H1(k)	West Kingsdown Industrial Estate, London Road, West Kingsdown	TBC
H1(l)	57 Top Dartford Road, Hextable	14
H1(m)	Foxs Garage, London Road, Badgers Mount	15
H1(n)	Land adjacent to London Road, Westerham	30
H1(o)	Currant Hill Allotments, Westerham	20
H1(p)	Land at Croft Road, Westerham	15
H1(q)	Land rear of Garden Cottages, Leigh	13
H1(r)	The Manor House, New Ash Green	50
H1(s)	Leigh's Builders Yard, Edenbridge	13
H1 (t)	Warren Court, Halstead	13
	Sub Total	183
	GRAND TOTAL	718

Delivery Mechanism

See detailed design guidance sheets in Appendix 3

Performance Indicator:

Progress on Housing Allocations

Mixed Use Development

- 5.17 Mixed use development offers the opportunity to provide both 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.
- 5.18 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

The following sites (0.2 hectares or greater), shown on the Proposal and Site Maps, are allocated for mixed use development that incorporates an element of residential development.

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 compliment the provision of new houses.

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)	Land West of Bligh’s Meadow, Sevenoaks	TBC
H2(b)	Post Office/Bt Exchange, South Park, Sevenoaks	30
H2(c)	Land East of High Street, Sevenoaks	n/a
H2(d)	Swanley Centre, Nightingale Way, Swanley (only as part of regeneration proposals)	TBC
H2(e)	Station Approach, Edenbridge	20
H2(f)	New Ash Green Village Centre, New Ash Green (only as part of regeneration proposals)	50
H2(g)	Powder Mills (Former GSK Site), Leigh	100
	Broom Hill, Swanley*	30
	TOTAL	230

*Whilst including an element of residential development, this allocation is employment led. Please see Policy EMP2

Delivery Mechanism

See detailed design guidance sheets in Appendix 3

Planning Briefs for mixed-use sites will be prepared as appropriate

Performance Indicator:

Progress on Mixed Use Allocations

Residential Institutions

5.19 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

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groups in society also require ‘institutional accommodation’ and it is important that adequate provision is made to meet the full spectrum of local needs.

- 5.20 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.
- 5.21 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 proforma at **Appendix 3** identify sites that are particularly suitable for this form of housing.
- 5.22 Examples of inappropriate environments for residential institutions would be include those close to a busy railway line or heavily trafficked road; properties that do not have gardens of an adequate size; or areas where the topography makes it difficult for pedestrians.

Housing within Urban Confines

- 5.23 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.
- 5.24 Within existing village confines all proposals for new or replacement dwellings will be assessed against the design, amenity, safety and environmental principles set out in Policies SC1, SC2, SC3 and SC4.

Residential Subdivision

- 5.25 Subdivision of large dwellings often provide opportunities to create smaller units of accommodation, which can be of benefit to the settlement, especially where there are identified shortages of smaller homes. 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 the Council will permit the subdivision of residential properties into smaller units subject to:

- a) The building being structurally suitability for subdivision;**
- b) The proposal, including any extensions, hardstanding, enclosure or other form ancillary element reflecting the form and integrity of the building and its surroundings;**
- c) The proposal not harming the established character and amenities of surrounding residents;**
- d) Suitable parking and access arrangements can be achieved.**

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

Performance Indicator:

Additional completed units from residential subdivision

Residential Annexes

- 5.26 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.

- 5.27 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.

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Limited Extensions to dwellings in the Green Belt

- 5.28 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.
- 5.29 *The draft NPPF states that the limited 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.*
- 5.30 *Since the introduction of Planning Policy Guidance Note 2: Green Belts and the subsequent publication of the draft NPPF opportunities exist to pursue development in the Green Belt based on Very Special Circumstances where proposals are contrary to Policy. Where proposals for development do not comply with the policies contained in this chapter it is for the applicant to demonstrate that 'Very Special Circumstances' exist and as to why permission should be granted for the inappropriate development in the Green Belt.*
- 5.31 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.
- 5.32 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.
- 5.33 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.
- 5.34 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 design based and directly related to the volume and bulk increase and associated impact that development would have on Green Belt openness.
- 5.35 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 unacceptable level of additional volume and bulk and do not materially impact upon the openness of the Green Belt.
- 5.36 Certain extensions and alterations can be carried out under permitted development rights. The Council will give consideration to the removal of permitted development rights when assessing proposals to extend a dwelling in the Green Belt. Proposals for extensions to dwellings not originally constructed for residential purposes (i.e. conversions) will not be permitted in the Green Belt because conversion is only acceptable where there is no materially greater impact on openness than the original use.
- 5.37 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 H4. They should also comply with other relevant Development Management Policies.
- 5.38 For the purpose of Policy H4 “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.

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- 5.39 Unlike previous versions of the Sevenoaks District Local Plan, the gross volume of the “original” dwelling does not include outbuildings. Instead Policy H7 sets out specific rights for outbuildings over and above that set out under Policy H4.
- 5.40 Where applicants seek to demonstrate that an extension in the Green Belt complies with policy H4, the planning application must include justification of how the proposal complies with criteria a) and b), and detailed floor space calculations to provide evidence of compliance with criterion c).

POLICY H4 - LIMITED EXTENSIONS TO DWELLINGS IN THE GREEN BELT

Planning applications proposals to extend an existing dwelling within the Green Belt will be considered appropriate where all of the following criteria are met:

- a) the existing dwelling is lawful, permanent in nature, designed and originally constructed for residential use; and
- b) the design and 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 bulk or visual intrusion; and
- 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 will provide further guidance on development in the Green Belt

Performance Indicator:

Proportion of applications overturned at appeal;

Replacement Dwellings in the Green Belt

- 5.41 There will be cases where dwellings in the Green Belt have reached the end of their useful life, or do not provide for essential basic amenities. In such circumstances, the Council considers that a case can be made to replace the dwelling on the site.

- 5.42 *The draft NPPF states that the replacement of an existing building in the Green Belt is not inappropriate development if it is not materially larger than the building it replaces. Proposals for replacement dwellings in the Green Belt will be considered accordingly.*
- 5.43 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.
- 5.44 To ensure consistency with Policy H4 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 compared with that of the replacement dwelling.
- 5.45 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.
- 5.46 For the purpose of Policy H5 “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.
- 5.47 Where applicants seek to demonstrate that a replacement dwelling in the Green Belt complies with policy H5, the planning application must include justification of how the proposal complies with criteria a), b) and c), and detailed floor space calculations to provide evidence of compliance with criterion d).

POLICY H5 - REPLACEMENT DWELLINGS IN THE GREEN BELT

Planning applications proposals to replace an existing dwelling within the Green Belt will be considered appropriate where all of the following criteria are met:

- a) the existing dwelling is lawful, permanent in nature, was designed and originally constructed for residential use;
- b) the design or volume proposed does not materially harm the openness of the Green Belt through excessive bulk or visual intrusion;
- c) the proposal adheres to the “original” dwelling curtilage;
- 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).

Proposals 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).

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

Performance Indicator:

Number of applications overturned at appeal;

Basements in the Green Belt

5.48 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 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.

5.49 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 H5. 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).

5.50 In addition where a basement is accepted, 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 H6 - 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 will be permitted and will not be subject to the floorspace allowance as set out in policies H4 and H5, if the following criteria are met;

- a) The elements of the proposal situated above ground complies with Policy H4 (extension) or H5 (replacement dwellings) in all other respects;
- b) The basement does not exceed the footprint of the extension or replacement dwelling;
- c) The basement is situated entirely underground with no part of it visible at any point externally;
- d) There are no external windows, entrances or exits to the basement;
- e) The extension or replacement dwelling is not artificially raised above natural ground level to accommodate the extension.

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 H4 or H5. Where this would result in an increase of more than 50% of the floor space of the original dwelling it is for the applicant to demonstrate very special circumstances exist to justify the proposal.

Delivery Mechanism:

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

Performance Indicator:

Number of applications overturned at appeal;

Residential Outbuildings in The Green Belt

5.51 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.

5.52 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

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policy H4 if the proposed outbuilding would be located within 5m of the existing dwelling.

- 5.53 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 H4 if the design and cumulative impact would not materially harm the openness of the Green Belt through excessive bulk or visual intrusion.
- 5.54 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 and as such the outbuilding should not exceed 40 sqm.
- 5.55 Where permission is granted for an outbuilding, a suitably worded 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 H7 - 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 H4 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 following criteria are met:

- a) the design, including the cumulative impact of other outbuildings and extension within the curtilage of the dwelling, would not materially harm the openness of the Green Belt through excessive bulk or visual intrusion;
- b) the outbuilding does not exceed 40 sqm.

Delivery Mechanism:

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

Performance Indicator:

Number of applications overturned at appeal;

Dwellings Permitted Under Very Special Circumstances or As Rural Exceptions

- 5.56 Policies H4, H5, H6 and H7 will not apply to dwellings permitted under *Very Special Circumstances* or as rural exception (local needs) affordable housing schemes.
- 5.57 *Since the introduction of Planning Policy Guidance Note 2: Green Belts and the subsequent publication of the draft 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.*
- 5.58 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 H8 - 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.

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Delivery Mechanism:

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

Performance Indicator:

Number of applications overturned at appeal;

Loss of housing stock

5.59 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.

5.60 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.

5.61 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 "underoccupation" 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.

5.62 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 (H5).

POLICY H9 – 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 subject to compliance with all relevant housing policies.

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

Performance Indicator:

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

Mobile Homes

5.63 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. Upon such time as the mobile home is no longer required for these purposes it should be removed.

5.64 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 upon completion of the new dwelling.

POLICY H10 – SITING OF CARAVANS AND MOBILE HOMES

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Planning applications proposals for the temporary or permanent location of a mobile home or caravan in the Green Belt will only be permitted where;

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.

As part of any approval the Council will use planning conditions to ensure that upon such time as the mobile home is no longer required for agricultural or forestry purposes it should be removed from the site.

Planning applications 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.

Performance Indicator:

Net additional caravan/mobile home units;

Gypsies and Travellers and Travelling Show People

5.65 The Government is currently reviewing national policy on planning for gypsies, travellers and travelling show people, which is currently set out in DCLG Circulars 01/06 and 04/07, which it regards as 'flawed'. A consultation paper was published in April 2011. A Gypsy and Traveller Accommodation DPD will set an overall level of future provision of accommodation for gypsies, travellers and travelling show people once it is clear from the revised national policy whether local authorities will be expected to meet need locally or whether groups of authorities will be required to work together to share responsibility for provision and increase choice for gypsies, travellers and travelling show people.

5.66 Upon identification of a suitable level of accommodation for the District the Council will seek to identify acceptable sites to be allocated, taking account of relevant planning policy guidance, in the Gypsy and Traveller Accommodation DPD.

6 TRAVEL AND TRANSPORT

6.1 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.

6.2 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.

6.3 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.*

6.4 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.

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- 6.5 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

- 6.6 It is important that all development mitigates its transport impact. 'Major development' proposals or development proposals with a '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 highway engineers,
- 6.7 An assessment of transport implications 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. Major development proposals or development proposals with a significant transport implications will be required to submit a Transport Assessment.

POLICY T1 - MITIGATING TRAVEL IMPACT

New developments will be required to mitigate any adverse travel impacts, including their 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.

Planning permission will be refused where appropriate mitigation can not be achieved.

Performance Indicator:

Number of developments with adopted Travel Plans;

Vehicle Parking

- 6.8 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.
- 6.9 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.
- 6.10 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.
- 6.11 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. SDC 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 will 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 will be made in accordance with advice by Kent County Council's Highway engineers or

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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.

Performance Indicator:

Number of developments which depart from Vehicle Parking Guidance Note;

7 GREEN INFRASTRUCTURE AND OPEN SPACES

7.1 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 and many areas of open space.

7.2 The importance of these open spaces is that they are often multifunctional, with a variety of uses and designations. In addition to providing for formal and informal recreation, they contribute to landscape character and can be important areas for wildlife.

7.3 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.

7.4 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 LO8, SP10 and SP11.

Green Infrastructure

7.5 *The draft NPPF encourages the creation and enhancement of a network of open spaces and natural habitats and the Core Strategy specifies the need to identify the 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

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

- Land of biodiversity value, including Biodiversity Opportunity Areas²
- 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

Green Infrastructure Opportunities across the District

- 7.7 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.
- 7.8 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.
- 7.9 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.
1. Landscape and Countryside –e.g. Kents Orchards Project
 2. Habitats and Biodiversity - e.g. NWCP Living Churchyards Project
 3. Cross Boundary Linkages –e.g. Extension of the Tonbridge to Penshurst Cycle Route
 4. Linkages within Sevenoaks District – e.g. Enhancement along the Darent Valley
 5. River Corridors and Areas of Open Water – e.g. Removal of Invasive Plant Species

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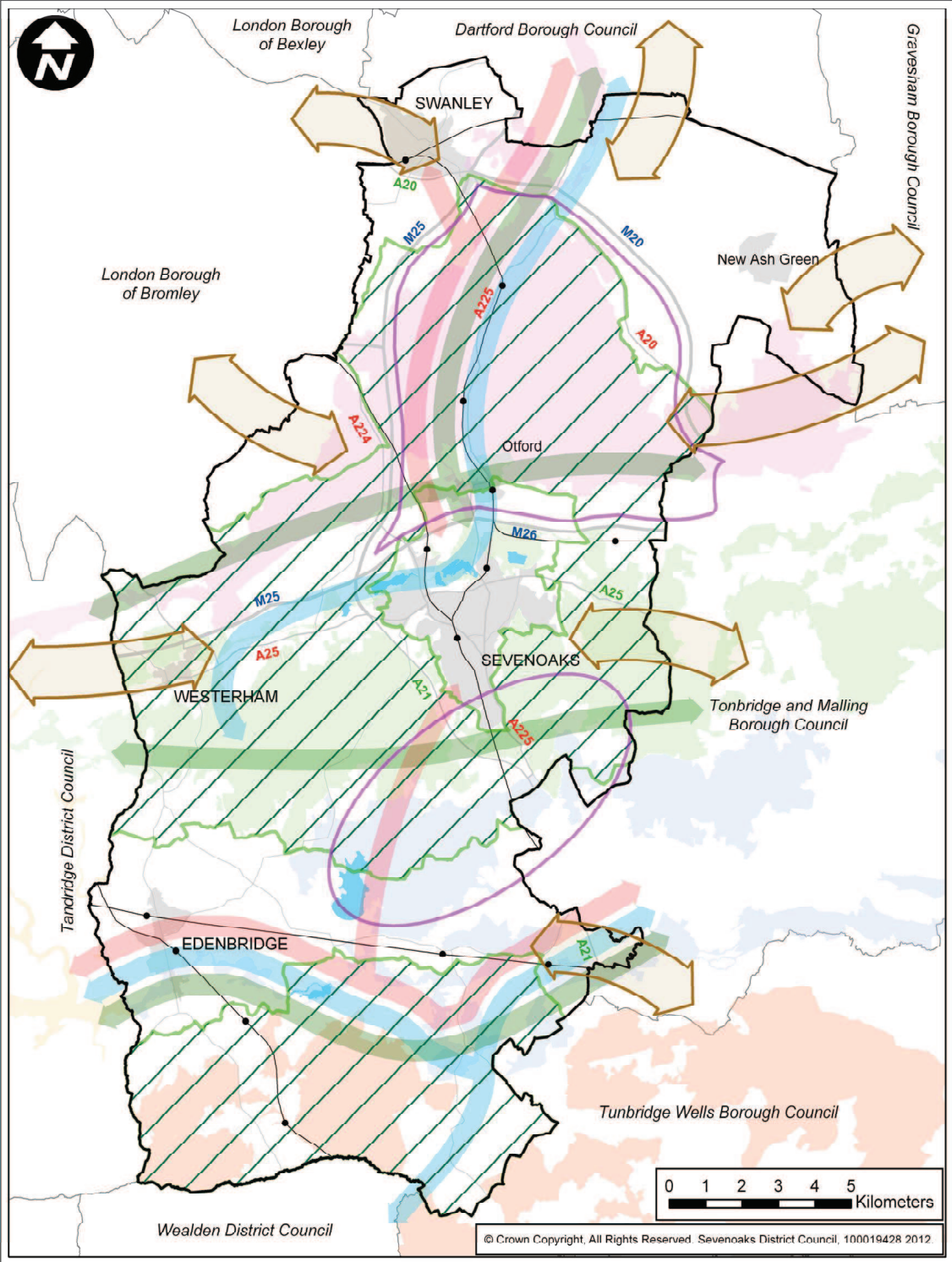
Legend

-  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 showing Green Infrastructure Opportunities across the District within the LDF Plan Period



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Green Infrastructure and New Development

- 7.10 The provision of green infrastructure 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 the site but also its links with the natural environment of its surroundings and where appropriate the wider character of the area.
- 7.11 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 these linkages particularly between wildlife corridors and open spaces within or connecting to urban areas.
- 7.12 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.
- 7.13 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).
- 7.14 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.

- 7.15 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.
- 7.16 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.
- 7.17 Examples include:
- Incorporating Living Roofs
 - 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)
- 7.18 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

Development proposals will be permitted where:

- it has been demonstrated that any impact on the Green Infrastructure Network and the biodiversity of the site and the surrounding area have been fully considered, and where
- existing green infrastructure and biodiversity features are preserved and fully integrated into the proposal and, where possible enhanced. It must be demonstrated that, where appropriate, the proposal includes measures or features that mitigate against any potential harm or loss.

Additional green infrastructure and habitat restoration and/or re-creation, must be provided in accordance with the appropriate guidance contained in the Kent Design Guide and the Countryside Assessment SPD .

Any open spaces provided as part of new development must be, wherever practical and appropriate, located where they can provide a safe link for the

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population and connectivity for biodiversity, with the existing features of the Green Infrastructure Network.

Delivery Mechanism:

The Kent Design Guide and the Countryside Assessment SPD provide further guidance on Green Infrastructure

Performance Indicator:

Change in the Green Infrastructure Network;

Open Space

7.19 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.

7.20 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;
- 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.

7.21 All types of open space across the District were surveyed in the Open Space, Sport and Recreation Study 2009. All open spaces of value to the local community, regardless of size or location, form part of the Green Infrastructure Network and are protected under Core Strategy Policy SP10.

7.22 *The draft NPPF supports the idea that local communities should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to protect land from new development other than in exceptional circumstances.*

7.23 The designation should only be used:

- where the green space is in reasonably close proximity to a centre of population or urban area
- where the green area is demonstrably special to a local community and holds a particular local significance because of its beauty, historic importance, recreational value, tranquillity or richness of its wildlife
- where the green area concerned is local in character and is not an extensive tract of land; and
- if the designation does not overlap with Green Belt.

7.24 Where appropriate, the District Council will support communities in designating Local Green Space via Neighbourhood Planning.

POLICY GI 2 – OPEN SPACE

Open space sites above 0.2 ha within the urban confines of towns and villages, shown on the site maps and schedule in Appendix 5, are allocated for Green Infrastructure, Open Space, Sport or Recreation. All open space of value to the local community shall be protected for these uses in accordance with Core Strategy Policy SP 10 and Development Management Policies GI 1 and SC 2.

Delivery Mechanism:

See detailed open space allocation maps in Appendix 5

Performance Indicator:

Protection of Open Space Allocations;

8 THE ECONOMY AND EMPLOYMENT

8.1 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.
- 8.2 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 79.8 hectares (75.7ha 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.
- 8.3 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.
- 8.4 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.

- 8.5 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

- 8.6 Core Strategy **Policy SP8** is therefore 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.
- 8.7 Individual location plans for each of these existing sites, indicating the site boundaries, are located in **Appendix 3**.

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POLICY EMP1 - LAND FOR BUSINESS		
<p>In accordance with Policy SP8 of the Core Strategy the following existing sites will be retained or allocated for Business Use across the District for B1 – B8 uses. Existing uses will be retained and appropriate new development, including the provision of sites for small and medium size businesses and “start up” facilities will be supported.</p>		
	Site Address	Total Area (hectares)
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
	Sub Total	26.5
	<u>Swanley</u>	
EMP1(k)	Wested Lane Industrial Estate, Swanley	8.2
EMP1(l)	Swanley Town Council Offices, Swanley	0.4
EMP1(m)	Swan Mill, Goldsel Road, Swanley	2.6
EMP1(n)	Horizon House, Swanley	0.3
EMP1(o)	Media House, Swanley	0.3
EMP1(p)	Moreton Industrial Estate, Swanley	1.8
EMP1(q)	Park Road Industrial Estate, Swanley	1.3
EMP1(r)	Southern Cross Ind. Estate, Swanley	1.9
EMP1(s)	Swanley Library & Information Centre, Swanley	0.7
EMP1(t)	Teardrop Industrial Estate, Swanley	3.4
EMP1(u)	The Technology Centre, Swanley	1.9
EMP1(v)	Trading Estate to rear of Premier Inn, Swanley	0.6
	Sub Total	23.4
	<u>Edenbridge</u>	
EMP1(w)	Station Road, Edenbridge	18.8
EMP1(x)	Edenbridge Trading Centre/ Warsop Trading Centre	1.6
	Sub Total	20.4
	<u>Other Settlements</u>	
EMP1(y)	Westerham Trading Centre, Westerham	3.7
EMP1(z)	Blue Chalet Industrial Park, West Kingsdown	0.9

EMP1(zz)	Horton Kirby Trading Estate, South Darent	0.8
	Sub Total	5.4
	GRAND TOTAL	75.7

Delivery Mechanism:
See employment allocation sheets in Appendix 3

Performance Indicator:
Maintenance of Employment Allocations;

Broom Hill

- 8.8 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 Policies DPD, 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.
- 8.9 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 and limited residential development, as well as providing opportunities for improved open space provision on the site and on land in the Green Belt to the north.

POLICY EMP2: EMPLOYMENT LED MIXED USE DEVELOPMENT AT BROOM HILL, SWANLEY

A comprehensively planned mixed use development at Broom Hill, Swanley, will be supported by the Council, subject to confirmation through a Transport Assessment that the transport impacts of development will be acceptable. In order of priority, 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; and
- development of approximately 30 dwellings, of which 40% should be affordable.

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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 (Moreton Industrial Estate). Subject to consideration of highway impacts and amenity considerations, access to any residential development on the site may be acceptable from Beechenlea Lane.

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 3

Performance Indicator:

Progress on Broom Hill development

Non- allocated employment sites

8.10 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.

8.11 Policy EMP3 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 EMP3 – 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 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 Indicator:

Change in Employment floor space in non allocated sites;

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9 TOWN CENTRES AND SHOPPING

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

9.2 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.*

9.3 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.

9.4 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 smaller settlements. In these localised shopping centres small scale retail development should be allowed appropriate in scale to the settlements.

9.5 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 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 (from PPS4) – includes the primary shopping area and areas of predominately leisure, business and other main town centre uses within or adjacent to the primary shopping area.

Primary shopping frontage (from PPS4) – town centre frontage containing a high proportion of retail uses.

Secondary shopping frontage – town centre frontages providing greater opportunities for a diversity of uses.

Town centre uses (from PPS4) –

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

Local centre (from PPS4) – centres which ‘include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot-food takeaway and launderette’.

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

9.6 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 seek 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.

9.7 *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 draft NPPF and Policy LC6, proposals for retail*

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development should look to locate within the town centre boundaries before considering alternative edge-of-centre or out-of-centre sites.

9.8 *The town centre policies should be read alongside the development management criteria in Policy EC10 of PPS4.*

9.9 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

9.10 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 LO3 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).

9.11 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 LO3 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 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.

9.12 Within Sevenoaks town centre, an area dominated by retail uses can be identified, designated as the Primary Retail Frontage (see **Appendix 4**). 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

Within the Sevenoaks Primary Retail Frontage, existing A1 units will be retained. 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 acceptable where this would be complimentary to the predominant retail function.

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. Proposals for change of use of ground floor units in these uses to other uses will not be permitted.

Residential, business or community facility uses of the upper floors of units within Sevenoaks town centre will be encouraged where there will be no adverse impact on the functioning of the ground floor use.

Performance Indicators:

Change in Retail floorspace in Main Settlements;

Town Centre Health Check;

Proportion of A1 units within Primary Frontages;

Swanley Town Centre

9.13 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 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.

9.14 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 L05) 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).

9.15 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

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pedestrianised centre (see **Appendix 4**) 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, approximately 59% of units were in A1 use (including those vacant units considered to be permitted for A1 use) in January/February 2011 and in July/August 2011

POLICY LC2 – SWANLEY TOWN CENTRE

Within the Swanley Primary Retail Frontage, at least 55% of ground floor units will be maintained in A1 use. Where proposals would not lead to the percentage of A1 uses falling below this level other A Class and retail uses will be permitted where they would not lead to a dead town centre frontage during regular shopping hours.

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 during regular shopping hours. Proposals for change of use of ground floor units in these uses to other uses will not be permitted.

The loss of prominent A1 units and those of importance to the local community within Swanley Town Centre will be resisted.

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

Performance Indicators:

Change in Retail floorspace in Main Settlements;

Town Centre Health Check;

Proportion of A1 units within Primary Frontage;

Swanley Regeneration Scheme;

Edenbridge Town Centre

- 9.16 Edenbridge town centre provides a range of shops and facilities to serve the town and surrounding area. Policy L06 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 L06, the Council will resist any proposals for new ground floor residential units where this would reduce the range of retail and service uses.

- 9.17 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.
- 9.18 A Central Area of the town centre can be identified, as proposed in Policy LC3 below, which should be the focus of future retail activity. The Central Area 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 Central Area 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 Central Area and reduce the number of vacant units. Within the Edenbridge Central Area, approximately 63% of ground floor units were in A1 use (including those vacant units considered to be permitted for A1 use) in January/February 2011 and 62% in July/August 2011.

POLICY LC3 – EDENBRIDGE TOWN CENTRE

Within the Central Area, 60% of ground floor units will be maintained in A1 use. Where proposals would not lead to the percentage of A1 uses falling below this level, other A Class and retail uses will be permitted where they would not lead to a dead town centre frontage during regular shopping hours. The loss of prominent A1 units and those of importance to the local community will be resisted.

In the Northern and Southern Areas of Edenbridge town centre, the balance between shops, services and community facilities and residential uses will 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. The net loss of dwellings within these areas will not be permitted.

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

Performance Indicators:

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Change in Retail Floorspace in Main Settlements;
Town Centre Health Check;
Proportion of A1 units within Central Area of Town Centre

Local Centres

- 9.19 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 are defined as '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'. This definition provides an indication of the types of 'day-to-day facilities' that the Council will seek to protect in local centres.. 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.
- 9.20 It is proposed that a distinction is 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**'.
- 9.21 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 SC7 of this DPD would offer similar protection to community facilities in urban areas.
- 9.22 *The policies on neighbourhood and villages centres in this document should be read alongside the development management criteria in Policy EC13 of PPS4.*
- 9.23 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

- 9.24 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.
- 9.25 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.
- 9.26 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).
- 9.27 Under these criteria, the following areas within the urban area of Sevenoaks 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*
- 9.28 Plans showing the extent of each of these neighbourhood centres are included in **Appendix 4**.
- 9.29 No neighbourhood shopping centres are designated in Swanley or Edenbridge. Those existing retail units in Swanley and Edenbridge and those in Sevenoaks not designated

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as a neighbourhood centre should be protected where they are meeting a local need. These units would be subject to Policy SC7.

POLICY LC4 – NEIGHBOURHOOD CENTRES

Within the defined neighbourhood centres 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 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 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 neighbourhood centres will be encouraged where there will be no adverse impact on the functioning of the ground floor retail or community use.

Performance Indicator:

Changes in Settlement Hierarchy services and facilities score for individual settlements;

Village Centres

9.30 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’.

9.31 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 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.

9.32 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).

9.33 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*
- *Westerham Centre*
- *Crockenhill – Broadway*
- *West Kingsdown – Hever Road*
- *New Ash Green Centre*
- *Hartley – Cherry Trees*
- *Hextable – Upper Main Road*

9.34 Plans showing the extent of each of these local centres are included in **Appendix 4**.

9.35 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 LC5.

9.36 The Council will apply Policy L07 of the Core Strategy where shops, services and community facilities are not included within defined town, neighbourhood or village centres. This provides a flexible approach that seeks to ensure that local services are maintained but does not unduly restrict the development of specific units.

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- 9.37 The LDF supports the regeneration of New Ash Green Village Centre. Policy LC5 will apply to the village centre, see **Appendix 4**, 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. These are not included in the allocation for development.

POLICY LC5 – VILLAGE CENTRES

Within the defined village centres 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 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 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 Indicator:

Changes in Settlement Hierarchy services and facilities score for individual settlements;

Out of Centre Retail

- 9.38 *The NPPF maintains the need for the location of new retail and leisure developments to be subject to a sequential approach. It states that ‘local planning authorities should prefer applications for retail and leisure uses to be located in town centres where practical’, followed by edge of centre and then out of centre locations. In addition, applications over 2,500 sq m outside town centres, which are not in accordance with an up to date Local Plan, should be accompanied by an impact assessment.*
- 9.39 *The sequential approach and impact assessments are essential tools for maintaining vital and viable town centres, whilst not precluding edge of centre and out of centre*

retail development where deliverable central sites are not available or the development would not have adverse impact on the centre. Policy LC6 sets out how the Council will determine applications for retail and leisure uses in edge of town and out of town locations where the sequential test and an impact assessment is required by national policy.

Policy LC6 – OUT OF CENTRE RETAIL

Planning applications for retail and leisure uses that are not in an existing centre will be permitted where they comply with Core Strategy and Allocation and Development Management Policies and it is demonstrated that:

- a. there are no available, suitable and viable sequentially preferable sites that could accommodate the development, including in a revised form; and***
- b. there is clear evidence that the proposal is not likely to lead to significant adverse impacts, including cumulative, on the centre in terms of:***
 - local consumer choice and the range and quality of the retail offer;***
 - in-centre trade/turnover, taking account of current and future consumer expenditure capacity in the catchment area up to five years from the time the application is made, and, where applicable, on the rural economy;***
 - proposed investment, including on allocated sites; and***
 - whether the proposed development is of an appropriate scale in relation to the size of the centre and its place in the settlement hierarchy, where the proposals is for an edge of centre development.***

Performance Indicator:

Proportion of retail/leisure permissions outside of town centre boundaries

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10 LEISURE AND TOURISM

- 10.1 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.
- 10.2 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.
- 10.3 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

- 10.4 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.
- 10.5 The key Core Strategy objective is;
- *To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary.*

Hotels and Tourist Accommodation

- 10.6 *Planning Policy Statement 4 sets out the main uses to which the town centre policies apply and include hotels as key town centre uses.*
- 10.7 *Planning Policy Statement 7 also encourages the conversion of suitable existing rural buildings to provide hotel and other serviced accommodation subject to policies on the re-use of rural buildings. It goes on to state that planning authorities should adopt a*

positive approach to proposed extensions to existing tourist accommodation where the scale of the extension is appropriate to its location and where the extension may help to ensure the future viability of such businesses.

- 10.8 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.
- 10.9 Conversion of residential properties to hotels or guest houses in areas where there are limited opportunities for family sized accommodation will be resisted to protect the housing stock.
- 10.10 To ensure that quality facilities are provided and to avoid a negative effect on residential amenity, properties suitable for guest house use will tend to be above average size, with adequate car parking.
- 10.11 The impact of extensions to existing hotels and guest houses will need to be carefully considered, particularly with regard to residential amenity.

POLICY LT1 - HOTELS AND TOURIST ACCOMMODATION

Within urban areas proposals for new tourist accommodation or the expansion of existing premises, will be permitted providing developments comply with Policies SC1, SC2 and SC3.

In rural locations conversions of buildings to create new tourist accommodation will be permitted providing developments comply with Policies SC1, SC2 and SC3 and Policy GB1.

Proposals for new tourist accommodation in the countryside will not be permitted unless it supports the maintenance and diversification of the rural economy in accordance with Core Strategy Policy LO8.

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

Performance Indicator:

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

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New Tourist Attractions and Facilities

10.12 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. However tourist related development such as camp sites or attractions can appear highly intrusive in the landscape, particularly when associated with buildings to accommodate other facilities. Therefore facilities should focus around the re-use of existing buildings or derelict sites where such development could be sympathetically absorbed without detriment to the landscape character, the GI network or its surroundings.

POLICY LT2 - NEW TOURIST ATTRACTIONS AND FACILITIES

Proposals for new tourist facilities will be permitted where they are located within the built confines of an existing settlement and where they do not generate activity levels which would harm the character or amenities of the locality.

Proposals to create tourist facilities in the Green Belt through restoration or re-use rural of buildings will be considered against their impact on the openness and character of the Green Belt and countryside, and will only be accepted where it is demonstrated by the applicant that activity levels would not be such as to harm the character or amenities of the locality.

Proposals to create new buildings for tourist facilities in the Green Belt are considered to be inappropriate development and will be resisted.

Performance Indicator:

Additional tourist attractions and facilities;

Equestrian Development

10.13 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 Council will support equine enterprises that maintain environmental quality and countryside character.

10.14 The Core Strategy acknowledges this and identifies horse riding as a significant recreational activity in rural areas of Sevenoaks District, which offers benefits to local communities.

10.15 *The draft NPPF 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.*

10.16 *The draft NPPF 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 draft NPPF 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 draft NPPF 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.*

10.17 While Government Guidance supports horsiculture, 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, a Supplementary Planning Document will therefore be produced giving more detailed guidance on the issues and appropriateness of horsiculture development.

POLICY LT3 - EQUESTRIAN DEVELOPMENT

Proposals for equestrian buildings, facilities and activities will be permitted where they meet the following criteria:-

- a) Buildings are appropriate in scale to their setting and are 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 should be available and should not harm the amenities of surrounding residents.**
- c) The proposal must not have an unacceptable impact on the water environment and sewage disposal.**
- d) The development should not result in harm to the character of the landscape or the ecological value of the area in which it is situated.**

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Proposals within for equestrian development in the green belt will be permitted where the scale of the development is appropriate to a green belt setting. New buildings for indoor equestrian centres will not be permitted in the Green Belt.

Where stables or associated equestrian buildings are permitted 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 farm buildings to equestrian centres or stables will be acceptable subject to other planning requirements being met.

Delivery Mechanism:

The Equestrian Development SPD will provide further guidance.

Performance Indicator:

Number of equestrian related applications overturned at appeal;

Brands Hatch

10.18 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.

10.19 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 ECC 2 – Noise Pollution.

10.20 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.

LT4 – 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 or ancillary to the existing motor sport use at Brands Hatch, provided the proposal does not conflict with other Development Management policies, including policies related to noise pollution and protection of the Green Belt.

The following criteria will apply to all proposals:

- a) The proposed development must not result in increased noise levels experienced by nearby residential properties;
- b) The character of the area, including trees and woodland should be retained and reinforced;
- c) The proposed development should be appropriate in scale and character to the existing uses or buildings;
- d) Vehicular movements should be substantially confined to the existing access on the A20.

Performance Indicator:

Development at Brands Hatch;

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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:

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- 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.

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- 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

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 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 Local Plan Policies adopted by the Council in March 2000. The policies hatched in grey are those policies that are no longer form part of the Development Plan as a result of either not being saved beyond 27th September 2007³ or where they have been superseded by Core Strategy Policies.

The remainder of the policies (non hatched) 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 DPD is formally adopted. The table shows how each remaining saved policy is proposed to be replaced by new Development Management policies.

Policy No.	Policy Title	Replacement
SD1	Sustainable Development	Not saved beyond 27 September 2007
EN1	Development Control: General Principles	SC1 - Sustainable Development SC2 - Design Principles SC3 - Amenity Protection
EN2	Landscaping	Not saved beyond 27 September 2007
EN3	Open Space Provision in New Development	Adopted Core Strategy Policy SP10 Green Infrastructure, Open Space, Sport and Recreation Provision
EN4A, EN4B EN4C	Access for Persons with Disabilities	SC2 - Design Principles
EN5	Crime Prevention	Not saved beyond 27 September 2007
EN6	Area of Outstanding Natural Beauty	Adopted Core Strategy Policy LO8 The Countryside and the Rural Economy
EN7	Special Landscape Areas	Adopted Core Strategy Policy LO8 The Countryside and the Rural Economy.
EN8	Areas of Local Landscape Importance	Adopted Core Strategy Policy LO8 The Countryside and the Rural Economy.
EN9	Green Spaces and Urban Fringe	GI1 Green Infrastructure and New Development GI 2 Open Space SC 6 Reuse of School Playing Fields
EN10	Urban Fringe	Not saved beyond 27 September 2007
EN11	Conservation and the Countryside	Not saved beyond 27 September 2007
EN12	Trees and Woodland	Not saved beyond 27 September 2007
EN13	Agricultural Land	Not saved beyond 27 September 2007
EN14	Agricultural Industry	Not saved beyond 27 September 2007
EN15	Removal of Unauthorised Uses	Not saved beyond 27 September 2007
EN16	Derelict and Abandoned land	Not saved beyond 27 September 2007
EN17B	Nature Conservation	GI1 Green Infrastructure and new

³ The Planning and Compulsory Purchase Act 2004 saved policies in adopted local plans for a period of 3 years from the commencement date of the Act, which was 28 September 2004. Policies that the Council did not feel required saving expired on 27 September 2007.

Those specifically extended by the Secretary of State beyond that date have either been replaced by the adopted Core Strategy (as indicated) or will be replaced or deleted upon adoption of the Allocations and Development Management DPD.

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		Development will supplement Core Strategy Policy SP11 on Biodiversity.
EN18	Listed Buildings	Not saved beyond 27 September 2007
EN19	Proposals for Listed Buildings	Not saved beyond 27 September 2007
EN20	Building of Local Interest	Not saved beyond 27 September 2007
EN21	Conservation Areas Designation	Not saved beyond 27 September 2007
EN22	Conservation Areas – Demolition	Not saved beyond 27 September 2007
EN23	Conservation Areas	HA1 – Heritage Assets; and National Guidance in PPS5
EN24	Ancient Monuments and Archaeological sites	Not saved beyond 27 September 2007
EN25A	Archaeology	HA1 - Heritage Assets; and National Guidance in PPS5
EN25B		
EN26	Historic Parks and Gardens	HA1 - Heritage Assets; GI1 Green Infrastructure and New Development and National Guidance in PPS5
EN27	Shopfronts	No replacement proposed adequate control included within design policy.
EN28A	Adverts Design	Not saved beyond 27 September 2007
EN28B	Removal of unauthorised signs	Not saved beyond 27 September 2007
EN29	Communication Masts	Not saved beyond 27 September 2007
EN30	Satellite Dishes	Not saved beyond 27 September 2007
EN31	Outdoor Lighting	ECC1 – Outdoor Lighting
EN32A-B	Effects of Construction	Not saved beyond 27 September 2007
EN33	Boarding and Breeding	Not saved beyond 27 September 2007
EN34	Rural Lanes	No replacement proposed
NR1	Water Supply and Disposal	Not saved beyond 27 September 2007
NR2	Land Drainage	Not saved beyond 27 September 2007
NR3&4	Ground Water Pollution Infilling, Restoration and Excavation	Not saved beyond 27 September 2007
NR5	River Corridors	Not saved beyond 27 September 2007
NR6	Water Based Environments	Not saved beyond 27 September 2007
NR7	Renewable Energy	Not saved beyond 27 September 2007
NR8	Energy Conservation	Not saved beyond 27 September 2007
NR9	Pollution Control	Not saved beyond 27 September 2007
NR10	Pollution Control	SC3 – Amenity Protection and PPS 23.
NR11	Development on Contaminated Land	Not saved beyond 27 September 2007
NR12	Removal of Surface Soil	Not saved beyond 27 September 2007
NR13	Unauthorised Deposit of Waste Material	Not saved beyond 27 September 2007
NR14	Noise Controls	Not saved beyond 27 September 2007
NR15		
NR16		
NR17A		
NR17B		Not saved beyond 27 September 2007
GB1	Definition of the Green Belt	LO8 – The Countryside and rural Economy;
GB2	New Buildings in the Green Belt	Not saved beyond 27 September 2007
GB3A	Re-use of Buildings in the Green Belt	GB1 - Re-use of Non Residential Buildings in the Green Belt
GB3B		

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GB4	Protection of visual amenity	Not saved beyond 27 September 2007
GB5	Major Developed Sites	No direct replacement (NPPF)
SG1A-B	Safeguarded Land (in relation to land at Edenbridge)	Adopted Core Strategy Policy L06 Safeguarded Land in Edenbridge
T1	Transport Strategy	Not saved beyond 27 September 2007
T2	A25 Seal Road/Bat and Ball	No direct replacement
T3	A225 Otford and Edenbridge Relief Road	Not saved beyond 27 September 2007
T4		
T5	South Ash Road	Not saved beyond 27 September 2007
T6	Minor Schemes and Traffic Management	Not saved beyond 27 September 2007
T7		
T8	Development Control Policies for Transport.	No direct replacement
T9		
T10		
T11	Service Access	Not saved beyond 27 September 2007
T12A&B	Pedestrian Priority	Not saved beyond 27 September 2007
T13	Cycling	Not saved beyond 27 September 2007
T14	Motorway Service Areas & Roadside Facilities	Not saved beyond 27 September 2007
VP1	General Parking Standards	T2 – Vehicle Parking
VP2	Park and Ride	Not saved beyond 27 September 2007
VP3	Residents Parking Schemes	Not saved beyond 27 September 2007
VP4	Parking for people with disabilities	Not saved beyond 27 September 2007
VP5	Commuted Parking	Not saved beyond 27 September 2007
VP6	Dual Use of Spaces	Not saved beyond 27 September 2007
VP7	Loss of Parking Spaces	Not saved beyond 27 September 2007
VP8	Morleys Roundabout Weald Park and Ride Site	Adopted Core Strategy Policy L03 Development in Sevenoaks Town Centre (the policy and supporting text does not include provision for park and ride).
VP9	Station Road Swanley Car Park	Not saved beyond 27 September 2007
VP10	Parking (Edenbridge)	No direct replacement
VP11	Parking (Rural Areas)	No direct replacement
H1	Housing Allocations	H1 Residential Development; H2 Mixed Use Development;.
H2A	Provision of Affordable Housing	Not saved beyond 27 September 2007
H2B		
H3	Phasing of Allocated and Unallocated Large Sites	H1 Residential Development; H2 Mixed Use Development;.
H4	Bed Spaces	Not saved beyond 27 September 2007
H5	General Principles and Design	Not saved beyond 27 September 2007
H6A	Residential Conversions, Subdivisions and Extensions	H3 – Residential Subdivision
H6B	Residential Extensions	SC2 – Design Principles; and Residential Extensions SPD Adopted 09
H7A	Loss of Residential Accommodation	H9 - Reuse and protection of existing stock.
H7B	Residential Floorspace above shops and businesses.	Adopted Core Strategy Policies LC1 to 5 – Town Centres
H8	Housing for Special Needs	Adopted Core Strategy Policy SP5
H9	Local Needs Exceptions Policy	Adopted Core Strategy Policy SP4 Affordable Housing in Rural Areas

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H10A	Rural Settlement Policy – Villages	Adopted Core Strategy Policy L07 Development in Rural Settlements
H10B	Rural Settlement Policy – Towns and Larger Villages	Adopted Core Strategy Policy L02 Development in Sevenoaks, L04 Development in Swanley, L06 Development in Edenbridge and L07 Development in Rural Settlements
H10C	Villages of Special Character	Adopted Core Strategy Policy L07 Development in Rural Settlements
H11	Housing development in the Green Belt	Not saved beyond 27 September 2007
H12	Conversion of Rural Buildings	Not saved beyond 27 September 2007
H13	Replacement Dwellings in the GB	H5 – Replacement Dwellings in the GB
H14A	Extensions and Outbuildings in the GB	H4 – Limited Extensions to Dwellings in the Green Belt; H7 – Residential Outbuildings in the Green Belt
H14B		
H15	Agricultural Workers Accommodation	Not saved beyond 27 September 2007
H16	Residential Caravans and Mobile Homes	H6 – Siting of Caravans and Mobile Homes
H17		
H18		
H19		
H20	Gypsy Sites	Not saved beyond 27 September 2007
H21	Sites for Travelling Show people	Not saved beyond 27 September 2007
EP1	Employment Provision	EMP1 – Land for Business; EMP2 – Employment Led Mixed Use Development at Broom Hill; EMP3 – Non Allocated Employment Sites.
EP2	Business Development	Not saved beyond 27 September 2007
EP3	Preferred Business Uses	Not saved beyond 27 September 2007
EP4	Small Businesses	Not saved beyond 27 September 2007
EP5	Relocation of Business Operations	Not saved beyond 27 September 2007
EP6	Intensification & Change of Use	Not saved beyond 27 September 2007
EP7	Amenity & development Considerations	Not saved beyond 27 September 2007
EP8	Development in Business Area	EMP1 – Land for Business; EMP2 – Employment Led Mixed Use Development at Broom Hill; EMP3 – Non Allocated Employment Sites.
EP9	Business in Residential Areas	Not saved beyond 27 September 2007
EP10	Retention of Business Sites	Adopted Core Strategy Policy SP8 Land for Business
EP11A	The Construction of New Buildings	EMP3 – Non Allocated Employment Sites. -
EP11B	Development in the Green Belt	Adopted Core Strategy Policy L08 The Countryside and the Rural Economy
EP12	Re use of rural buildings	Not saved beyond 27 September 2007
EP13	Replacement of Commercial Buildings in the Green Belt	No direct replacement; PPG2 provides guidance
S1	Town Centre Proposals	Adopted Core Strategy Policy L03 Development in Sevenoaks Town Centre, L05 Development in Swanley Town

		Centre, L06 Development in Edenbridge and L07 Development in Rural Settlements
S2	Out of Centre proposals	Not saved beyond 27 September 2007
S3A	Local Shops and Village Centres	LC4 – Neighbourhood Centres
S3B		LC5 – Village Centres
S4	Farm Shops	No direct replacement needed.
S5	Horticultural Nurseries and Garden Centres	Not saved beyond 27 September 2007
S6	Hot Food Takeaways	Policy SC3 – Amenity Protection
S7	Free Standing Drive through restaurants	Not saved beyond 27 September 2007
ST1A	Sevenoaks Town Centre	LC1 – Sevenoaks Town Centre
ST1B	Sevenoaks Out of Town Centre	Not saved beyond 27 September 2007
ST1C		
ST2	Sevenoaks Town Centre	LC1 – Sevenoaks Town Centre
ST3	Upper Floors	Not saved beyond 27 September 2007
ST4	Refurbishment and redevelopment	Not saved beyond 27 September 2007
ST5		
ST6	Sevenoaks Town Centre	LC1 – Sevenoaks Town Centre
ST7	Buckhurst Lane	Not saved beyond 27 September 2007
ST8	Land Adjoining Sevenoaks	Not saved beyond 27 September 2007
ST9	Farmers Public House, Sevenoaks	No direct replacement
ST10	Morewood Close, Sevenoaks	No direct replacement
ST11	Waterworks, Cramptons Road	H1 – Residential Development.
SW1	Swanley Town Centre	LC2 – Swanley Town Centre
SW2	The Parade Site	Not saved beyond 27 September 2007
SW3&4	Pedestrianisation and Bartholomew Way	Not saved beyond 27 September 2007
SW5	Land South of Swanley Town Centre	Not saved beyond 27 September 2007
SW6	Bevan Place Swanley	H1 – Residential Development..
SW7	Goldsel Road Swanley	No direct replacement
SW8	Broomhill Swanley	EMP2 – Employment Led Mixed Use Development at Broom Hill
SW9	Land at Cherry Avenue	Not saved beyond 27 September 2007
SW10	Birchwood Road and London Road	Not saved beyond 27 September 2007
EB1	Edenbridge Town Centre	LC3 – Edenbridge Town Centre
EB2		
EB3	Land Adjoining Edenbridge Town Centre	No direct replacement
EB4	Edenbridge Tannery	No direct replacement
WS1	Westerham Town Centre	LC5 – Village Centres
WS2		
WS3	The Pheasantry & Kings Arms	Not saved beyond 27 September 2007
HL1	Land at warren Court Farm	H1 – Residential Development.
FH1	Fort Halstead	SP8 Land for Business PPG2 guidance on Major Developed Sites will apply (see para 4.5.21)
DG1	North Downs Business Park Dunton Green	
CBP1	Chaucer Business Park Kemsing	
SKB1	SmithKline Beecham Powder Mill Lane Leigh	
WK1	Knatts Valley and East Hill	Not saved beyond 27 September 2007
WK2	Brands Hatch	LT4 – Brands Hatch

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WK3	A20 Enhancement	Not saved beyond 27 September 2007
WK4	Hever Road	Not saved beyond 27 September 2007
WK5	Caravan Sites/Mobile Home Parks	Not saved beyond 27 September 2007
WK6	Brands Hatch Noise	LT4 – Brands Hatch
SR1	Loss of Recreational, open space and amenity land	Not saved beyond 27 September 2007
SR2	Informal recreation	Not saved beyond 27 September 2007
SR3	Water-based recreation	Not saved beyond 27 September 2007
SR4	Allotments	Not saved beyond 27 September 2007
SR5	Formal Recreation	Not saved beyond 27 September 2007
SR6	Activity Sport	Not saved beyond 27 September 2007
SR7	Indoor Recreation	Not saved beyond 27 September 2007
SR8	Ancillary Recreational Build's/structures	Not saved beyond 27 September 2007
SR9	Horses and Stables	LT3 – Equestrian Development
SR10	Golf Courses and Associated Facilities	Not saved beyond 27 September 2007
PS1	Social and Community Facilities	Not saved beyond 27 September 2007
PS2	Developer Contributions	SP9 Infrastructure Provision
PS3 A&B	Dual use and reuse of educational facilities	Not saved beyond 27 September 2007
PS4	Childminding	Not saved beyond 27 September 2007
PS5	Sevenoaks Hospital	Not saved beyond 27 September 2007
PS6	Churchill School	H1 – Residential Development
PS7	Dr and Dentist facilities	Not saved beyond 27 September 2007
PS8	West Kent Office in Swanley Town centre	Not saved beyond 27 September 2007
PS9	Refuse Collection	Not saved beyond 27 September 2007
PS10	Rural Service Provision	LO7 Development in Rural Settlements
PS11A & B	Places of Worship, Parsonages crematoria and Burial Grounds	Not saved beyond 27 September 2007

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				
FORM	1 space per unit Controlled (Note 2)	1 space per unit Not allocated	1 space per unit Not allocated	1 space per unit Not allocated
1&2 BED HOUSES				
FORM	1 space per unit Controlled (Note 2)	1 space per unit Allocation possible	1 space per unit Allocation possible	1.5 spaces per unit Allocation of one space per unit possible
3 BED HOUSES				
FORM	1 space per unit Controlled (Note 2)	1 space per unit Allocation possible	1.5 spaces per unit Allocation of one space per unit possible	2 independently accessible spaces per unit Allocation of one or both spaces possible
4+ BED HOUSES				
FORM	1 space per unit Controlled (Note 2)	1.5 spaces per unit Allocation of one space per unit possible	2 independently accessible spaces per unit Allocation of both spaces possible (Note 7)	2 independently accessible spaces per unit 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.

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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.

ADM APPENDIX 3

APPENDIX 3 – ALLOCATIONS

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 chapter of this document.

HOUSING ALLOCATIONS

POLICY H1: RESIDENTIAL DEVELOPMENT

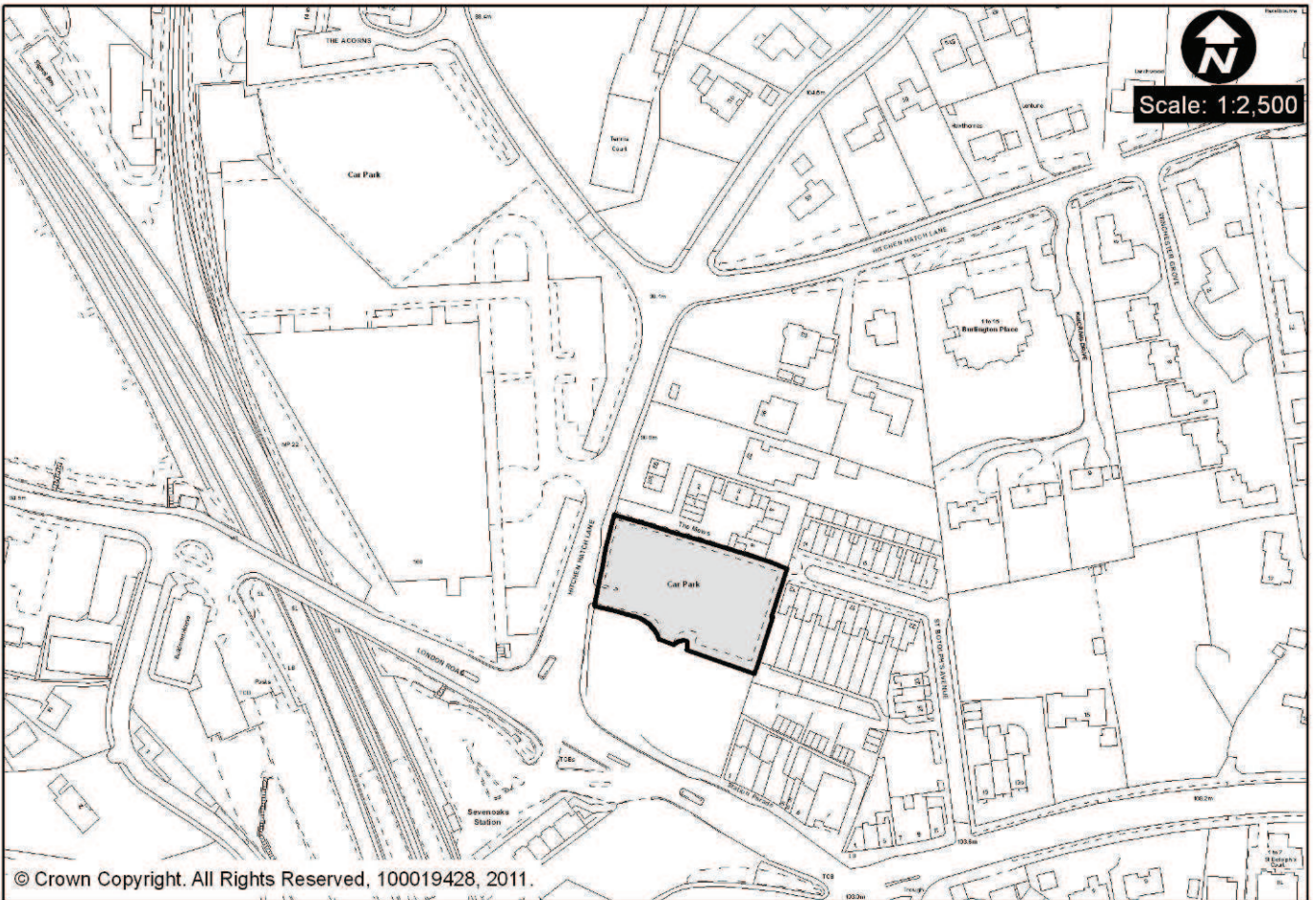
The following sites are allocated for residential development purposes to deliver the Core Strategy housing requirements (3,300 units) over the period until 2026.

These sites will provide for a range of housing types, density, mix and tenure and will be subject to the site areas and detailed criteria 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)	United House, Goldsel Road	250
H1(h)	Bevan Place	46
H1(i)	Bus Garage/Kingdom Hall, London Road	30
H1(j)	Land West of Cherry Avenue (mixed housing and open space)	50
	Sub Total	376
<u>Other Settlements</u>		
H1(k)	West Kingsdown Industrial Estate, London Road, West Kingsdown	TBC
H1(kl)	57 Top Dartford Road, Hextable	14
H1(m)	Foxs Garage, London Road, Badgers Mount	15
H1(n)	Land adjacent to London Road, Westerham	30
H1(o)	Currant Hill Allotments, Westerham	20
H1(p)	Land at Croft Road, Westerham	15
H1(q)	Land rear of Garden Cottages, Leigh	13
H1(r)	The Manor House, New Ash Green	50
H1(s)	Leigh's Builders Yard, Edenbridge	13
H1 (t)	Warren Court, Halstead	13
	Sub Total	183
	GRAND TOTAL	718

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

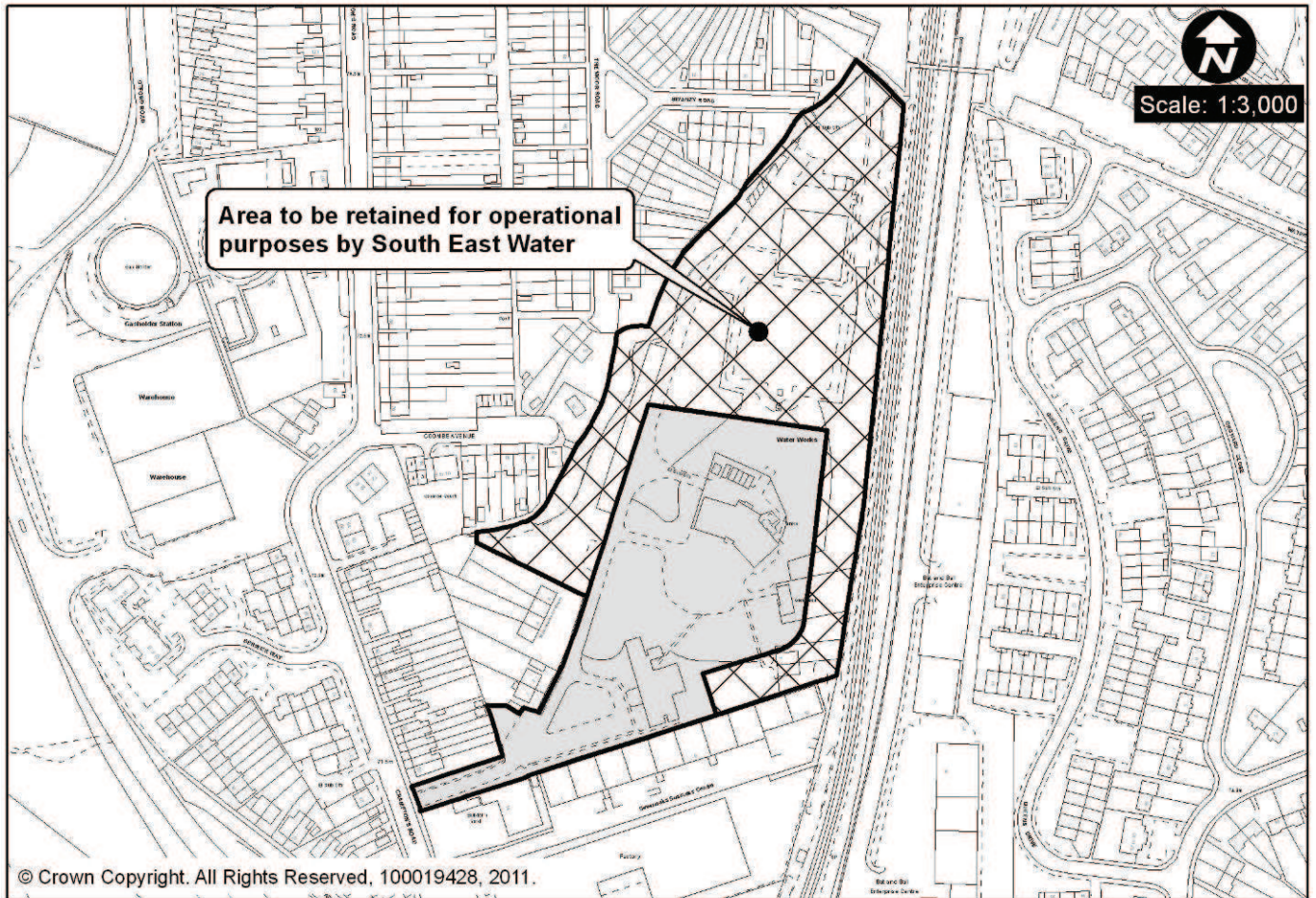


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Site Address:	Car Park, Hitchin Hatch Lane, Sevenoaks	Settlement:	Sevenoaks UA
Ward:	Sevenoaks Town and St John's	Proposed Allocation:	Residential
Current Use or PP:	Station car-park (SDC owned)		
Development Guidance;			
<ul style="list-style-type: none"> • The redevelopment of the site will be subject to equivalent convenient replacement car parking being 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. • 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 scope to develop a revised scheme that encompasses both sites. • Design must reflect the prominent nature of the site at the gateway to Sevenoaks. • 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 • Residential likely to be most appropriate in the form of apartments <p>Thames Water have raised concerns regarding the capacity of the existing sewerage network in the area and the impact of proposed development. As a result a sewer flood alleviation scheme would be required, potentially involving a sewer diversion and provision of additional storage capacity.</p> <p>Access – site should be accessed from Hitchin Hatch Lane (not from London Road)</p> <p>Delivery – SDC, as landowner, is investigating options for alternative car parking provision and discussing potential for comprehensive development with the adjoining site</p>			
Gross Area (Ha):	0.23	Net Area (Ha):	0.23
Approximate Density (DPH):	75	Net Capacity:	17
Phasing	0-5 years (2012-2016)	Source / Evidence Base:	Previous Local Plan Allocation

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H1(b) Cramptons Road Water Works, Sevenoaks

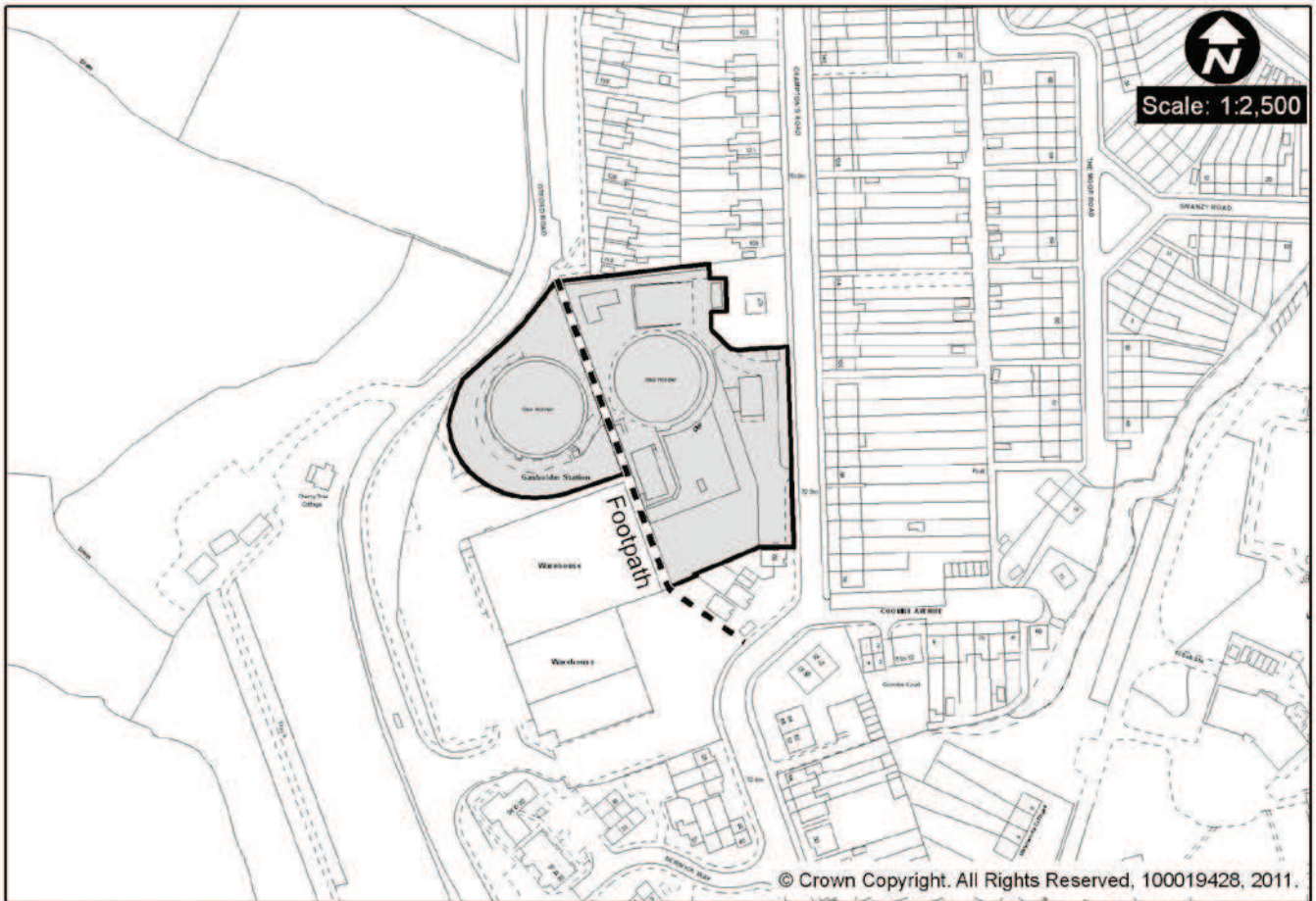


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Site Address:	Cramptons Road Water Works, Sevenoaks	Settlement:	Sevenoaks Urban Area
Ward:	Sevenoaks Northern	Proposed Allocation:	Residential
Current Use / PP:	Reorganisation of water treatment works.		
Development Guidance;			
<ul style="list-style-type: none"> • The area of operational infrastructure constraints is highlighted on the plan and is excluded from the development site. Proposals should not prejudice the operations or access to the existing water treatment facility. The operational area will also provide a buffer between the residential development and the railway corridor. • Relatively accessible location in close proximity to Bat and Ball railway station • Site of sufficient size to accommodate a range of housing types (detached, attached, flatted) • Retention of boundary planting and provision of open space will be required to serve the development • The amenity of adjacent residential properties that abut the site and use the existing site access will need to be safeguarded <p>Access – existing access (with minor modifications) should serve the site</p> <p>Delivery - promoted by owner (South East Water) for residential development</p>			
Gross Area (Ha):	1.26	Net Area (Ha):	1.26
Approximate Density (DPH):	40	Net Capacity:	50
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	SHLAA

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

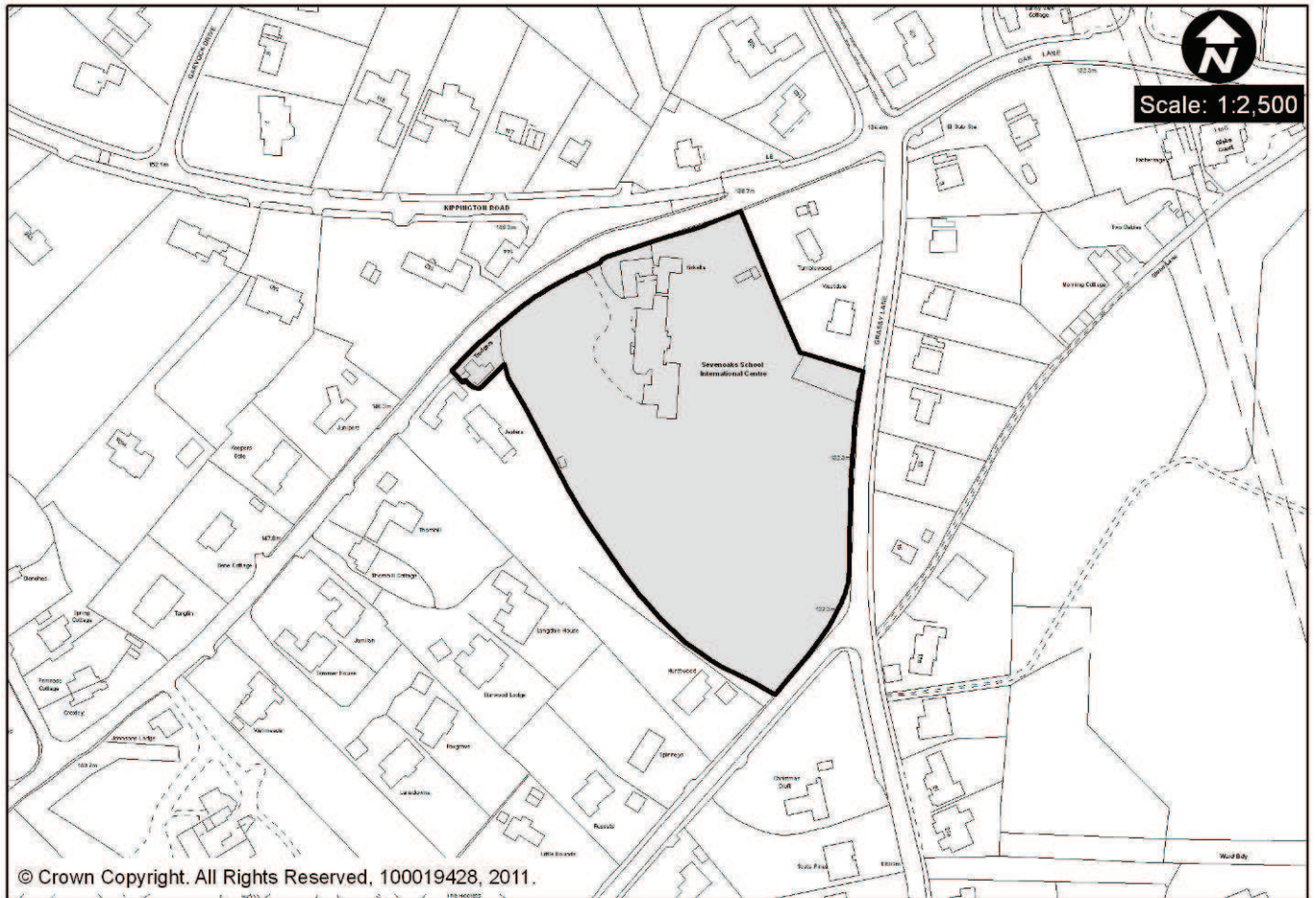


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Site Address:	Sevenoaks Gasholder Station, Cramptons Road, Sevenoaks	Settlement:	Sevenoaks Urban Area
Ward:	Sevenoaks Northern	Proposed Allocation:	Residential
Current Use / PP:	Gas Holders and Yard		
Development Guidance;			
<ul style="list-style-type: none"> • Landmark building on Otford Road frontage (western portion of the site), as prominent location due to curve in road; • Existing footpath bisects site – pedestrian access to be retained. Site should link in to proposed cycle route on Cramptons Road • Careful consideration of relationship with adjacent commercial premises and sympathetic boundary treatment to minimise any conflict between uses. • 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; • Relatively accessible location in close proximity to Bat and Ball railway station • Potential to extend the linear terraced residential layout that exists to the north of the site, through into the eastern portion of the site 			
<p>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.</p> <p>Access – Access via Cramptons Road (not off the A225 / Otford Road)</p>			
Gross Area (Ha):	0.88	Net Area (Ha):	0.88
Approximate Density (DPH):	40	Net Capacity:	35
Phasing:	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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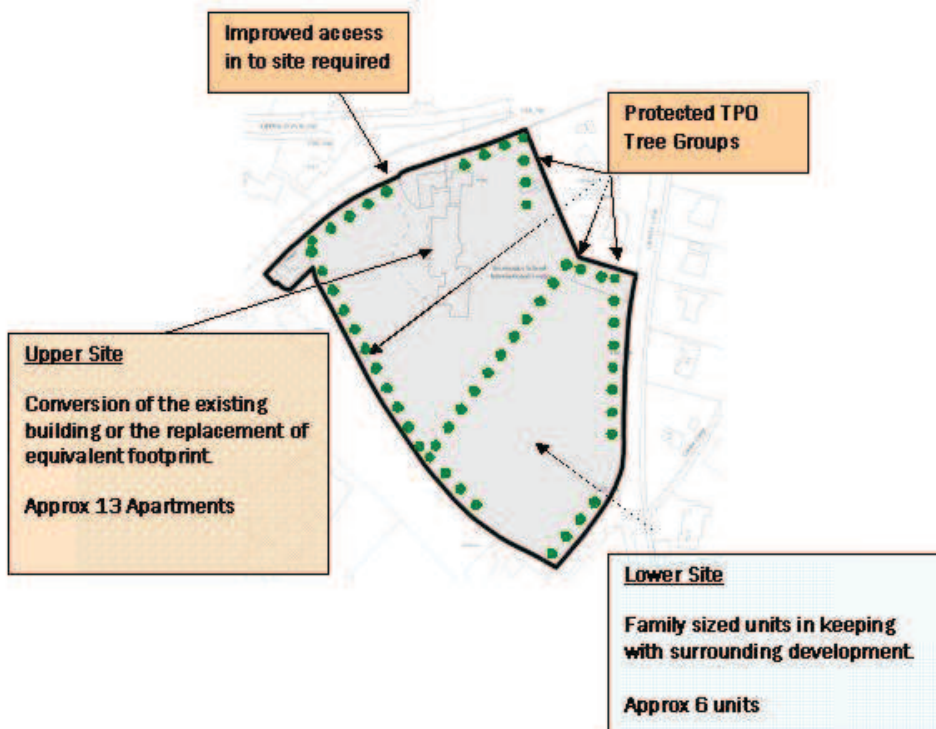
Site Address:	School House (Sevenoaks School) at Oak Lane & Hopgarden Lane, Sevenoaks	Settlement:	Sevenoaks UA
Ward:	Sevenoaks Kippington	Proposed Allocation:	Residential
Current Use / PP:	Sevenoaks School boarding house and grounds		

Development Guidance;

- Capacity is based on the site being split into upper and lower parcels. The lower southern parcel should accommodate development at a density typical to the surrounding area (approx 10 dph). The yield from the upper northern parcel is based on a conversion of the existing building into apartments or a replacement block of similar size and nature. This form of development will reflect the existing character of the area and maintain the broad balance between built development and open space.
- The upper 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
- 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 to the lower part of the site from Grassy Lane / Hopgarden Lane. Access to the upper part of the site from Oak Lane likely to require modification and visibility improvement

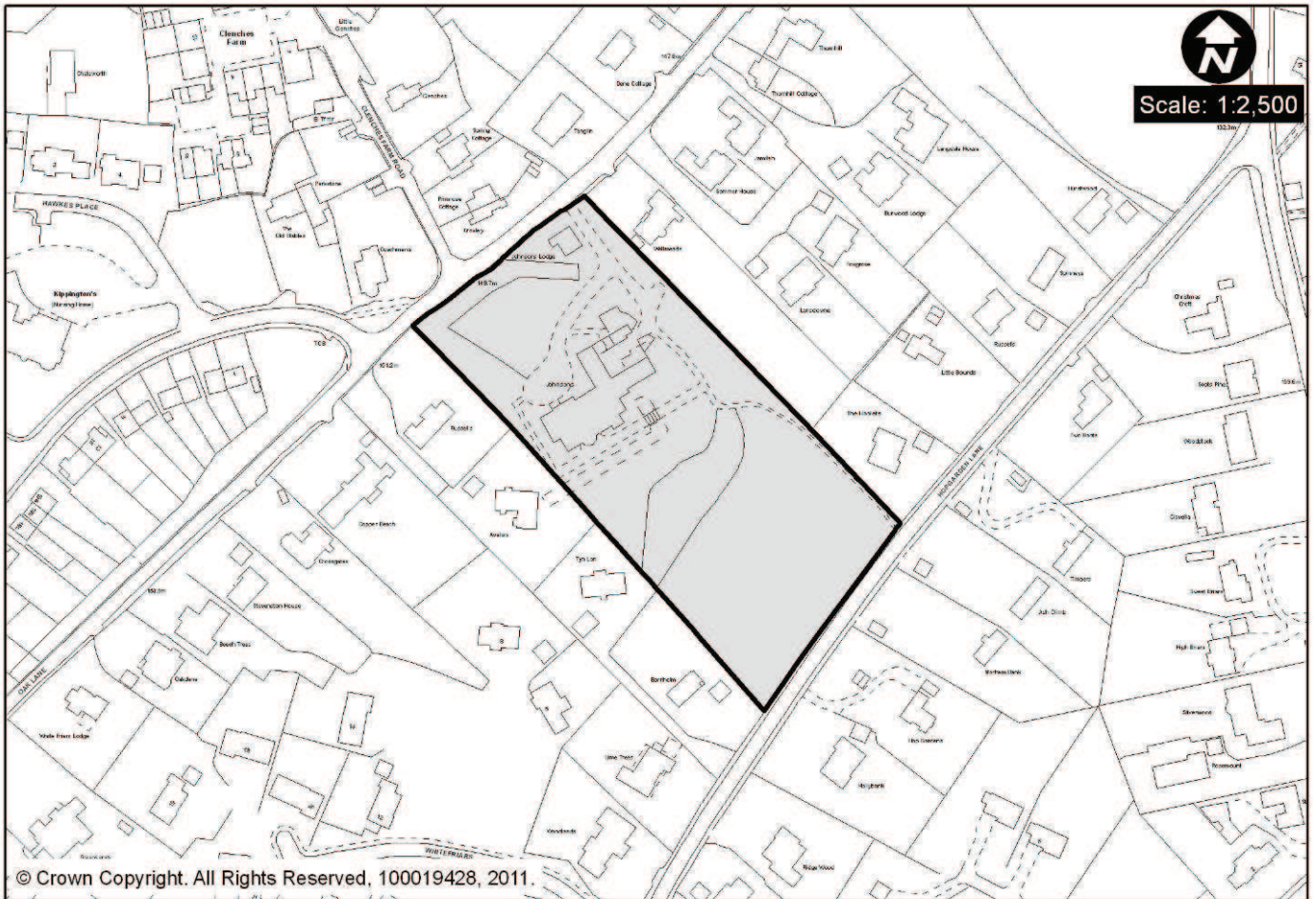
Delivery – Sevenoaks School promoting the site for redevelopment as part of their estate masterplan



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

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



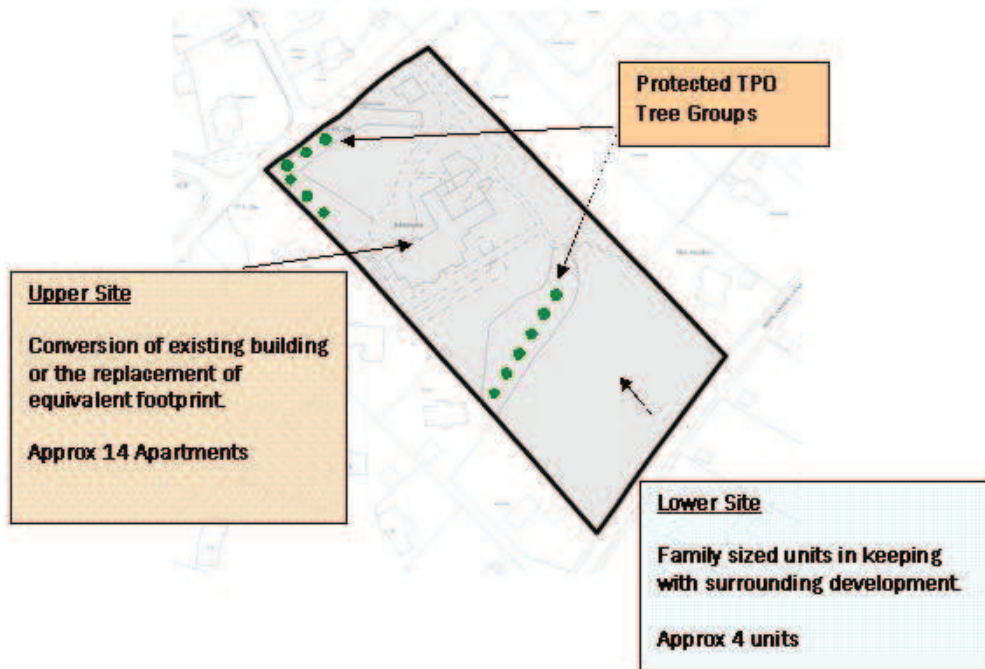
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Site Address:	Johnsons (Sevenoaks School) at Oak Lane & Hopgarden Lane, Sevenoaks	Settlement:	Sevenoaks UA
Ward:	Sevenoaks Kippington	Proposed Allocation:	Residential
Current Use / PP:	Sevenoaks School boarding house and grounds		

Development Guidance;

- Capacity is based on the site being split into upper and lower parcels. The lower southern parcel should see development at a density typical to the surrounding area (approx 10 dph). The yield from the upper northern parcel is based on a conversion of the existing building into apartments or a replacement block of similar size and nature. Although not listed, Johnsons is considered to be of some architectural merit and therefore consideration should be given to its retention. This form of development will reflect the existing character of the area and maintain the broad balance between built development and open space.
- The upper 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
- 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.

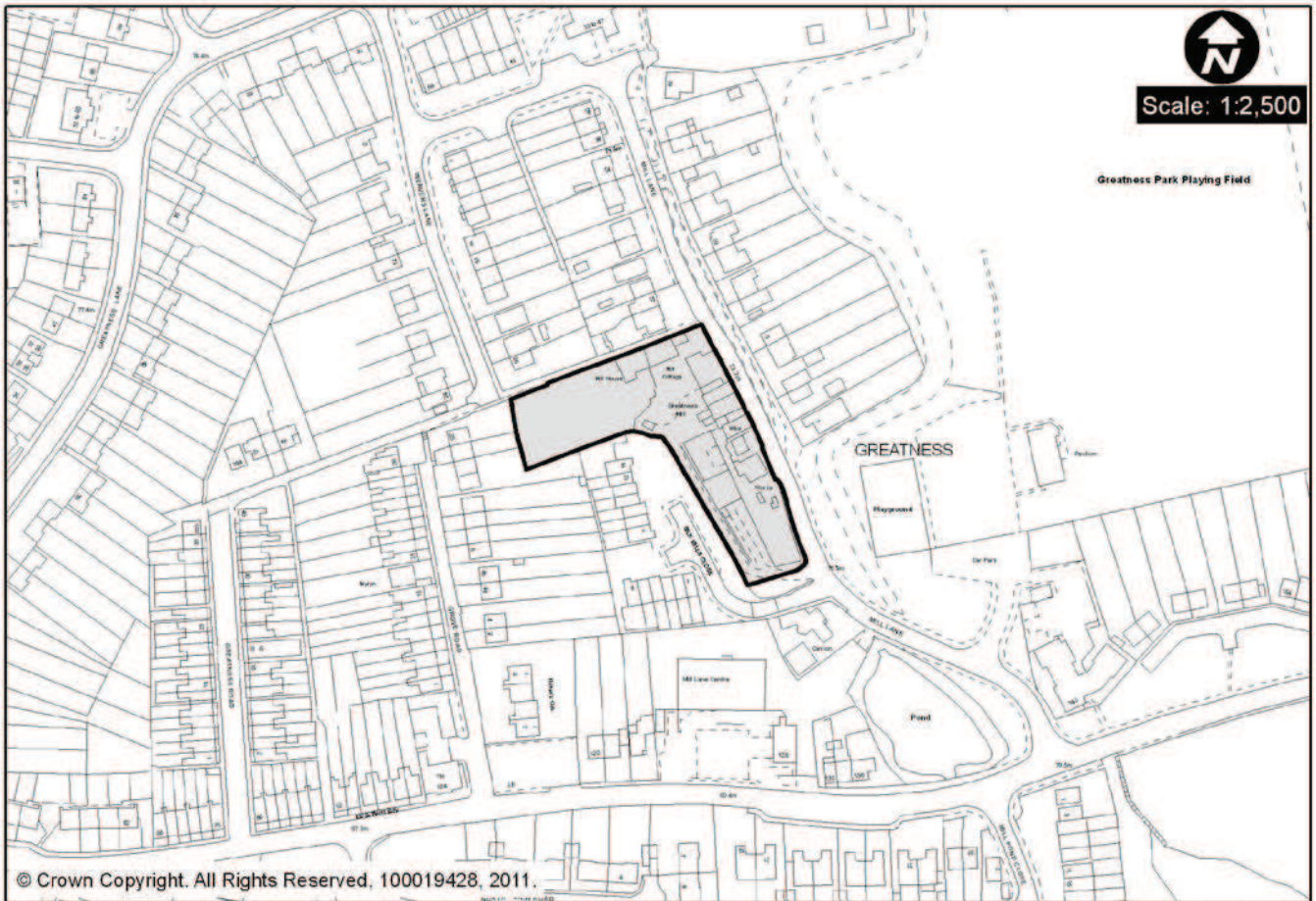
Access to the lower part of the site Hopgarden Lane. Access to the upper part of the site from Oak Lane. Delivery – Sevenoaks School promoting the site for redevelopment as part of their estate masterplan



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

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H1 (f) Greatness Mill, Mill Lane, Sevenoaks

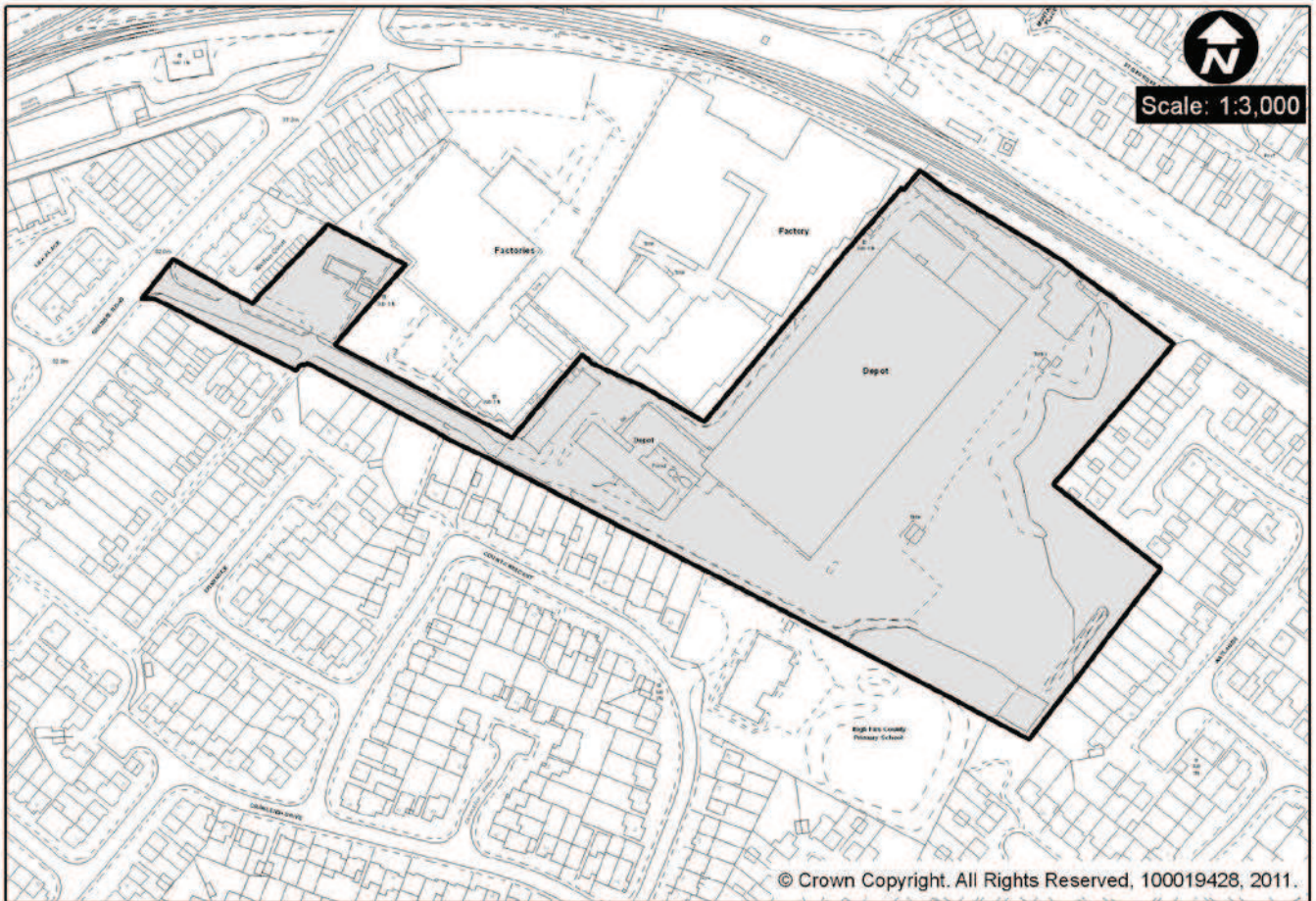


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Site Address:	Greatness Mill, Mill Lane, Sevenoaks	Settlement:	Sevenoaks UA
Ward:	Sevenoaks Northern	Proposed Allocation:	Residential
Current Use / PP:	Workshops (car repair) and residential		
Development guidance;			
<ul style="list-style-type: none"> • 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. Site of likely to be able to accommodate a mix of houses and flats • 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. • Maintain footpath to north of site • Site remediation may be necessary. This will not preclude development opportunities on this site. • Access – access from Mill Lane • Delivery – site owner promoting the site for residential development 			
Gross Area (Ha):	0.34	Net Area (Ha):	0.34
Approximate Density (DPH):	60	Net Capacity:	20
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	SHLAA

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H1(g) United House, Goldsel Road, Swanley

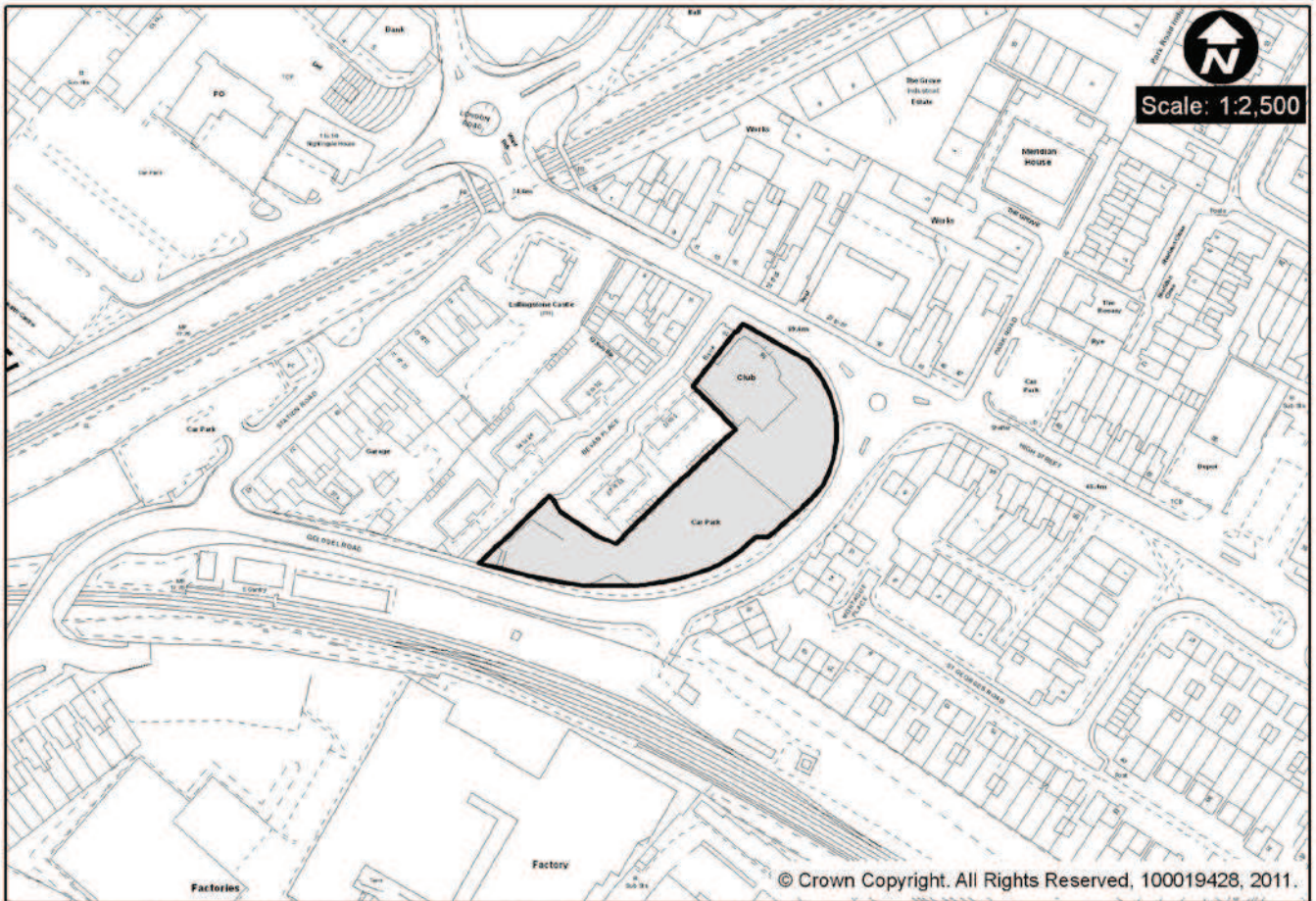


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Site Address:	United House, Goldsel Road, Swanley	Settlement:	Swanley
Ward:	Swanley Christchurch & Swanley Village	Proposed Allocation:	Mixed use – Residential
Current Use / PP:	Office and Depot / warehousing		
Development guidance;			
<ul style="list-style-type: none"> • Development must address proximity to adjoining primary school and lower level dwellings along eastern boundary and elevated railway line • Site of sufficient size to accommodate a range of housing types (houses and flats). Small site to rear of Winton Court (western end of site) likely to be suitable for flatted development with suitable buffer to adjoining industrial use • 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 a satisfactory scheme. The area adjacent to the industrial use may be a suitable area for parking, landscaping and open space, to maintain a separation between the uses. • North-east corner of site constrained and unsuitable for development (balancing pond at low level). This area equates to approximately 0.3 ha of the site. • Access road included within site allocation but this linear area is unsuitable for development. This area equates to approximately 0.2 ha of the site • Site remediation may be necessary. This will not preclude development opportunities on this site. • Access – main access via existing road. Emergency access route will be required to serve the site. Accessible site in close proximity of railway station and town centre. • 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)
Approximate Density (DPH):	75	Net Capacity:	250
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	SHLAA

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H1(h) Bevan Place, Swanley

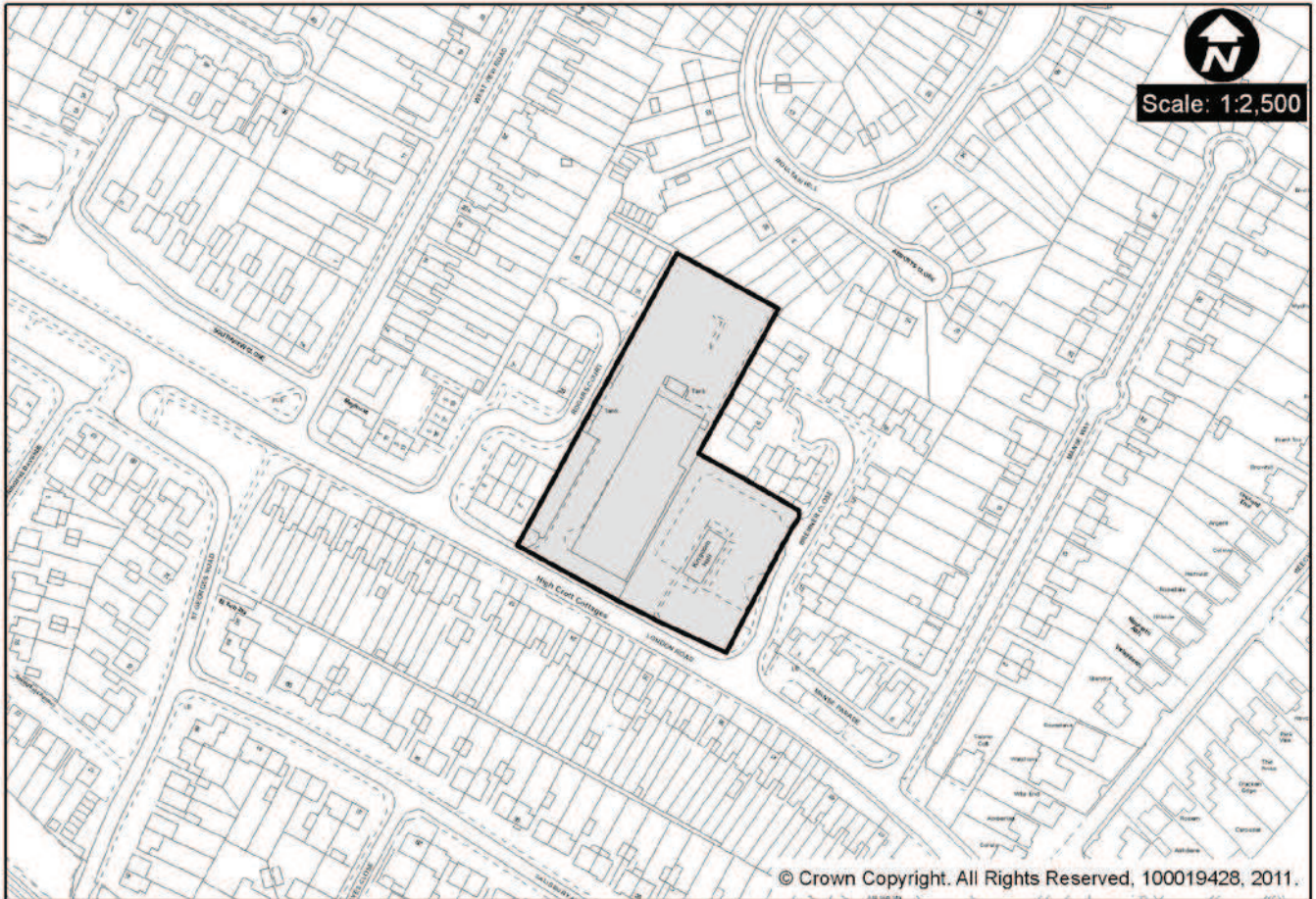


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Site Address:	Bevan Place, Swanley (Local Plan Allocation and adjacent land)	Settlement:	Swanley
Ward:	Swanley Christchurch and Swanley Village	Proposed Allocation:	Residential
Current Use / PP:	Car park, Swanley working men's club		
Development Guidance;			
<ul style="list-style-type: none"> • The site currently comprises a car park and working men's club. A comprehensive scheme over both sites should be developed and should include the re-provision or relocation of the working men's club. • 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 likely to be most appropriate 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. • Site is located within an Air Quality Management Area and measures may be needed to mitigate air quality impact. • Measures may be needed to mitigate impact from traffic noise • 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. <p>Access to be provided from Bevan Place. Accessible site in close proximity of railway station and town centre.</p> <p>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</p>			
Gross Area (Ha):	0.46	Net Area (Ha):	0.46
Approximate Density (DPH):	100	Net Capacity:	46
Phasing:	6-10 years (2017-2021)	Source / Evidence Base:	Local Plan / SHLAA

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

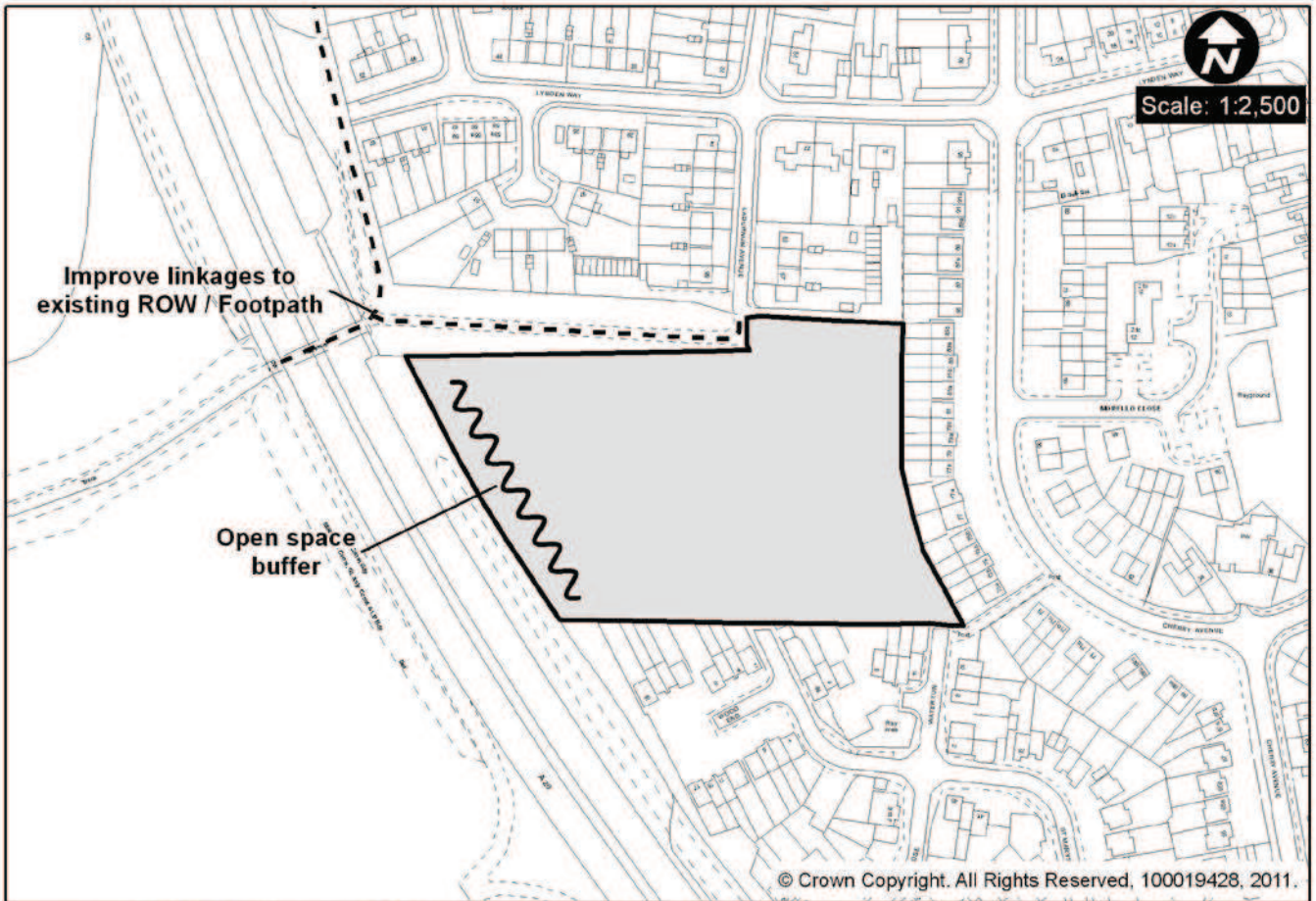


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Site Address:	Bus Garage and Kingdom Hall Swanley	Settlement:	Swanley
Ward:	Swanley Christchurch and Swanley Village	Proposed Allocation:	Residential
Current Use / PP:	Bus Garage / Church hall		
Development Guidance;			
<ul style="list-style-type: none"> • Site frontage is located within an Air Quality Management Area and measures may be needed to mitigate air quality impact; • Measures may be needed to mitigate impact from traffic noise; • A comprehensive scheme should be developed that includes both the bus garage and Kingdom Hall sites. Attached housing is likely to be the most appropriate form of development on the site. • Development should include re-provision of the existing community facility (hall of worship) in a portion of 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. • Site remediation may be necessary. This will not preclude development opportunities on this site. 			
<p>Access – via existing access off London Road or via Bremner Close. A single access should serve the combined Bus Garage and Kingdom Hall site.</p> <p>Delivery – promoted by owners for residential development</p>			
Gross Area (Ha):	0.74	Net Area (Ha):	0.74
Approximate Density (DPH):	40	Net Capacity:	30
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	Local Plan / SHLAA

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H1(j) Land west of Cherry Avenue, Swanley

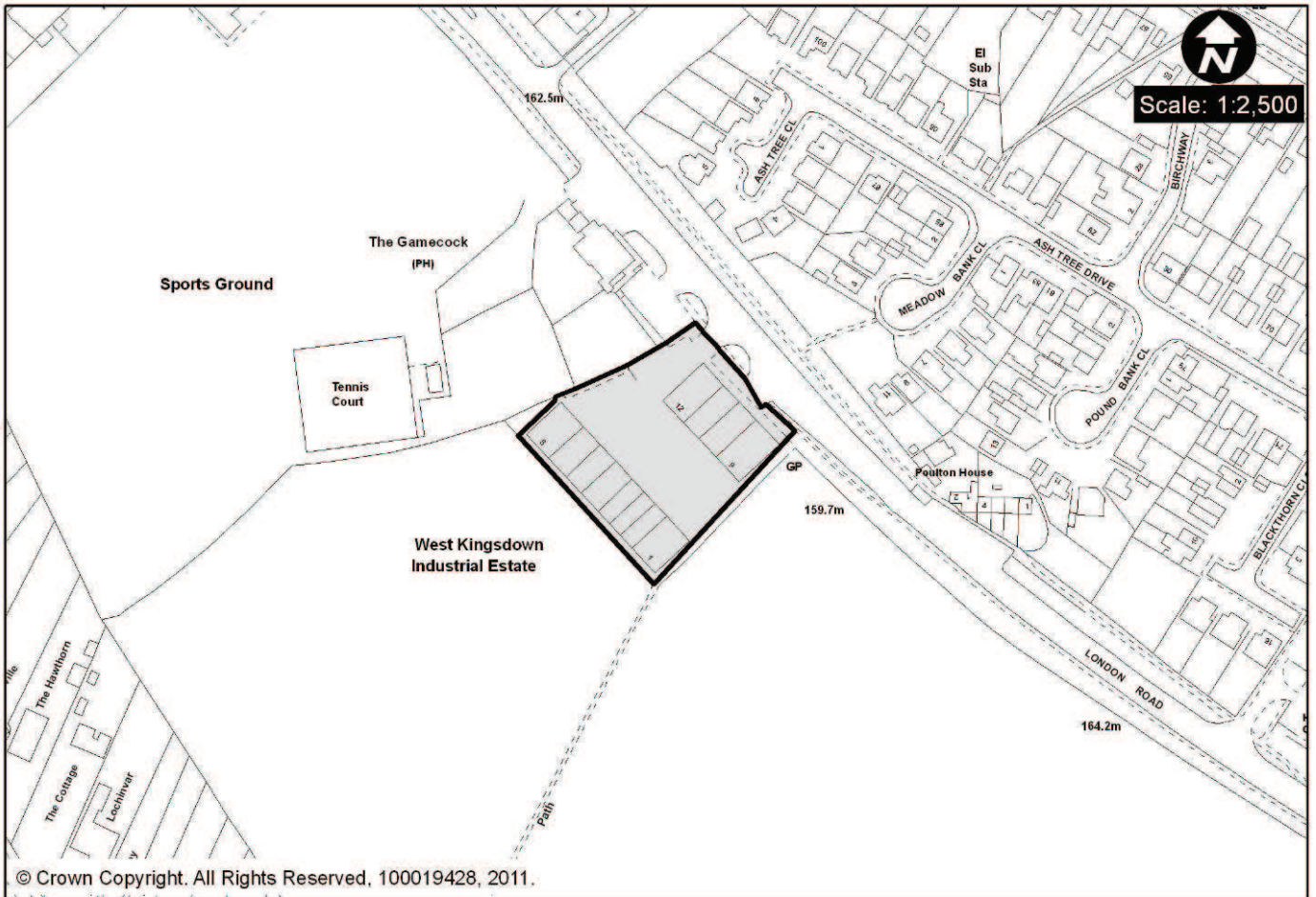


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Site Address:	Land west of Cherry Avenue, Swanley	Settlement:	Swanley
Ward:	Swanley St Mary's	Proposed Allocation:	Residential and open space
Current Use / PP:	Vacant open land (Private – no public access)		
<p>Development Guidance;</p> <ul style="list-style-type: none"> • Proposals should include the provision of public open space and biodiversity enhancement opportunities of approximately 0.5ha to help address open space deficiency in Swanley. Community consultation to inform the type of open space provided. • With the proximity to the A20 to the west the open space could act as a buffer zone (in terms both noise and air quality). • Footpath connections should be provided through site, linking with existing footpath • Large site can accommodate mix of housing types (semi-detached, terraced, detached), continuing layout and similar density of surrounding housing estate <p>Access – potential for two vehicular access points, via St Marys Road and Laburnum Avenue, to create an extension of the existing large housing estate</p> <p>Delivery – KCC (site owner) promoting site for residential development</p>			
Gross Area (Ha):	1.5	Net Area (Ha):	1.00
Approximate Density (DPH):	50	Net Capacity:	50
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	SHLAA

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H1(k) West Kingsdown Industrial Estate, West Kingsdown **SITE SUBJECT TO DISCUSSIONS**

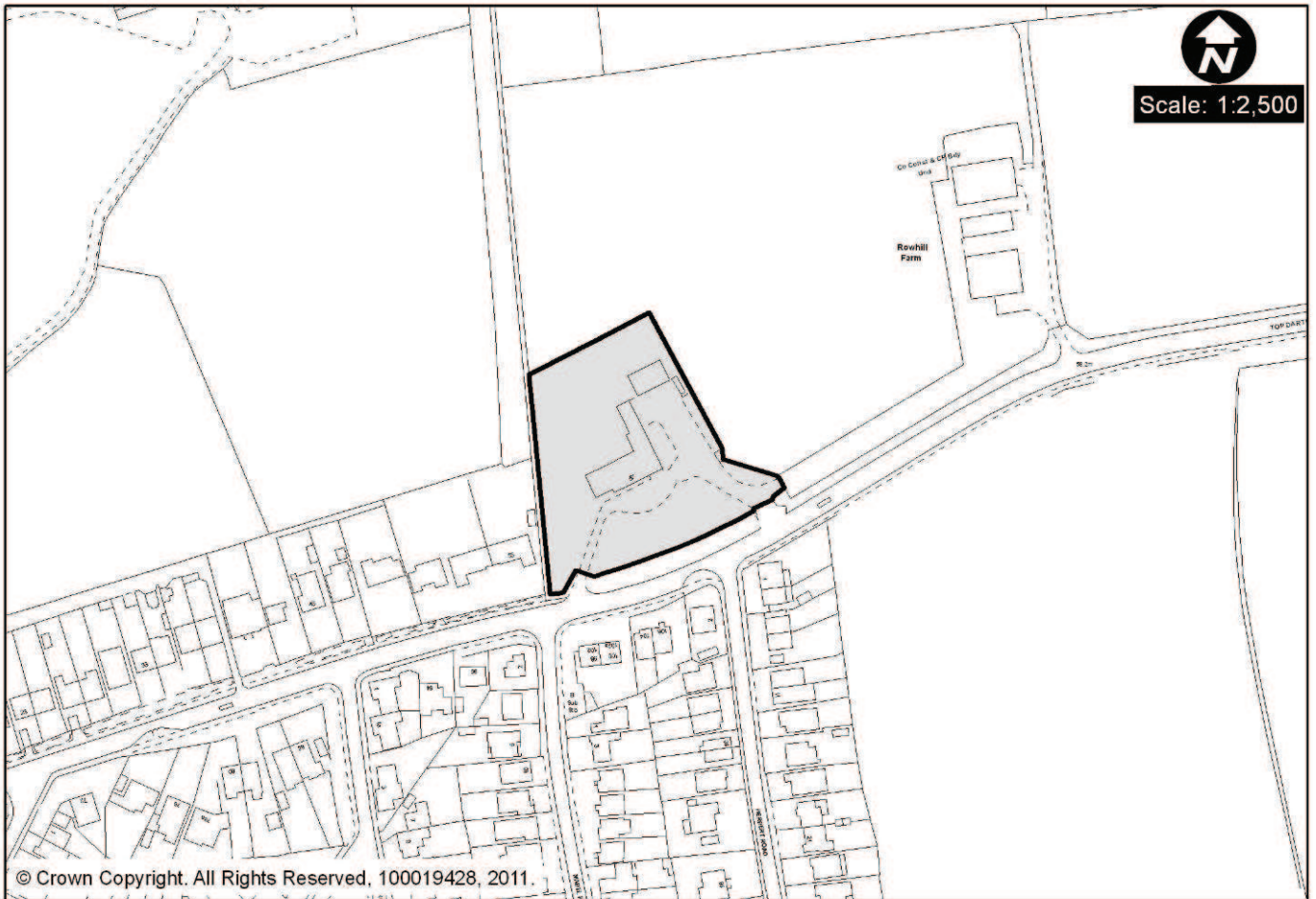


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Site Address:	West Kingsdown Industrial Estate, West Kingsdown	Settlement:	Other settlement
Ward:	Fawkham and West Kingsdown	Proposed Allocation:	
Current Use / PP:	Industrial estate		
Development Guidance;			
Gross Area (Ha):	0.47	Net Area (Ha):	
Approximate Density (DPH):		Net Capacity:	
Phasing:		Source / Evidence Base:	

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H1(l) 57 Top Dartford Road, Hextable

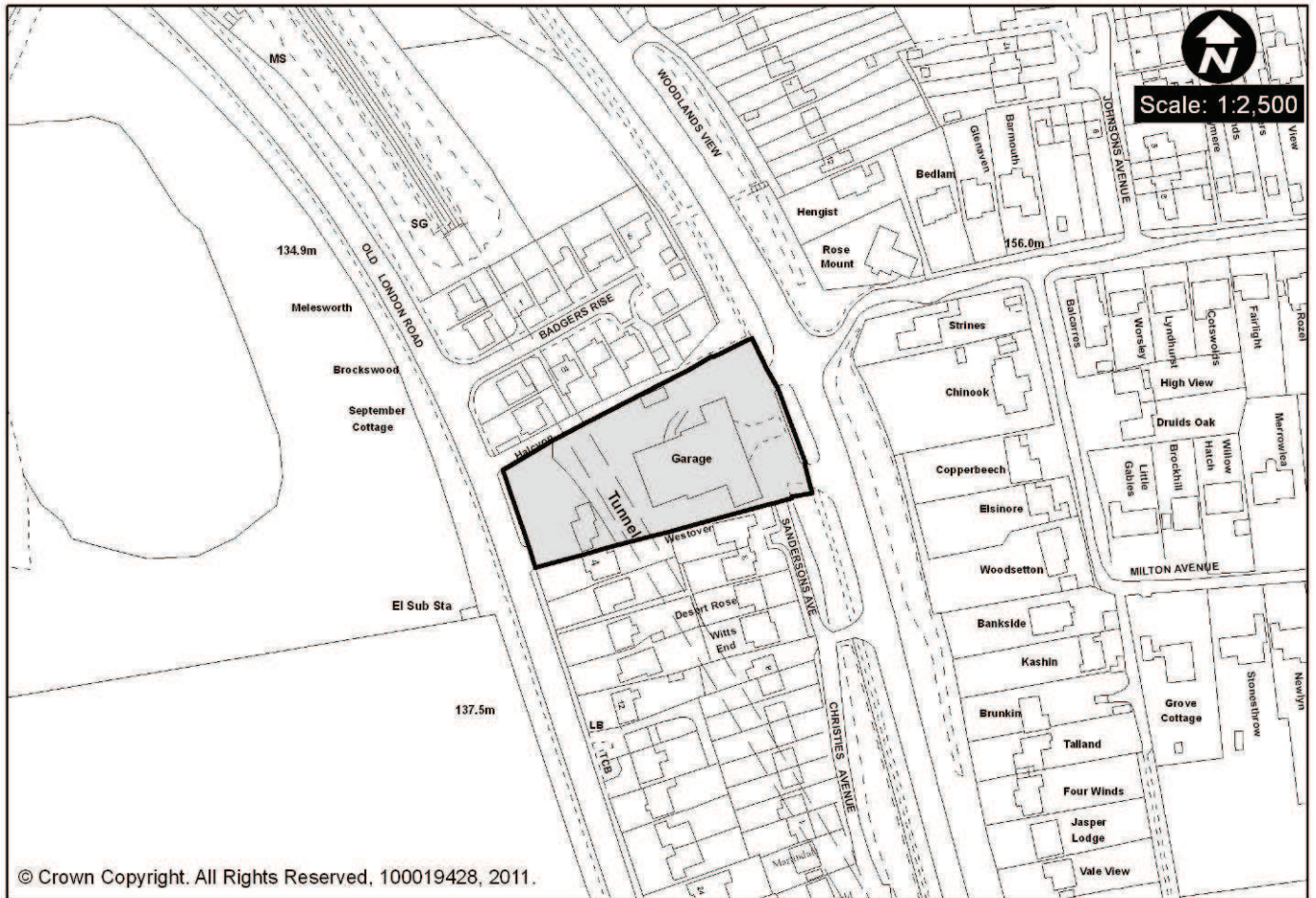


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Site Address:	57 Top Dartford Road, Hextable	Settlement:	Other settlement
Ward:	Hextable	Proposed Allocation:	Residential
Current Use / PP:	Residential		
Development Guidance:			
<ul style="list-style-type: none"> • Development should be designed carefully to avoid any adverse impact on the adjoining Green Belt. Appropriate tree screening / landscaping should be incorporated in any development scheme to avoid any adverse impact on long distance views • Appropriate design to respond to gateway to village setting. • Attached and detached housing is likely to be suitable on the site, in the form of a small close. • Maintain footpath to west of site <p>Access - from Top Dartford Road (B258). 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</p> <p>Delivery - Promoted for residential development by owner of site</p>			
Gross Area (Ha):	0.51	Net Area (Ha):	0.51
Approximate Density (DPH):	30	Net Capacity:	14
Phasing:	6-10 years (2017-2021)	Source / Evidence Base:	SHLAA

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

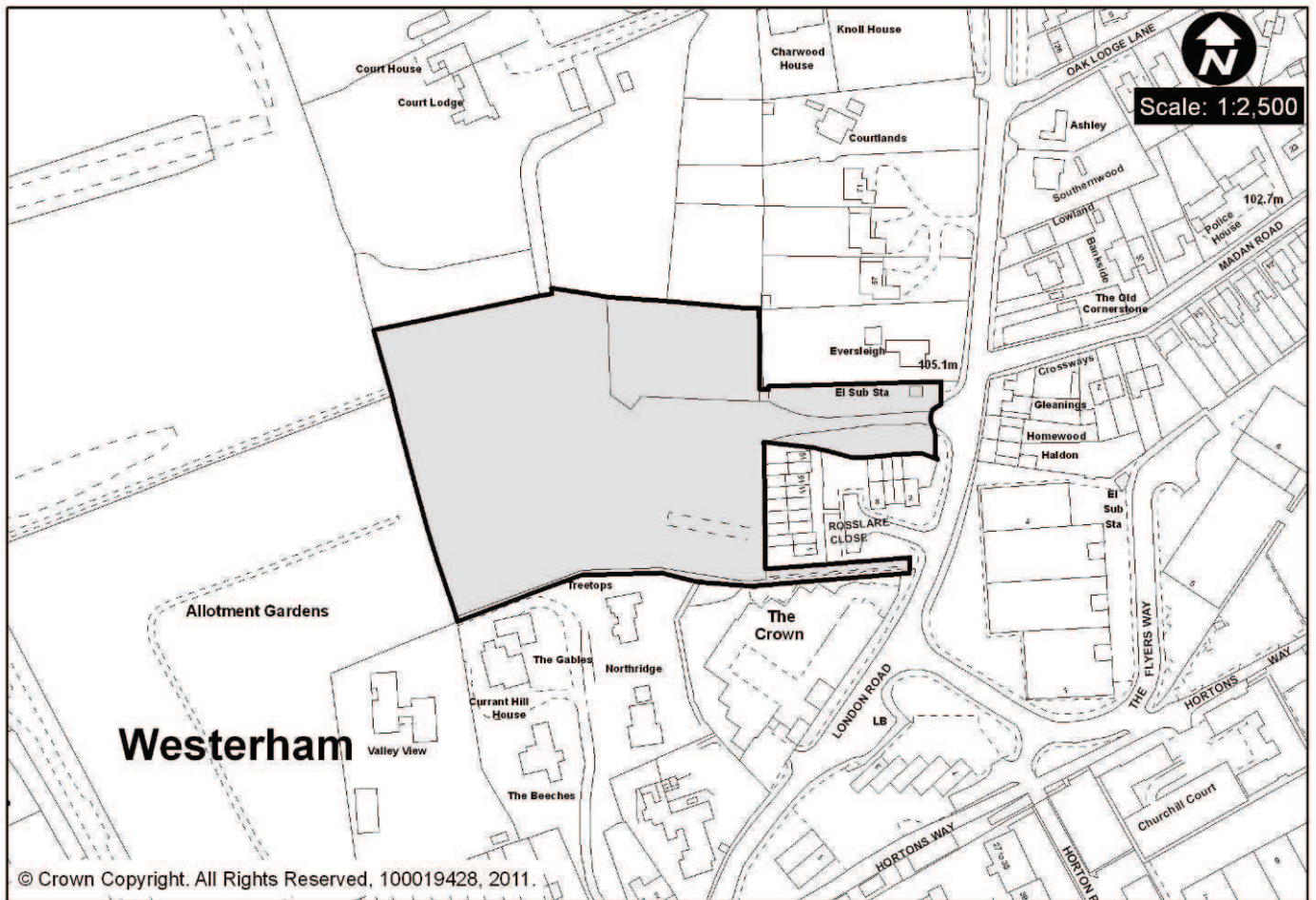


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Site Address:	Foxs Garage, Orpington By-Pass, Badgers Mount	Settlement:	Other settlement
Ward:	Halstead, Knockholt & Badgers Mount	Proposed Allocation:	Residential
Current Use / PP:	Garage and MOT testing centre		
Development Guidance;			
<ul style="list-style-type: none"> • Proposals should avoid adverse impact on/from rail tunnel below site; • 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). • Site remediation may be necessary. This will not preclude development opportunities on this site. • Maintain footpath to north of site <p>Access – single point of access at a central location 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.</p> <p>Delivery – promoted for residential development by owners of site</p>			
Gross Area (Ha):	0.50	Net Area (Ha):	0.50
Approximate Density (DPH):	30	Net Capacity:	15
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	SHLAA

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H1 (n) Land Adjacent to London Road, Westerham (former Churchill School Safeguarded Land)

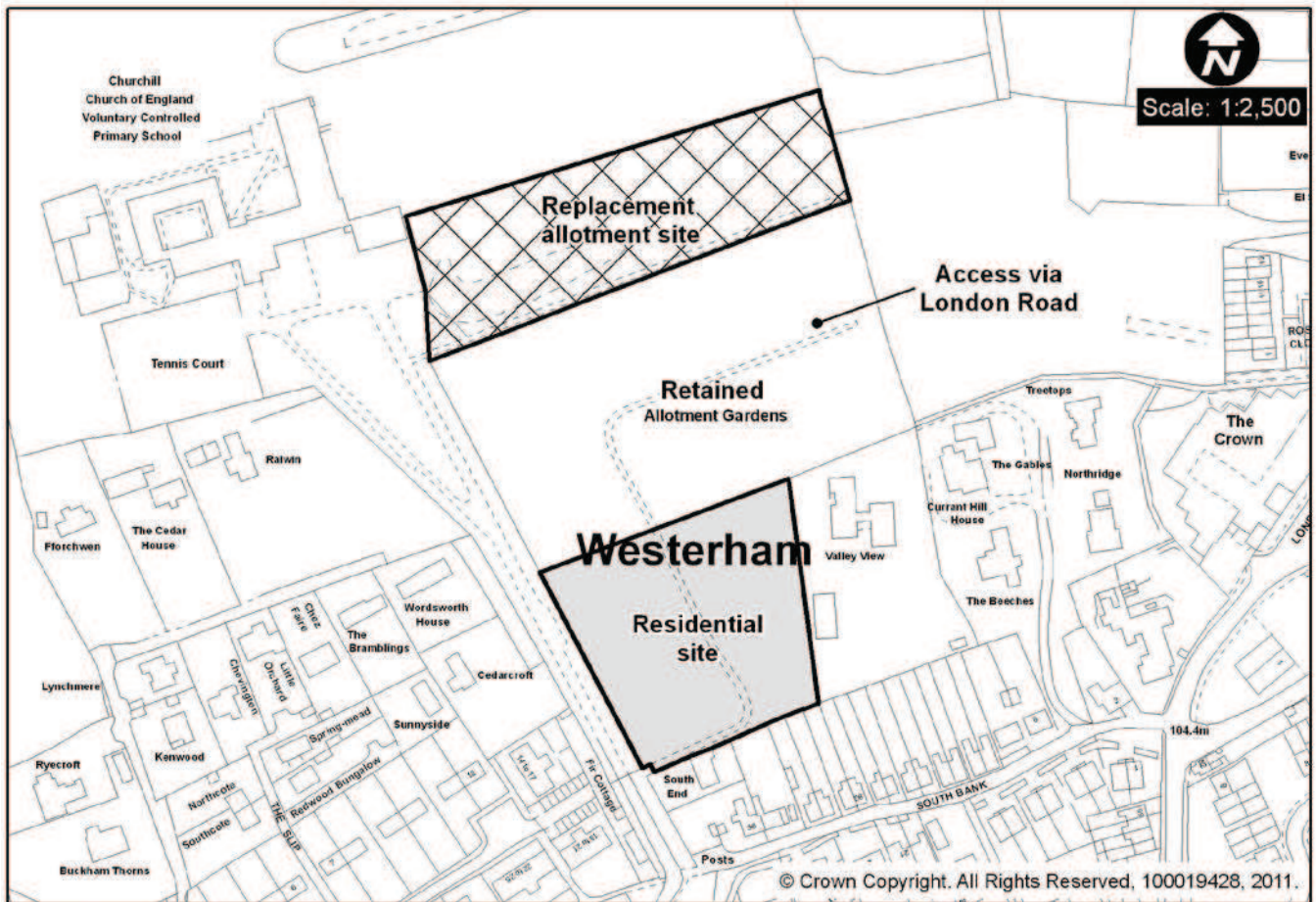


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Site Address:	Land adjacent to London Road, Westerham – former Churchill School	Settlement:	Other settlement
Ward:	Westerham & Crockham Hill	Proposed Allocation:	Residential
Current Use / PP:	Field with hard-standing (former site of primary school)		
<p>Development Guidance;</p> <ul style="list-style-type: none"> • Careful consideration should be given to the fact that the entire site is within the AONB. Existing tree screening should be maintained and enhanced. • The development should provide vehicular access to the Westerham allotment housing allocation site to the West. • The passageway to the south of Rosslare Close should provide pedestrian and cycle access to the site • Large site can accommodate 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. • 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. Ecological issues should be considered in any redevelopment <p>Access – off London Road, via wide avenue to north of Rosslare Close</p> <p>Delivery - Promoted for residential development by owner of site (KCC)</p>			
Gross Area (Ha):	1.46	Net Area (Ha):	1.24
Approximate Density (DPH):	25	Net Capacity:	30
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	Local Plan Allocation

Agenda Item 6

H1(o) Allotment Gardens adjacent to Churchill School, Westerham (Former Safeguarded Land)

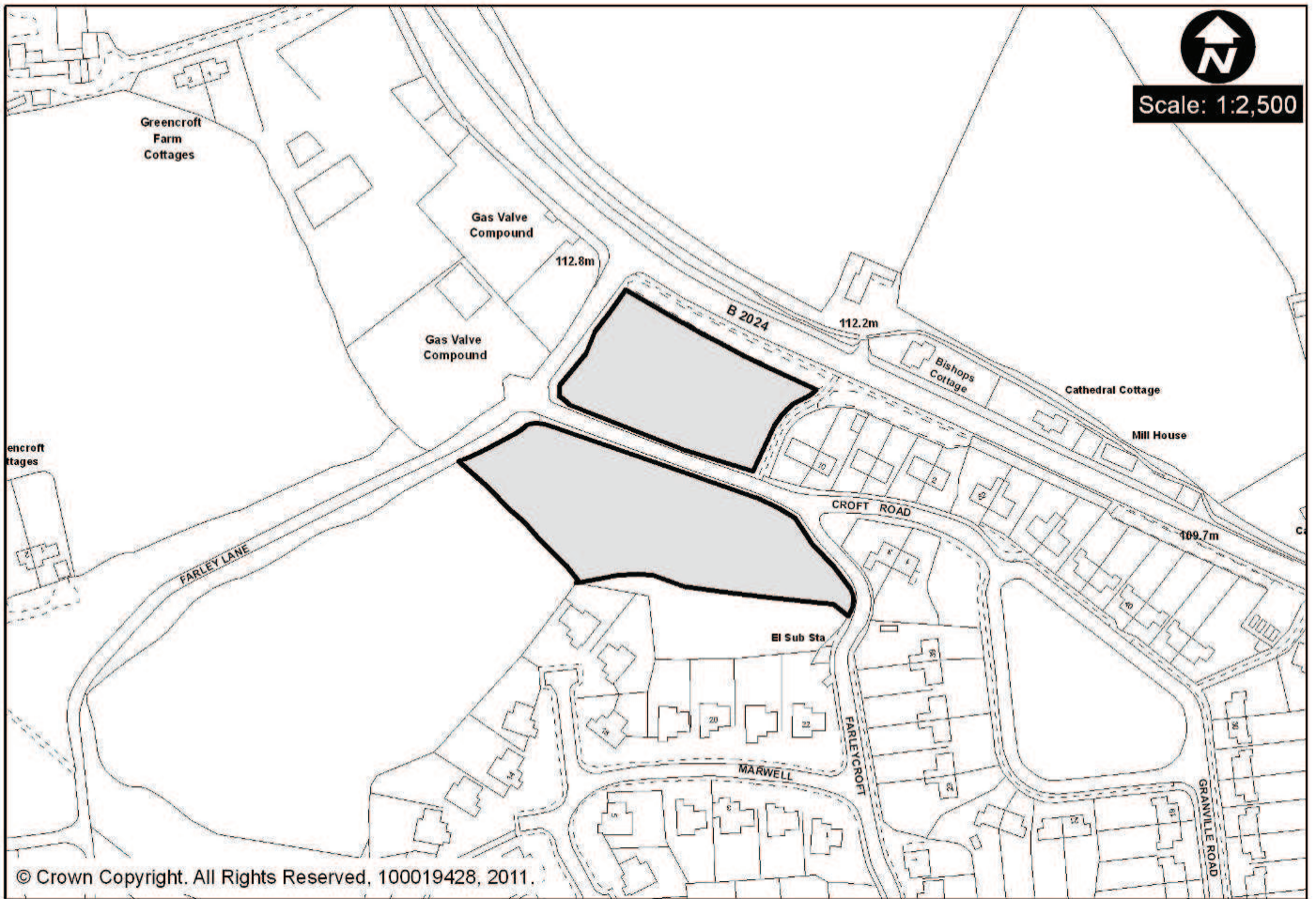


Agenda Item 6

Site Address:	Currant Hill Allotments, Westerham	Settlement:	Other settlement
Ward:	Westerham & Crockham Hill	Proposed Allocation:	Residential
Current Use / PP:	Allotments		
Development Guidance;			
<ul style="list-style-type: none"> • Careful consideration should be given to the fact that the entire site is within the AONB. Existing tree screening should be maintained and enhanced • 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 Parish Council, who own the site, have proposed that replacement allotments be provided in the field immediately to the north of the site, which 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. • 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 • Site should reflect adjacent mix of housing types (detached, semi-detached, terraced) • 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 • 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. 			
Access - site access via London Road (emergency/pedestrian access on via Rysted Lane)			
Delivery – site owners (Westerham Parish Council) are promoting the site for residential development			
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	Net Capacity:	20
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	Local Plan (Safeguarded Land)

Agenda Item 6

H1 (p) Land at Croft Road Westerham (Previously Safeguarded Land)

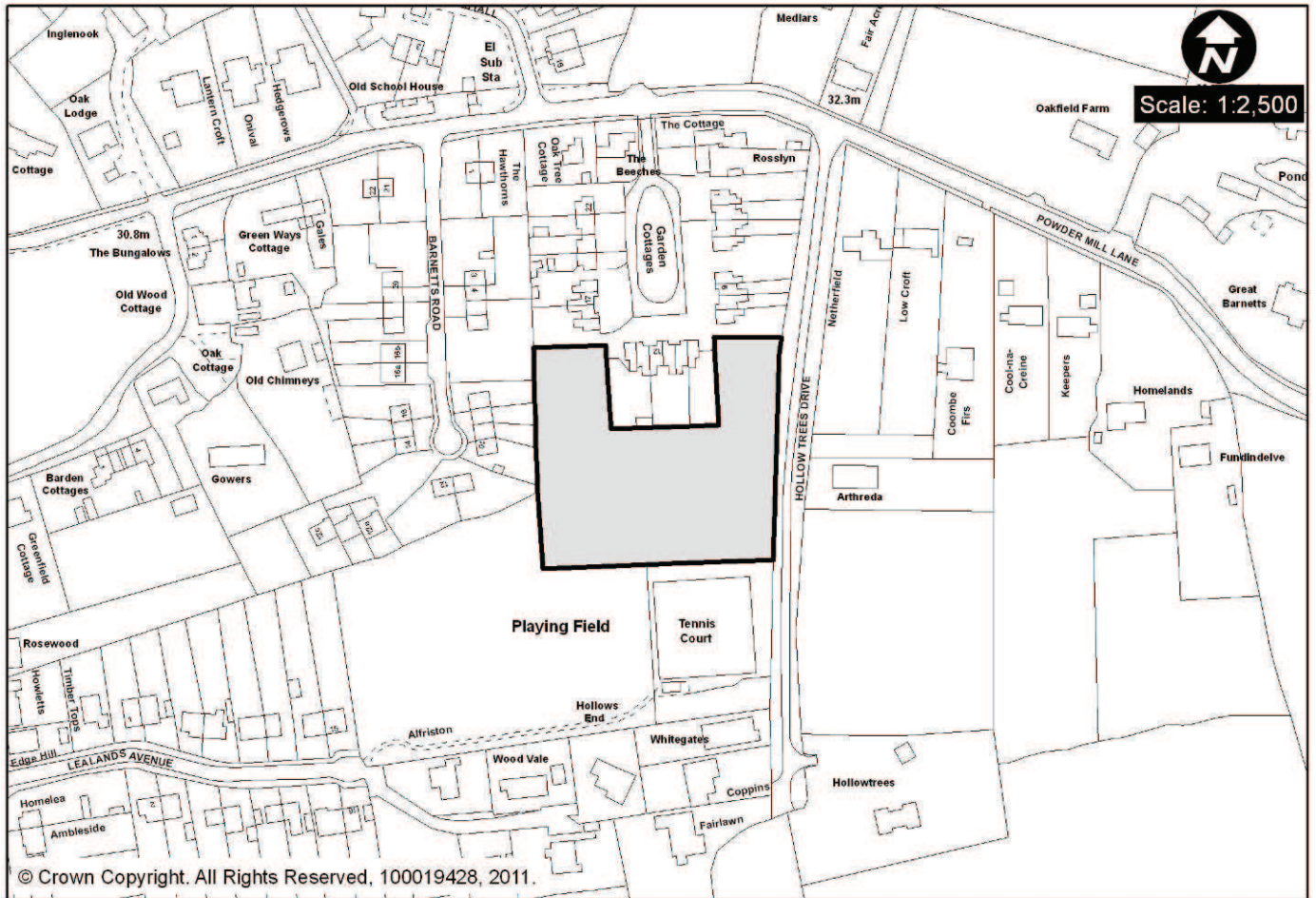


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Site Address:	Land at Croft Road, Westerham	Settlement:	Other settlement
Ward:	Westerham & Crockham Hill	Proposed Allocation:	Residential
Current Use / PP:	Open Land		
Development Guidance;			
<ul style="list-style-type: none"> • Careful consideration should be given to the fact that the entire site is within the AONB. Existing tree screening should be maintained and enhanced • Development should be designed carefully to avoid any adverse impact on the adjoining Green Belt • Retention of footpath to east of northern (lower) site • Site should reflect layout and scale of adjacent attached and detached housing 			
Access – Site should not be accessed from the B2024 Croydon Road			
Delivery – SDC own site and support residential development			
Gross Area (Ha):	0.77	Net Area (Ha):	0.77
Approximate Density (DPH):	25	Net Capacity:	15
Phasing:	6-10 years (2017-2021)	Source / Evidence Base:	Local Plan (Safeguarded Land)

Agenda Item 6

H1 (q) Land rear of Garden Cottages, Leigh

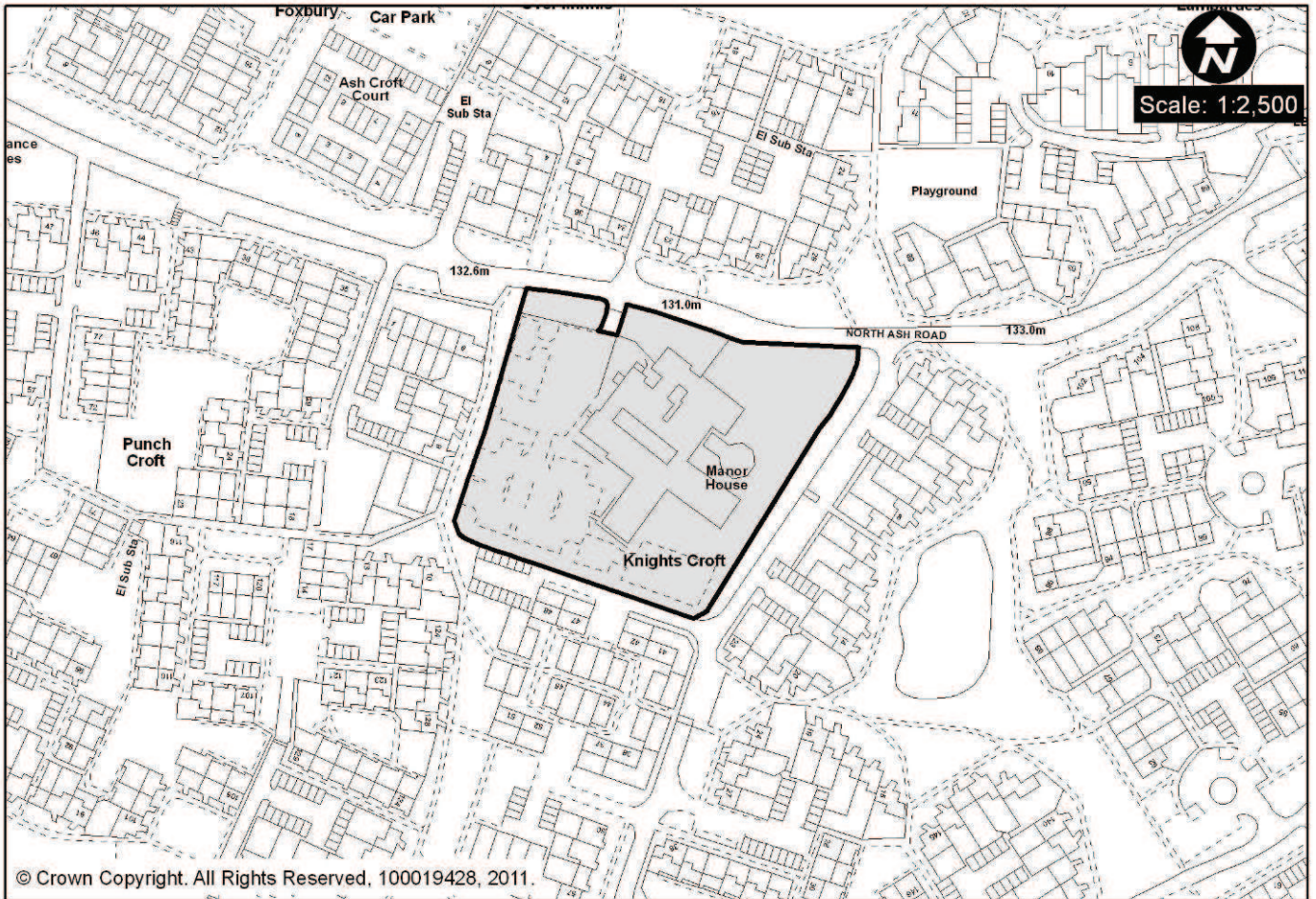


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Site Address:	Land rear of Garden Cottages, Leigh	Settlement:	Other settlement
Ward:	Leigh and Chiddingstone Causeway	Proposed Allocation:	Residential
Current Use / PP:	Greenfield (scrubland)		
<p>Development Guidance;</p> <ul style="list-style-type: none"> • Site can accommodate a range of housing types (semi-detached, terraced, attached) • Development must address any impact on biodiversity and include landscaping / biodiversity enhancement within the site • Development should achieve a satisfactory relationship with the adjoining playing field and tennis courts • Site remediation may be necessary due to fly-tipping on the site. This will not preclude development opportunities on this site. <p>Access – via Hollow Trees Drive with modifications - access and sightlines require improvements at junction with Powder Mill Lane;</p> <p>Delivery - Promoted for residential development by owner of site</p>			
Gross Area (Ha):	0.56	Net Area (Ha):	0.56
Approximate Density (DPH):	25	Net Capacity:	13
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	SHLAA

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H1(r) The Manor House, New Ash Green

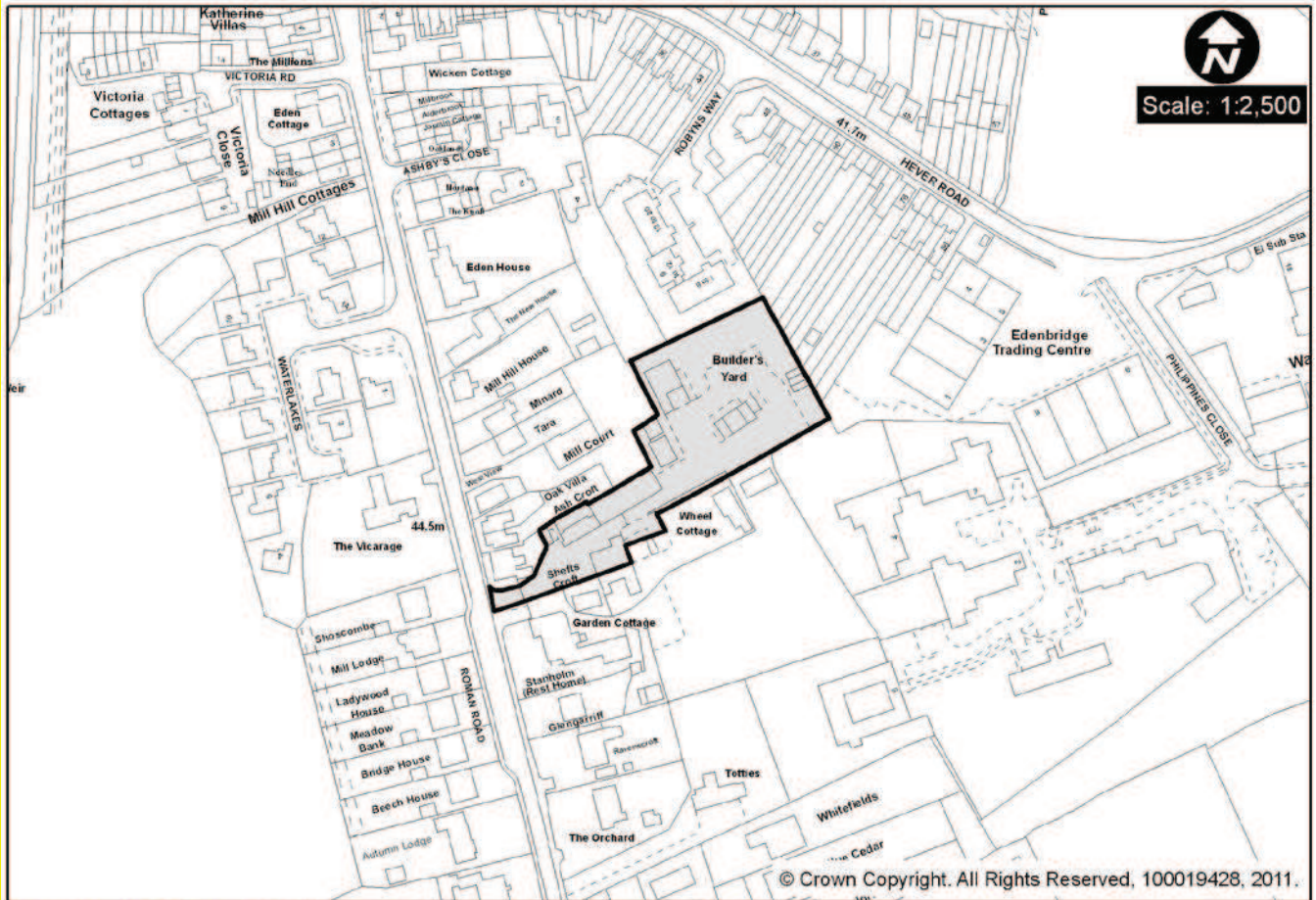


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Site Address:	The Manor House, New Ash Green	Settlement:	New Ash Green
Ward:	Ash	Proposed Allocation:	Residential
Current Use / PP:	Offices and car parking		
Development Guidance:			
<ul style="list-style-type: none"> • Proposals will need to retain and enhance the Manor House listed building and its setting; • Proposal should include linkages and walking routes to the village centre; including providing footways around the site boundary and improving pedestrian crossing points across North Ash Road • Replacement of small scale employment space will be re-provided in New Ash Green village centre as part of the wider regeneration scheme; • Potential for innovative, sustainable architecture, in recognition of relationship to contemporary architecture in New Ash Green • Site of sufficient size to accommodate a range of housing types (detached, attached, flatted) • 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. <p>Access – existing access from North Ash Road would require widening and associated clearance of visibility splays.</p> <p>Delivery - promoted by owner (Bovis) for residential development. Bovis intend to relocate their offices elsewhere within the District.</p>			
Gross Area (Ha):	1.00	Net Area (Ha):	1.00
Approximate Density (DPH):	50	Net Capacity:	50
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	Promoted by owner

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H1(s) Leigh's Builders Yard, Edenbridge

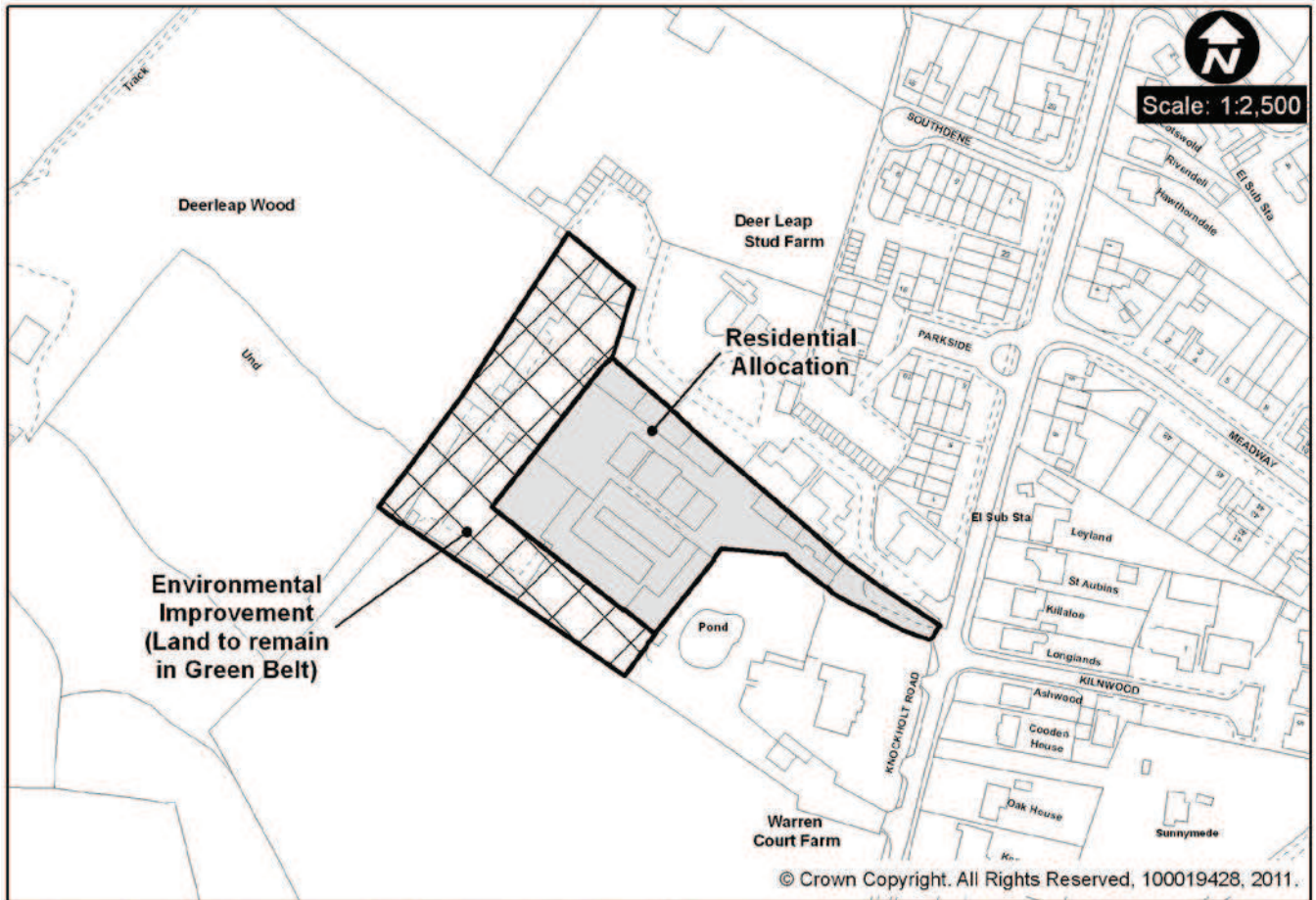


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Site Address:	Leigh's builders yard, Edenbridge	Settlement:	Edenbridge
Ward:	Edenbridge South and West	Proposed Allocation:	Residential
Current Use / PP:	Redundant Builder's Yard		
<p>Development Guidance;</p> <ul style="list-style-type: none"> • Proposals will need to retain and enhance Shefts Croft listed building and its setting • Attached and detached housing is likely to be suitable on the site, in the form of a small close • Site remediation may be necessary. This will not preclude development opportunities on this site • Relationship of development to adjacent rest home and assisted care community will need careful consideration. • 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. <p>Access – existing access onto Mill Hill (B2026)</p> <p>Delivery - promoted by owner for residential development</p>			
Gross Area (Ha):	0.42	Net Area (Ha):	0.42
Approximate Density (DPH):	30	Net Capacity:	13
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	Promoted by owner

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H1(t) 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 Guide:			
<ul style="list-style-type: none"> • Residential development of the small-scale industrial site is proposed through this allocation. Site removed from the Green Belt to enable this allocation. • 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. • Landscaping and planting will be required within the site to screen the site from surrounding countryside. • The area around the southern and western boundary of the site (shown hatched on the plan) remains in the green belt and 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. This restoration scheme should involve removing the hard-standing, non-native trees and buildings, to extend, improve and enhance the surrounding countryside, returning this area to the natural environment. This land should not be incorporated into residential curtilage. A buffer of woodland is required to protect and extend Deerleap wood to the rear of the site. • Relationship of development to adjacent residential and farm buildings will need to be addressed • Site remediation may be necessary. This will not preclude development opportunities on this site. • Due to the relative inaccessibility of the site, improvements in public transport connectivity will be required. Improvements in footway links and provision an informal pedestrian crossing facility to connect to the existing bus stop facilities will be required. <p>Access – via existing access (developable site area reduced by 0.1 ha due to narrow access route)</p> <p>Delivery – promoted by owner of site for residential development.</p>			
Gross Area (Ha):	0.6	Net Area (Ha):	0.5
Approximate Density (DPH):	25	Net Capacity:	13
Phasing	0-5 years (2012-2016)	Source / Evidence Base:	Promoted by owner

MIXED USE SITES

POLICY H2: MIXED USE DEVELOPMENT

The following sites (0.2 hectares or greater), shown on the Proposal and Site Maps, are allocated for mixed use development that incorporates an element of residential development.

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 compliment the provision of new houses.

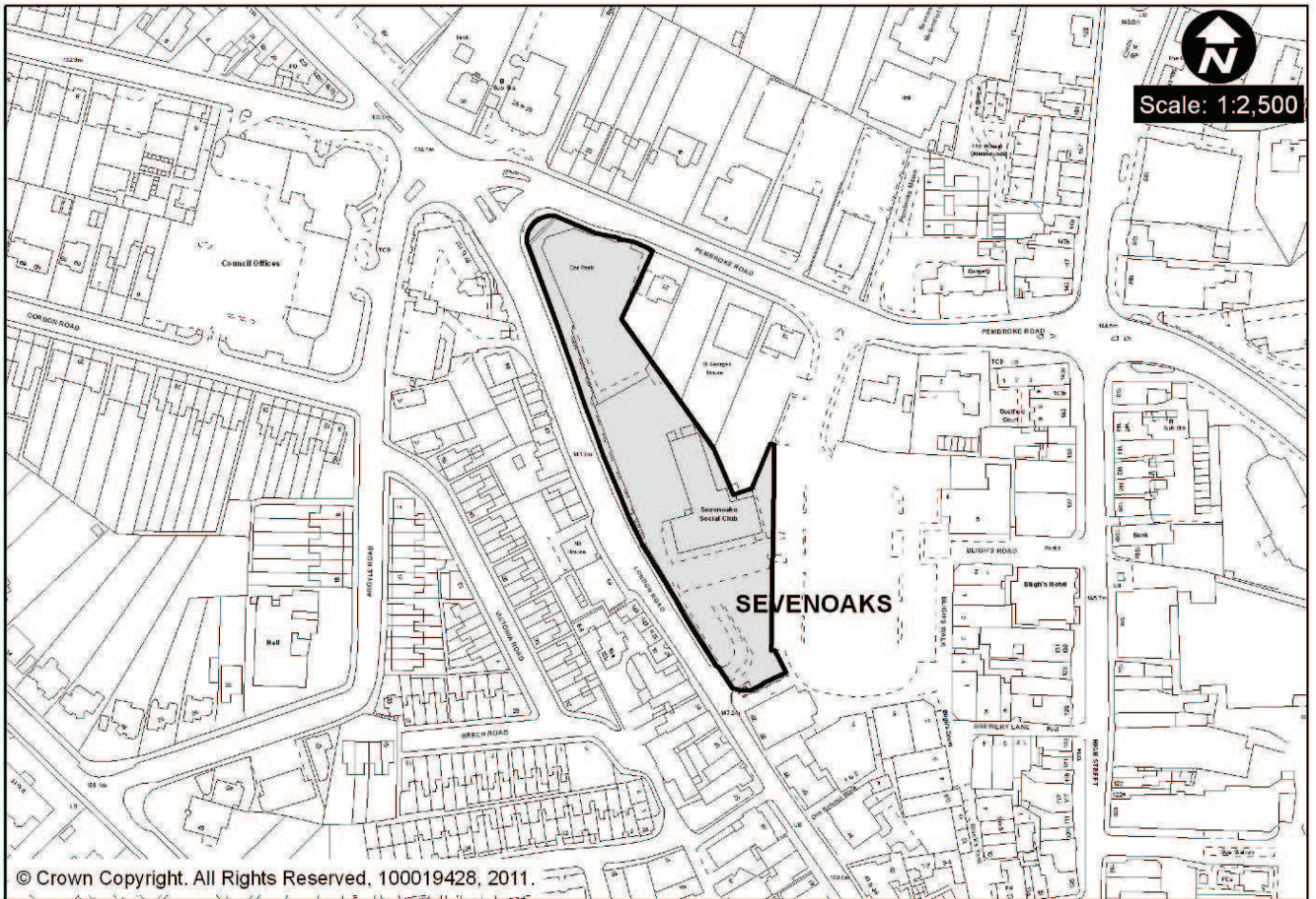
These sites will provide for a range employment, retail and community facilities in addition to housing types, density, mix and tenure considered appropriate.

REF	SETTLEMENT/SITE ADDRESS	INDICATIVE SITE CAPACITY NO. UNITS
H2(a)	Land West of Bligh's Meadow, Sevenoaks	TBC
H2(b)	Post Office/Bt Exchange, South Park, Sevenoaks	30
H2(c)	Land East of High Street, Sevenoaks	n/a
H2(d)	Swanley Centre, Nightingale Way, Swanley (only as part of regeneration proposals)	TBC
H2(e)	Station Approach, Edenbridge	20
H2(f)	New Ash Green Village Centre, New Ash Green (only as part of regeneration proposals)	50
H2(g)	Powder Mills (Former GSK Site), Leigh	100
	Broom Hill, Swanley*	30
	TOTAL	230

Whilst including an element of residential development, this allocation is employment led. Please see Policy EMP2

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H2 (a) Land west of Bligh's Meadow, Sevenoaks **SITE SUBJECT TO PROMOTER DISCUSSIONS**

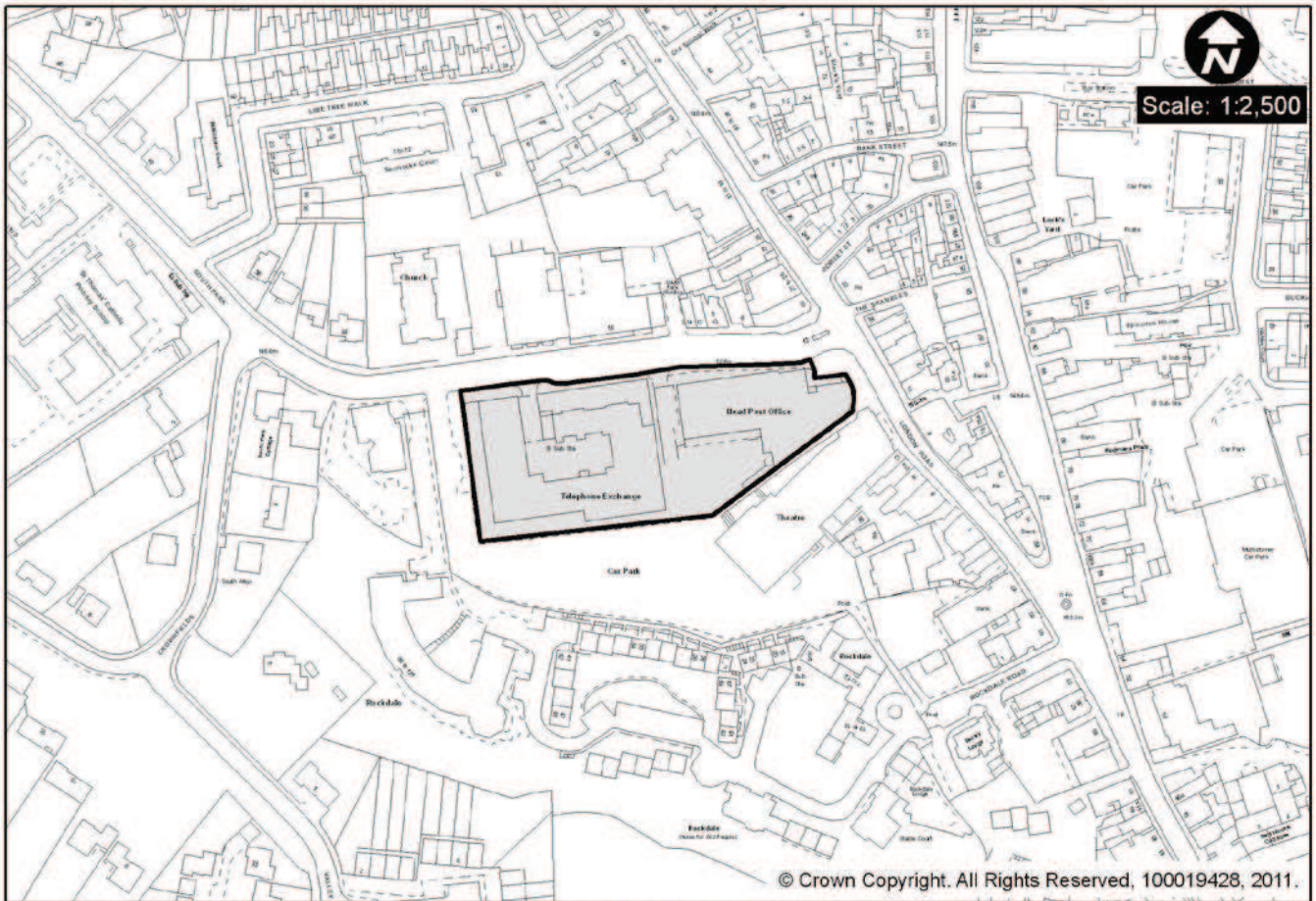


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Site Address:	Land west of Bligh's Meadow, Sevenoaks	Settlement:	Sevenoaks
Ward:	Sevenoaks Town and St. Johns	Allocation:	
Current Use / PP:	Town centre/Car Parking		
Development Guidance:			
Gross Area (Ha):	0.60	Net Area (Ha):	
Net Housing Capacity		Phasing	

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H2 (b) Post Office/BT Exchange, South Park, Sevenoaks

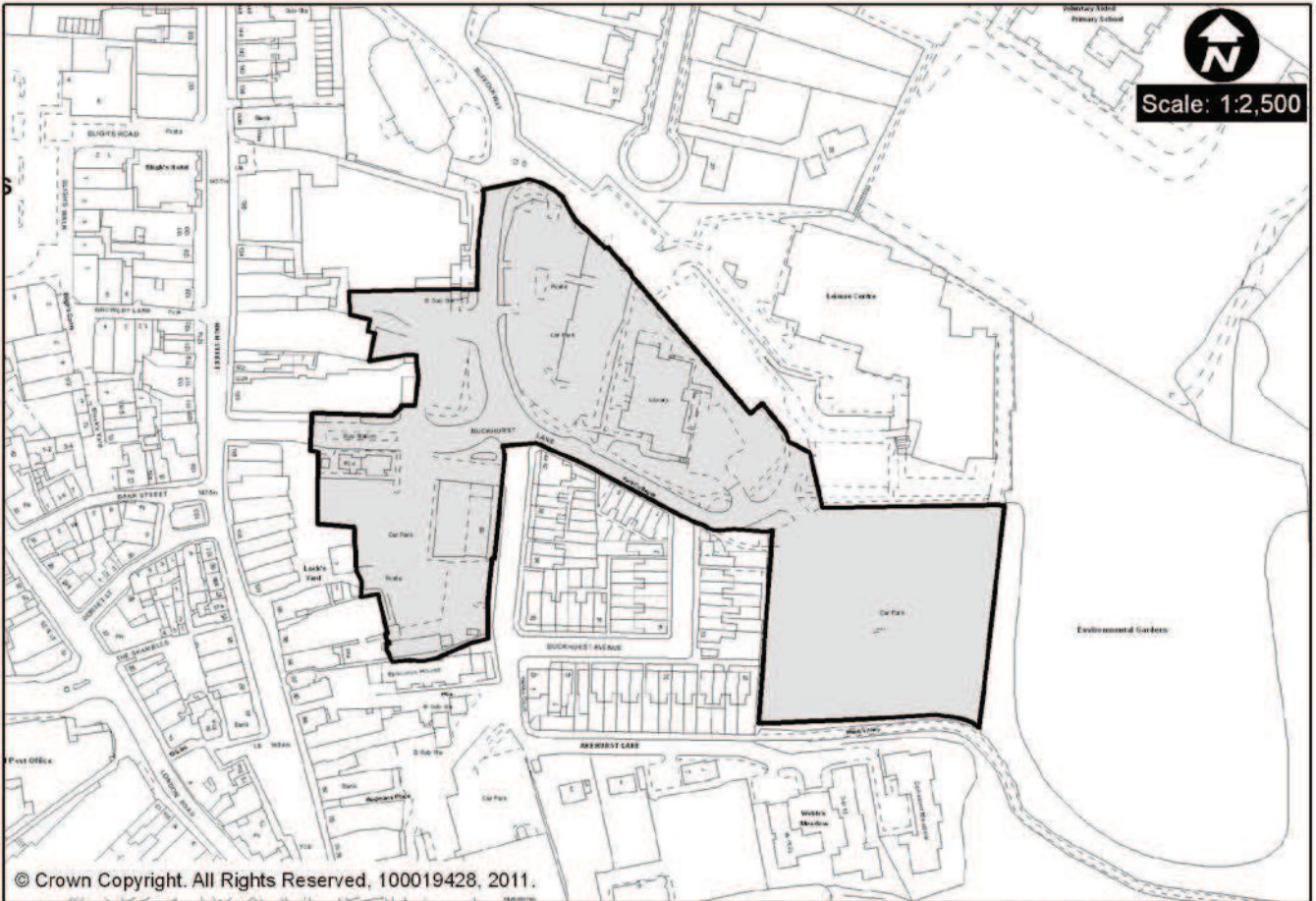


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Site Address:	Post Office/BT Exchange, South Park, Sevenoaks	Settlement:	Sevenoaks
Ward:	Sevenoaks Town and St. Johns	Proposed Allocation:	Mixed Use
Current use:	Post Office & Sorting Office and Telephone Exchange		
Development Guidance:			
<ul style="list-style-type: none"> • Comprehensive redevelopment of PO / BT site is preferred approach. However If one element of the site is available for redevelopment in advance of the other, the development should be designed in such a way so as not to preclude the future integration of development • Relocation of the BT Telephone Exchange and the Royal Mail Sorting Office is envisaged in line with the phasing outlined below. The retention of the Post Office counter facility in a prominent location in the town centre will be required; • Active retail/town centre uses should be provided on the London Road frontage and South Park junction • Potential for retail arcade / lane layout mirroring historic Sevenoaks street pattern at ground level with residential development above. Residential likely to be in the form of apartments, duplexes or townhouses. • Development should improve linkages to the town centre <p>Access – servicing, parking and access arrangements will need careful consideration once the mix of uses is determined</p> <p>Delivery - Royal Mail site likely to be available in next five years. BT have indicated that their site will be available on a longer timescale (i.e. 11-15 years)</p>			
Gross Area (Ha):	1.1	Net Area (Ha):	1.1
Net Housing Capacity	30	Phasing	0-5 yrs (PO) 2012-16 11-15 yrs (BT) 2022-26

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H2 (c) Land East of High Street, Sevenoaks **TBC - RETAIL CAPACITY LIKELY TO BE MET ELSEWHERE**

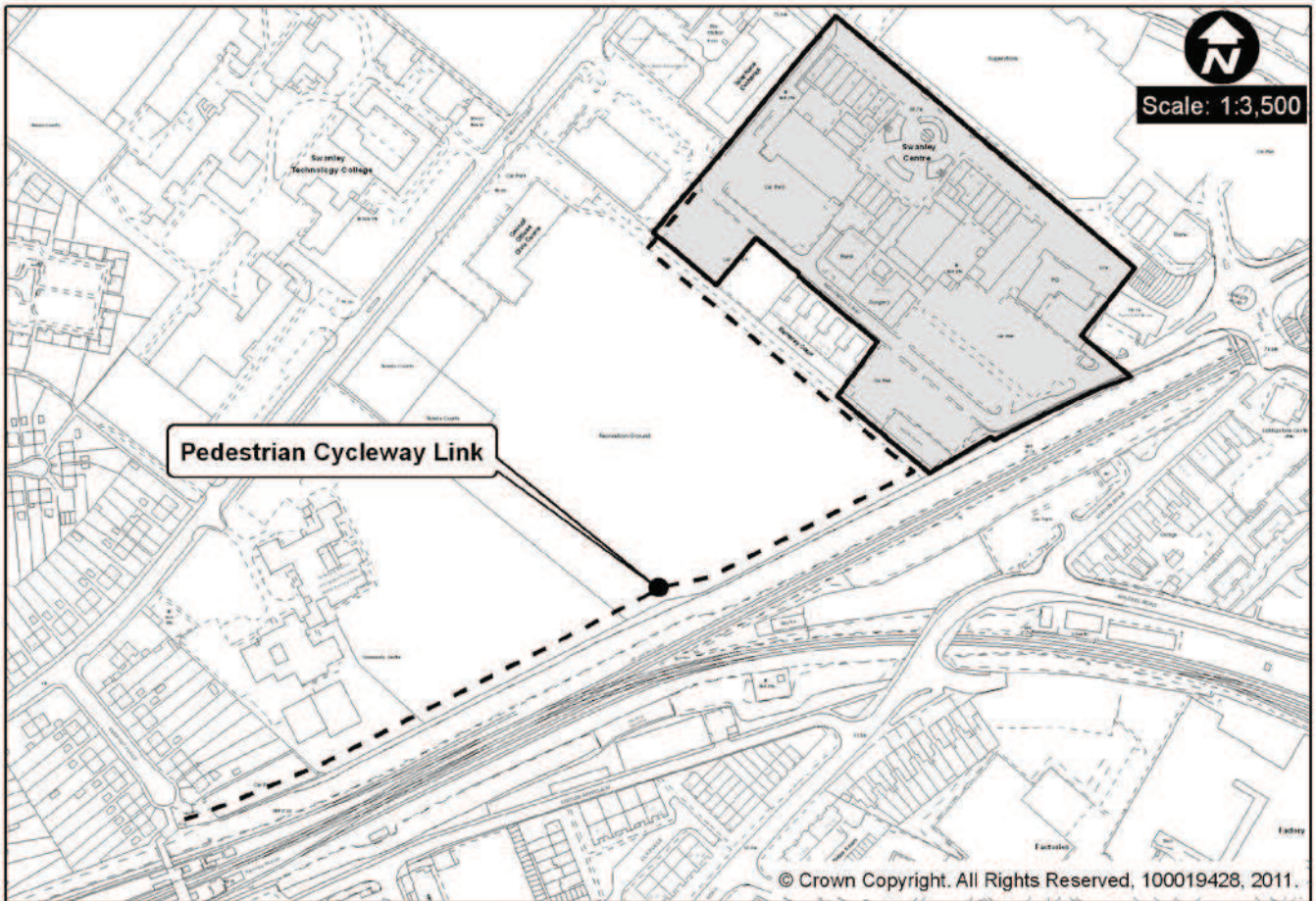


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Site Address:	Land East of High Street, Sevenoaks	Settlement:	Sevenoaks
Ward:	Sevenoaks Town and St.Johns	Proposed Allocation:	
Current use:	Car Parking, library and offices		
Development Guide:			
Gross Area (Ha):	2.0	Net Area (Ha):	
		Phasing	

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H2(d) Swanley Town Centre Regeneration Area **SITE SUBJECT TO PROMOTER DISCUSSIONS**

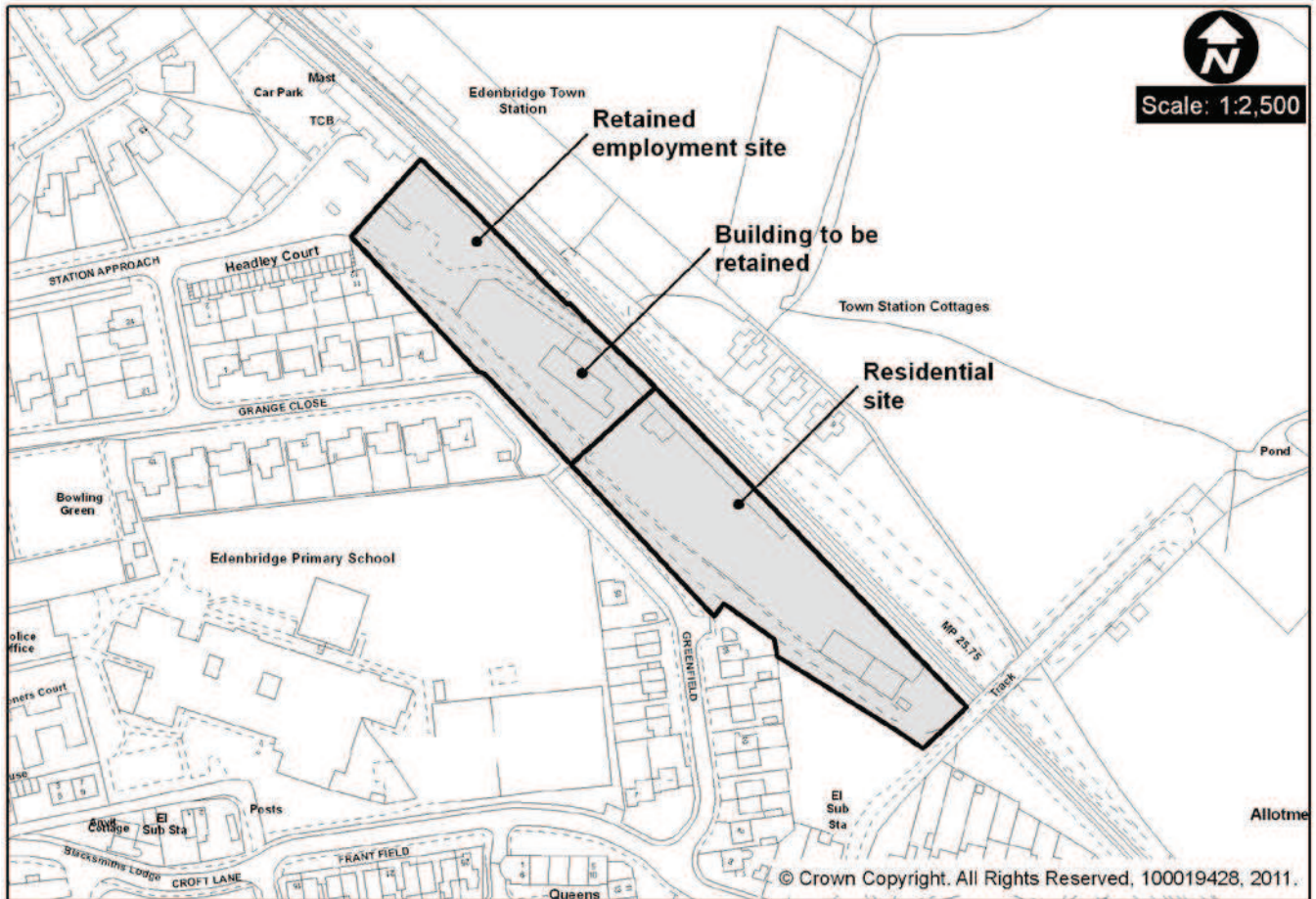


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Site Address:	Swanley Town Centre Regeneration Area	Settlement:	Swanley
Ward:	Swanley St Mary's	Allocation:	
Current use	Town centre uses and open space		
Development Guide:			
Gross Area (Ha):	2.6	Net Area (Ha):	
Net Housing Capacity		Phasing	

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H2 (e) Station Approach, Edenbridge

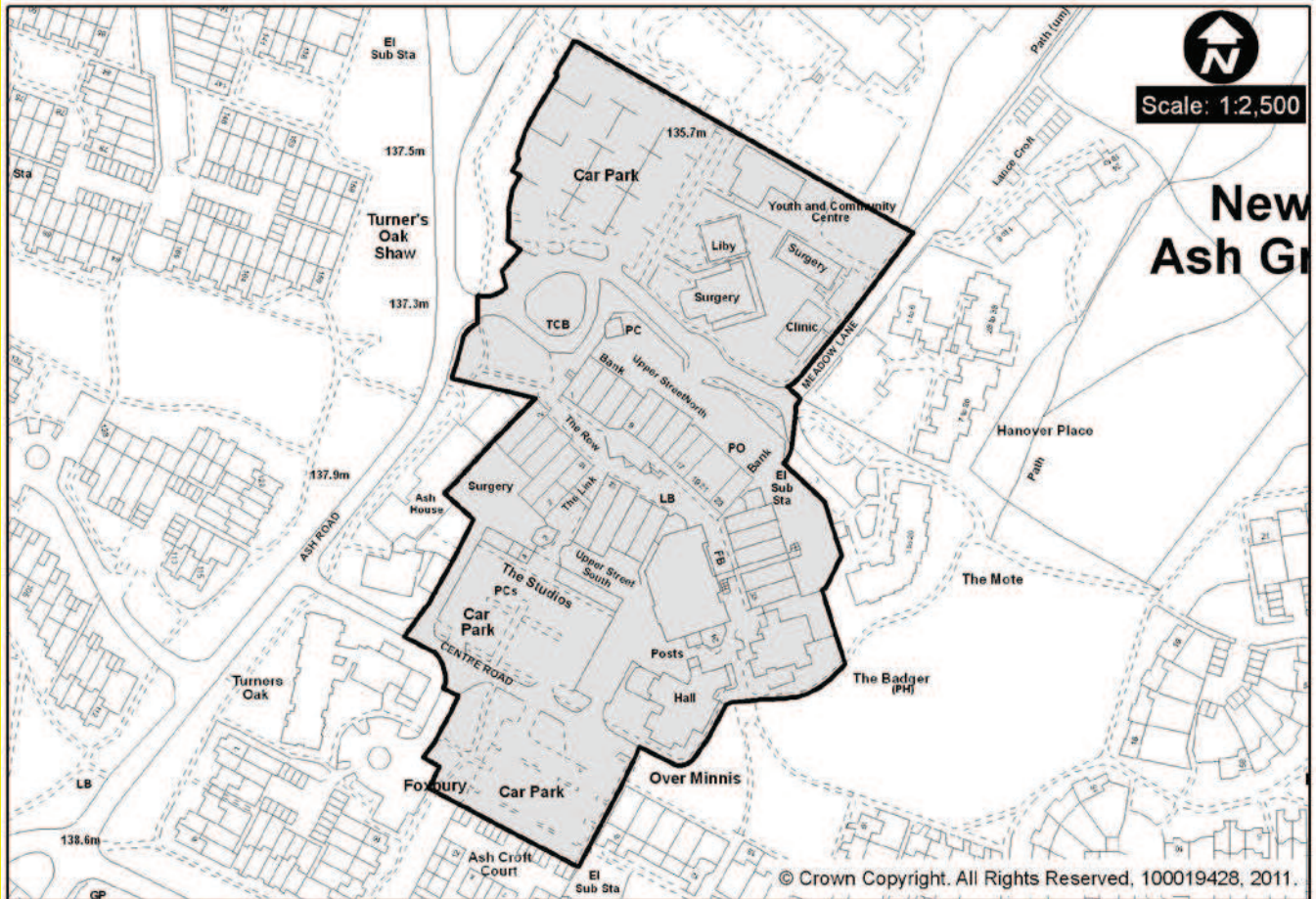


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Site Address:	Station Approach, Edenbridge	Settlement:	Edenbridge
Ward:	Edenbridge North and East	Proposed Allocation:	Mixed Use – Employment and Residential
Current use:	Builder's Merchant		
Development Guide:			
<ul style="list-style-type: none"> • The area of employment land on northern portion of site should be retained; including the historic train-shed brick building on site (recommended in employment use); • Southern end of site allocated for residential • Site adjacent to railway – a vegetation screening / buffer zone will be required to protect residential amenity • Residential 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. <p>Access – Access to employment space from existing access on Station Approach. Access to residential from Greenfield</p> <p>Delivery – site promoted for mixed use by owner, Network Rail</p>			
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 (f) New Ash Green Village Centre, New Ash Green

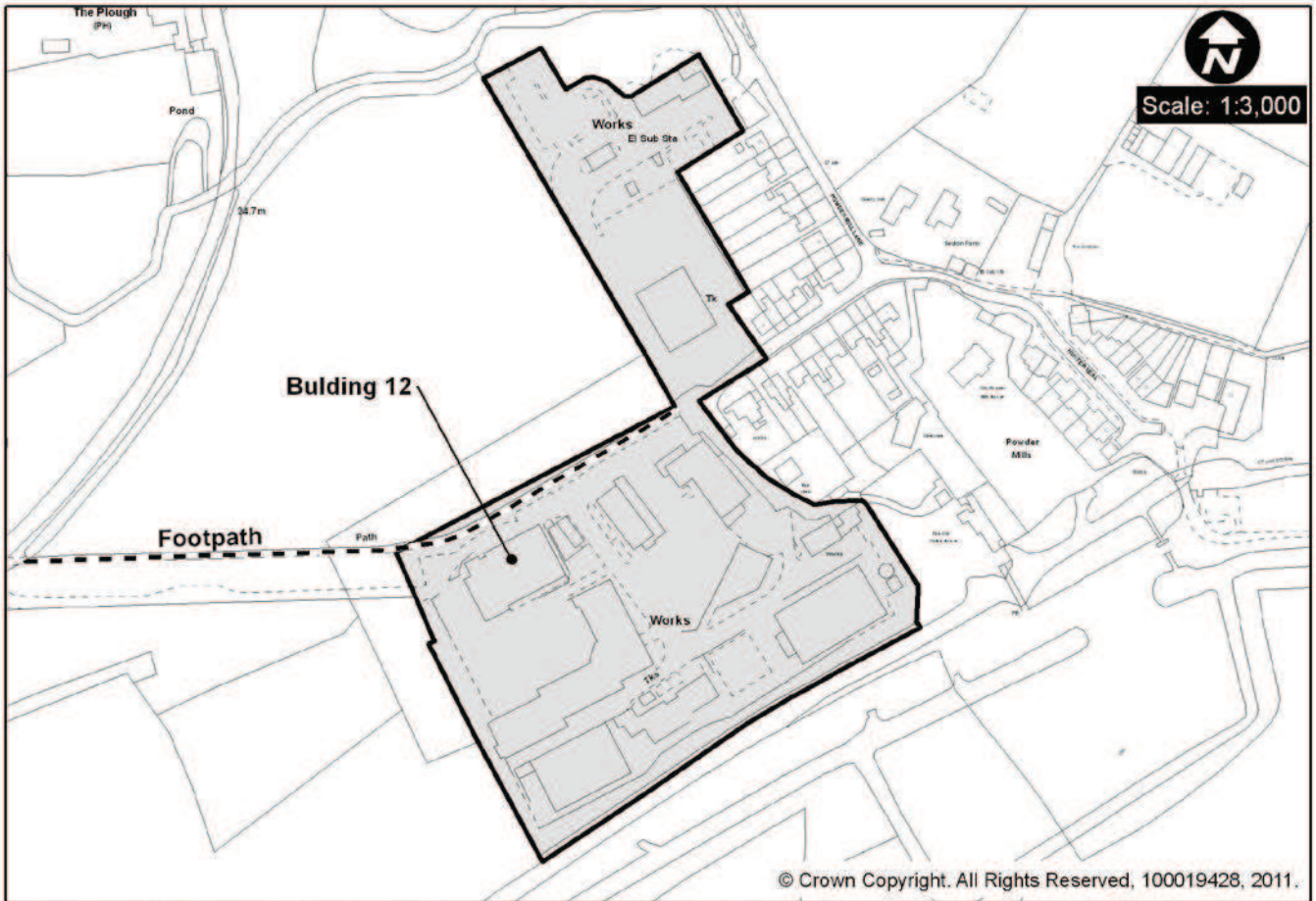


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Site Address:	New Ash Green Village Centre, New Ash Green	Settlement:	New Ash Green
Ward:	Ash	Proposed Allocation:	Mixed use including residential as part of a regeneration scheme for the village centre
Current Use / PP:	Village centre uses (retail and services, community facilities, parking) and residential		
Development Guide:			
<ul style="list-style-type: none"> • Residential element (in the form of apartments) as an enabler as part of the regeneration scheme for the wider village centre • 8% of site covered by Tree Preservation Order • Development should achieve a satisfactory relationship with the adjoining housing and open space (The Mote) • Proposals should include retail, employment and community facilities and services • Requires public realm improvements • Parking to be re-provided as part of scheme • Provision of small office/business space accommodation 			
<p>Access – servicing, parking and access arrangements will need careful consideration once the mix of uses is determined</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 phasing indicated below provides a precautionary / long-range scenario.</p>			
Gross Area (Ha):	1.87	Net Area (Ha):	1.87
Housing Capacity:	50	Phasing	10-15 years (2022-26) (although earlier if feasible)

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H2 (g) 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> <ul style="list-style-type: none"> • An independent study sets out that the preferred option for the redevelopment of the site is to retain ‘Building 12’ and release the remainder of the site for residential development of a mix of unit types (detached and attached). Any proposals 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. • Any redevelopment is restricted to the replacement of the existing ‘footprint’ of buildings at the site in accordance with national Green Belt Policy. • The existing residential units outside of the secure element of the site should be retained and are not included within the formal allocation. • Any redevelopment of the site will be contingent on the inclusion of accessibility improvements, which will be <u>required</u> as part of any planning application, to improve the sustainability of the site. • 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. • The site is partially covered by Flood Zone 3B. No development should take place within this area. 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. • 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. • Retention of Public Footpath through site <p>Access – 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>Delivery – the owner (GSK) is promoting the site for redevelopment</p>			
Gross Area (Ha):	3.29	Net Area (Ha):	3.19 (related to building 12)
Housing capacity	100	Phasing	0-5 years (2012-2016)

EMPLOYMENT SITES

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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.

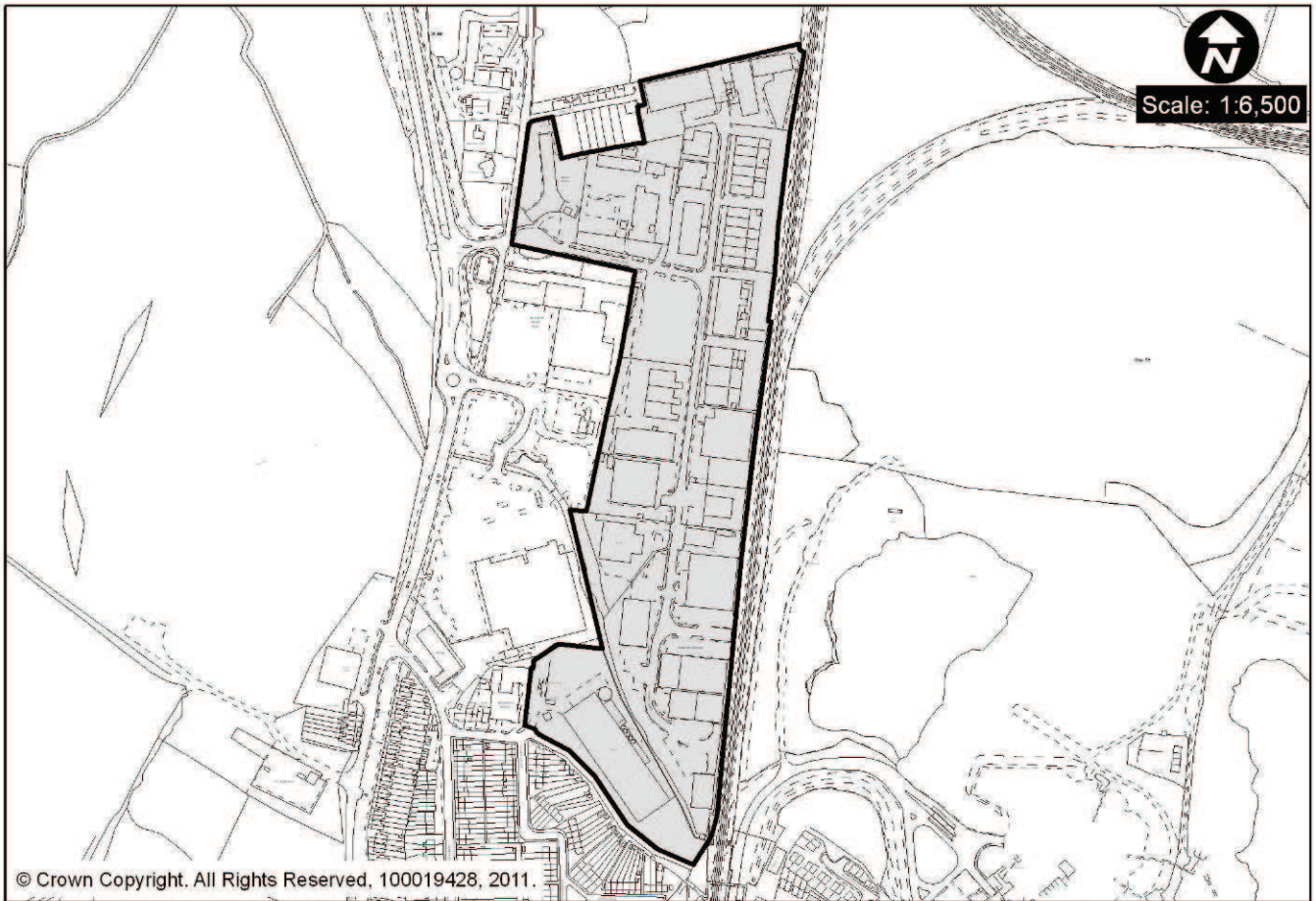
It is the role of this document to formally identify the sites to which sites policy SP8 of the Core Strategy applies.

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 (2007) evidence base document.

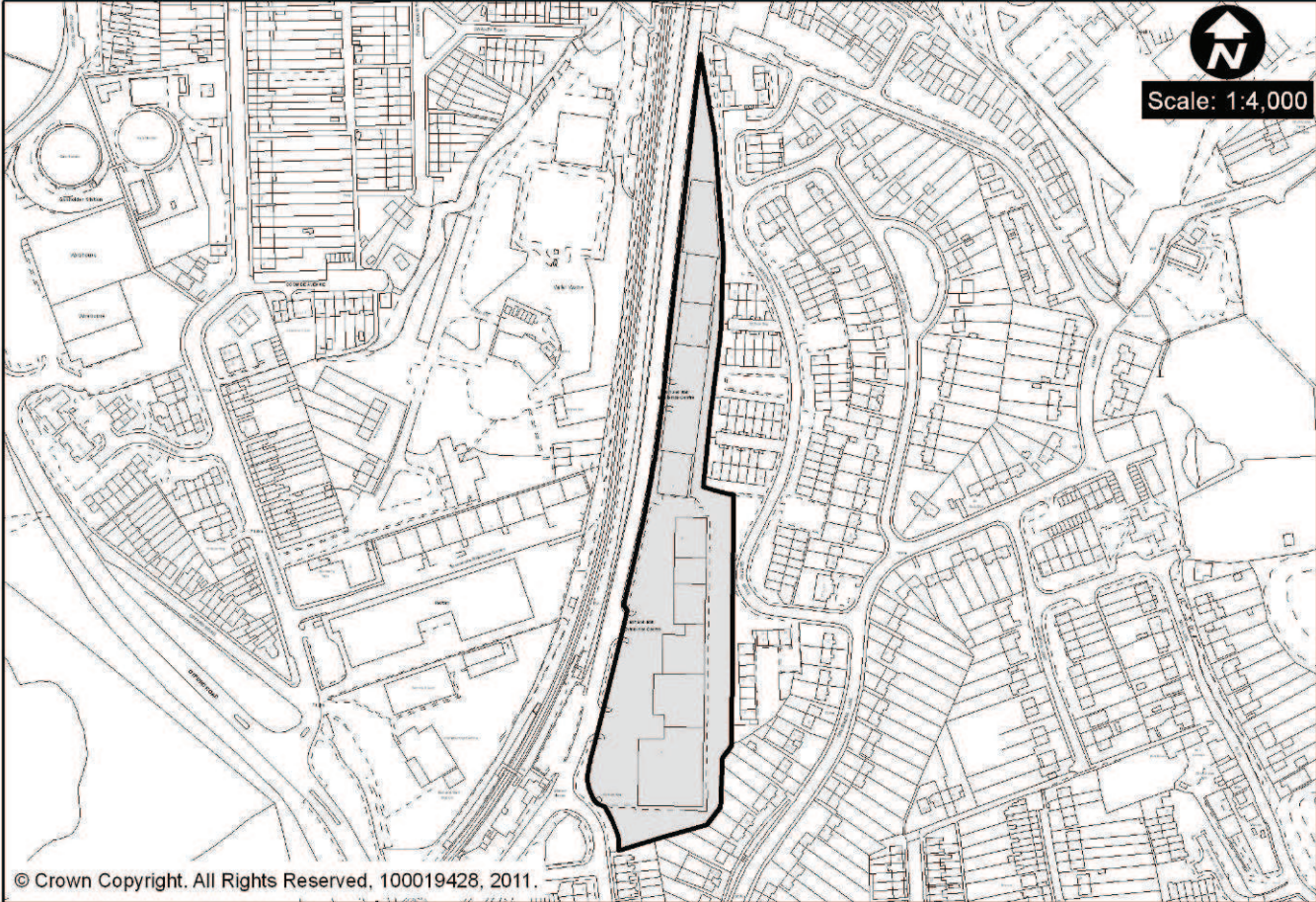
REF:	SETTLEMENT	SITE AREA (HA)	CURRENT USE
	<u>Sevenoaks Urban Area</u>		
EMP1(a)	Vestry Road, Sevenoaks	11.3	Office & Industry
EMP1(b)	Bat & Ball Enterprise Centre, Sevenoaks	1.8	Warehouse & Industry
EMP1(c)	British Telecom, Sevenoaks	1.8	Offices
EMP1(d)	Erskine House, Sevenoaks	0.5	Offices
EMP1(e)	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
	<u>Swanley</u>		
EMP1(k)	Wested Lane Industrial Estate, Swanley	8.2	Depot, Warehousing, Industry
EMP1(l)	Swanley Town Council Offices, Swanley	0.4	Offices, Banqueting
EMP1(m)	Swan Mill, Goldsel Road, Swanley	2.6	Industry
EMP1(n)	Horizon House, Swanley	0.3	Offices
EMP1(o)	Media House, Swanley	0.3	Offices
EMP1(p)	Moreton Industrial Estate, Swanley	1.8	Depot & Warehousing
EMP1(q)	Park Road Industrial Estate, Swanley	1.3	Offices, Warehousing & Industry
EMP1(r)	Southern Cross Ind. Estate, Swanley	1.9	Depot & Warehousing
EMP1(s)	Swanley Library & Information Centre, Swanley	0.7	Offices, library, fire station, BT exchange.
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
EMP1(v)	Trading Estate to rear of Premier Inn, Swanley	0.6	Offices & Industry
	<u>Edenbridge</u>		
EMP1(w)	Station Road, Edenbridge	18.8	Offices, Warehousing & Industry
EMP1(x)	Edenbridge Trading Centre/ Warsop Trading Centre	1.6	Offices, Warehousing & Industry
	<u>Other Settlements</u>		
EMP1(y)	Westerham Trading Centre, Westerham	3.7	Offices & Warehousing
EMP1(z)	Blue Chalet Industrial Park, West Kingsdown	0.9	Industry, Offices and Vehicle repairs.
EMP1(zz)	Horton Kirby Trading Estate, South Darenth	0.8	Office & Industry

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

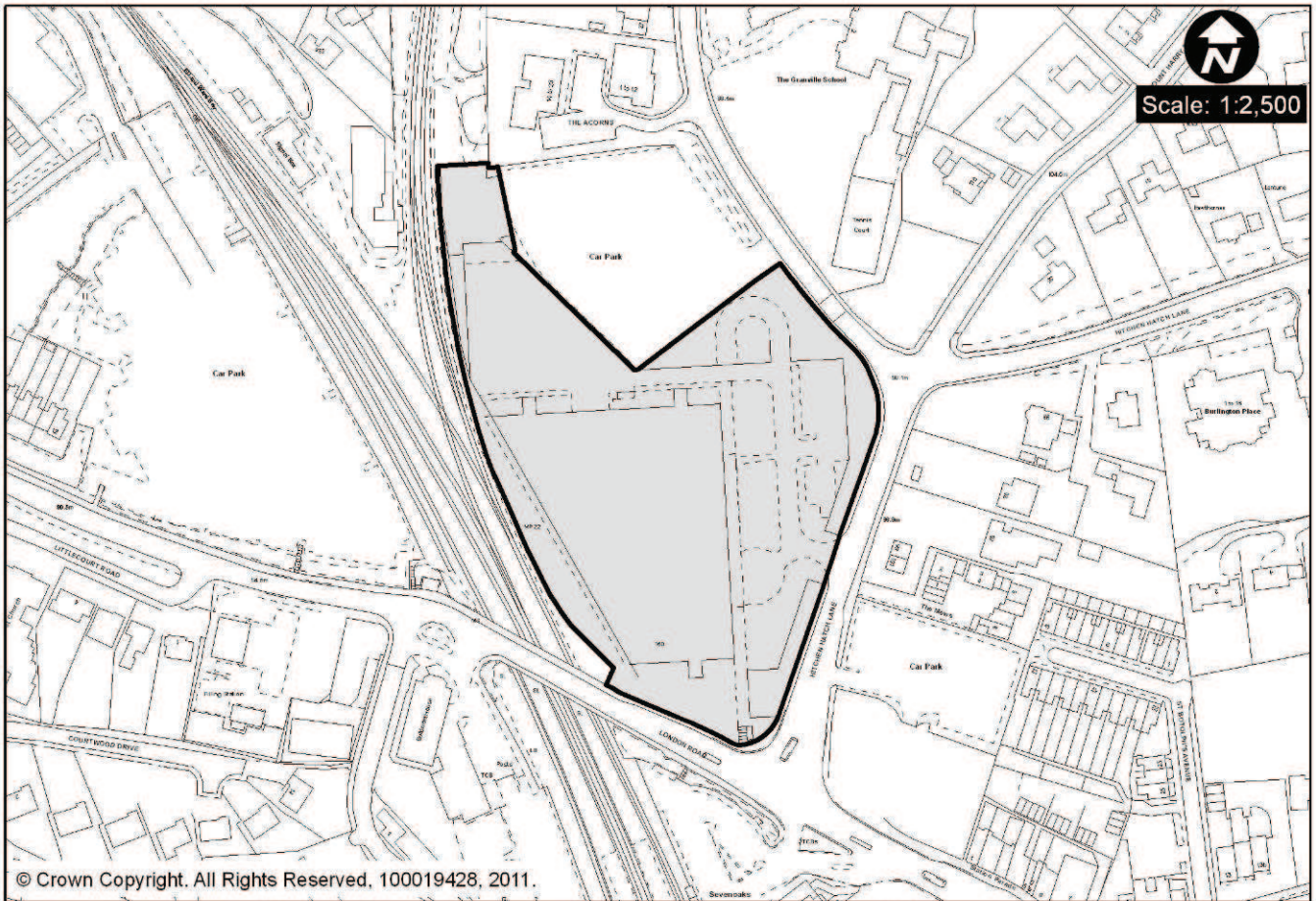


EMP1(b) - Bat & Ball Enterprise Centre, Sevenoaks (1.8ha)

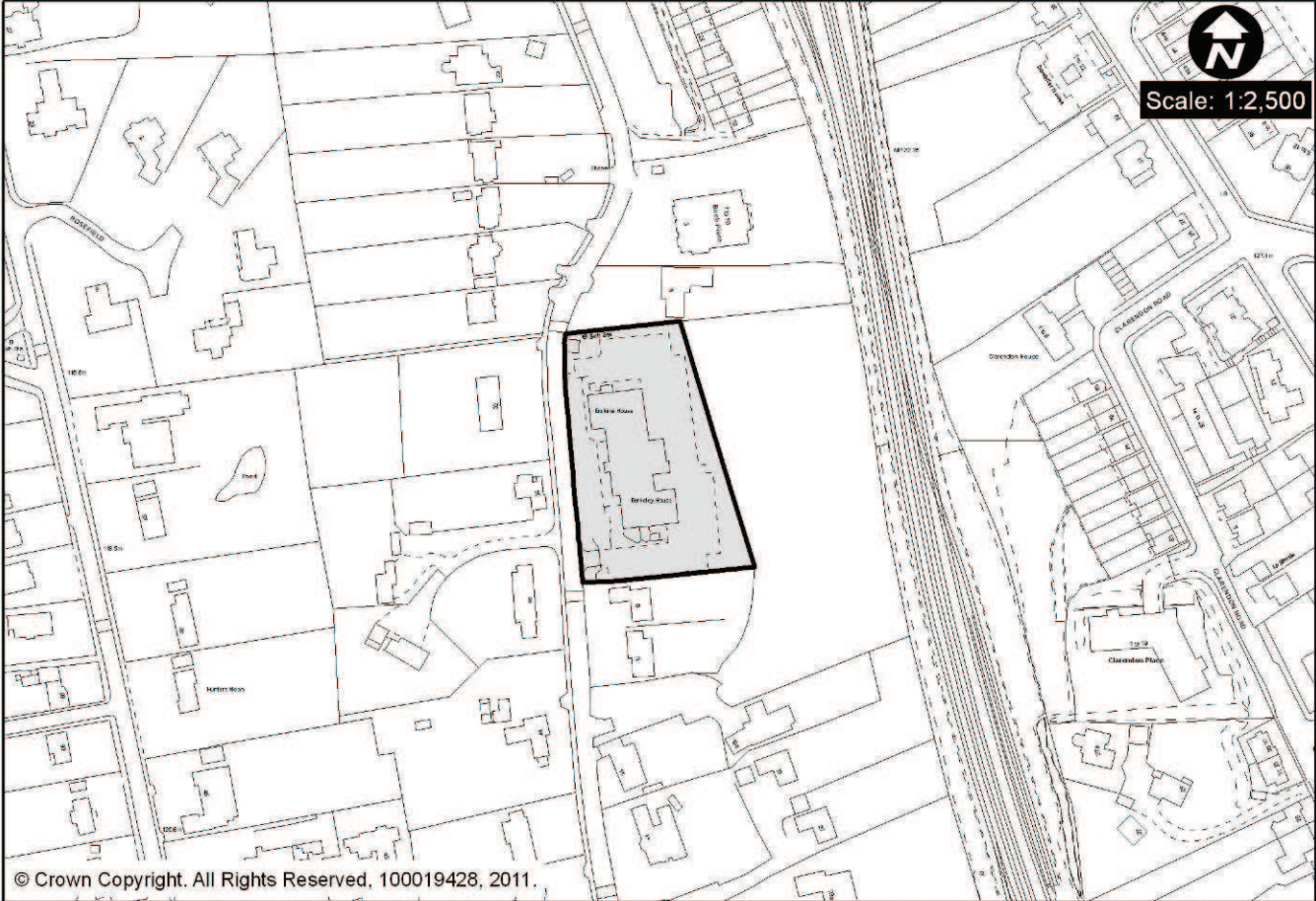


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EMP1(c) British Telecom, London Road, Sevenoaks (1.8 ha)

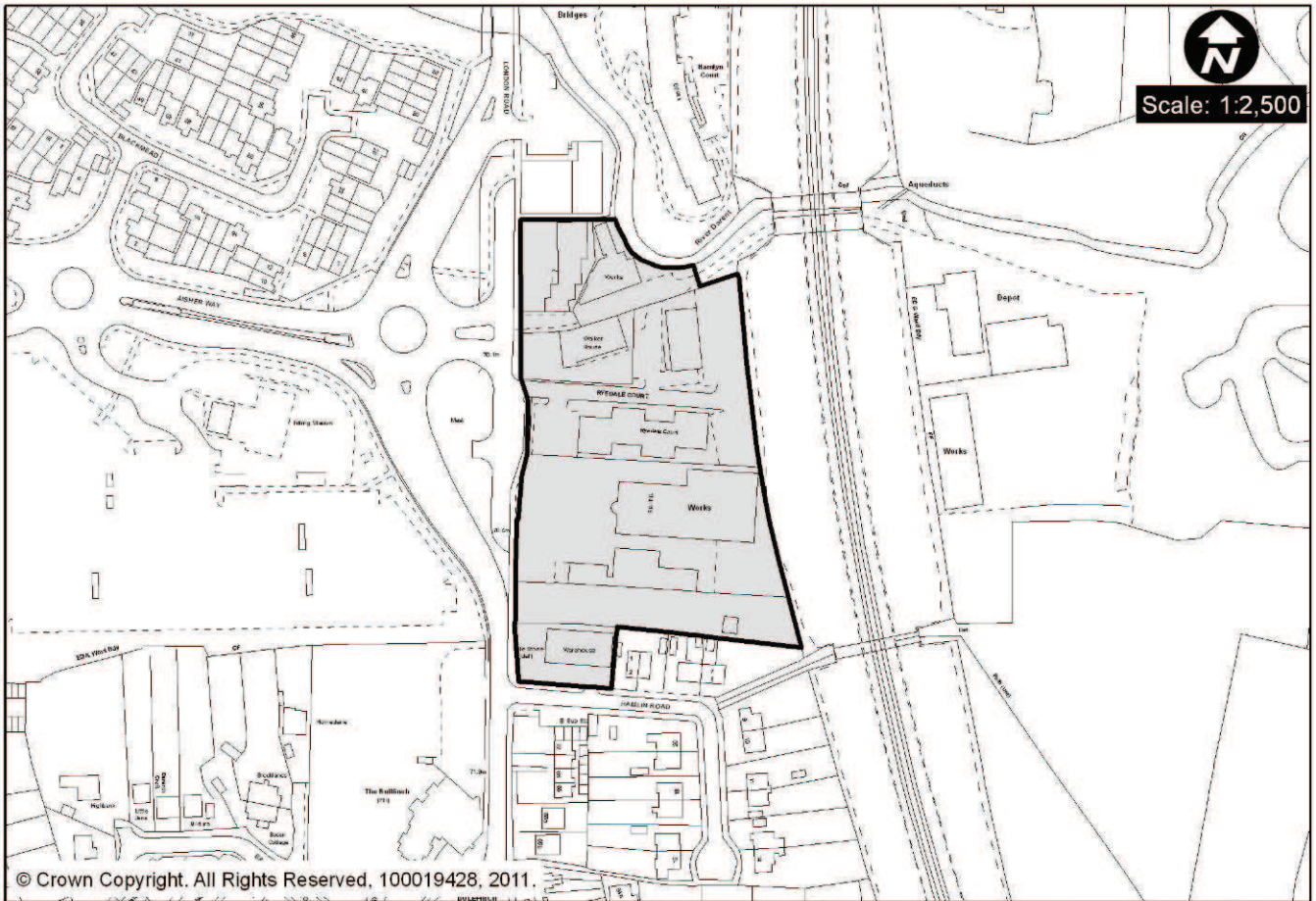


EMP1(d) Erskine House, Oak Hill Road, Sevenoaks (0.5ha)

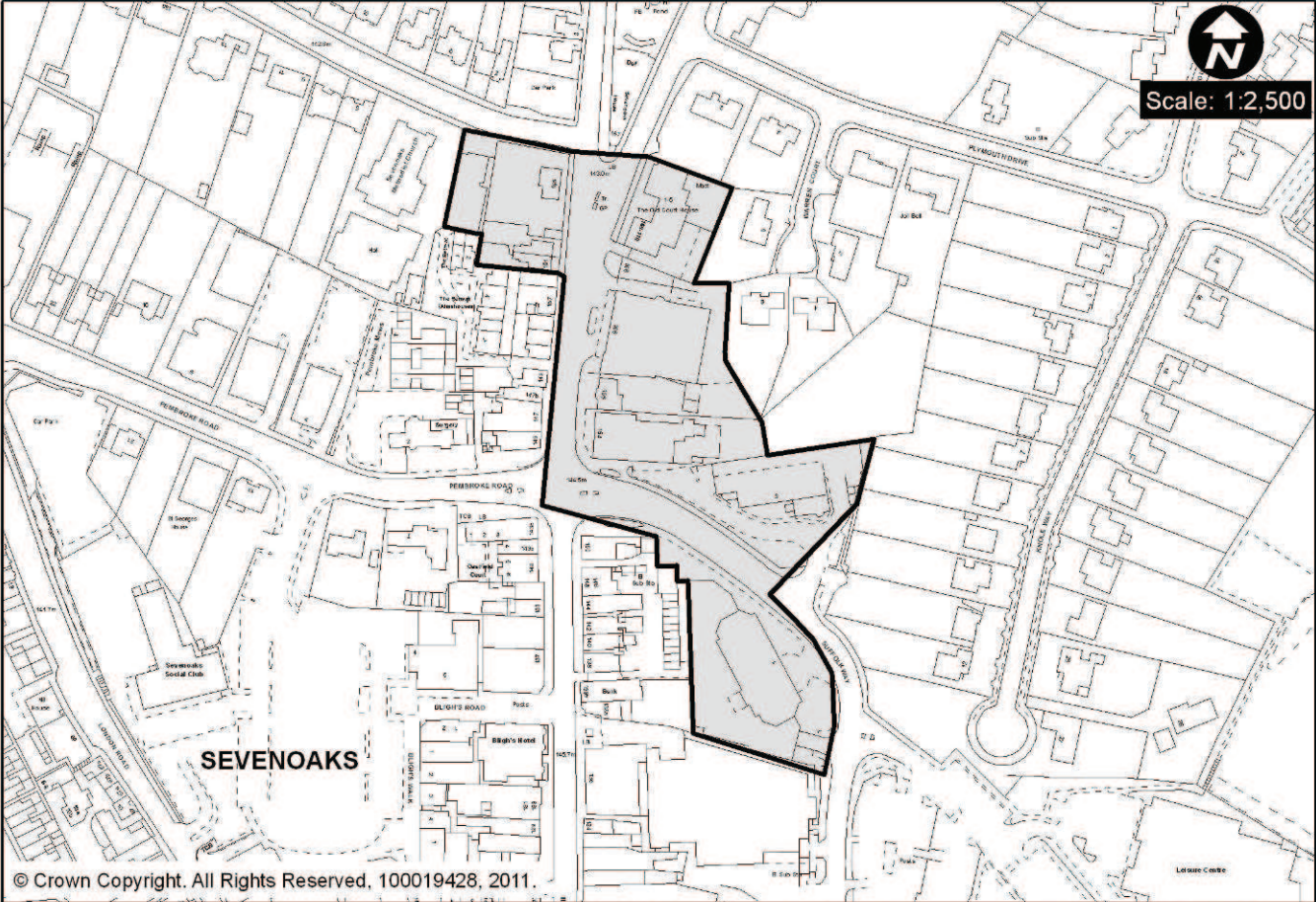


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EMP1(e) Hardy's Yard, Riverhead (1.3ha)

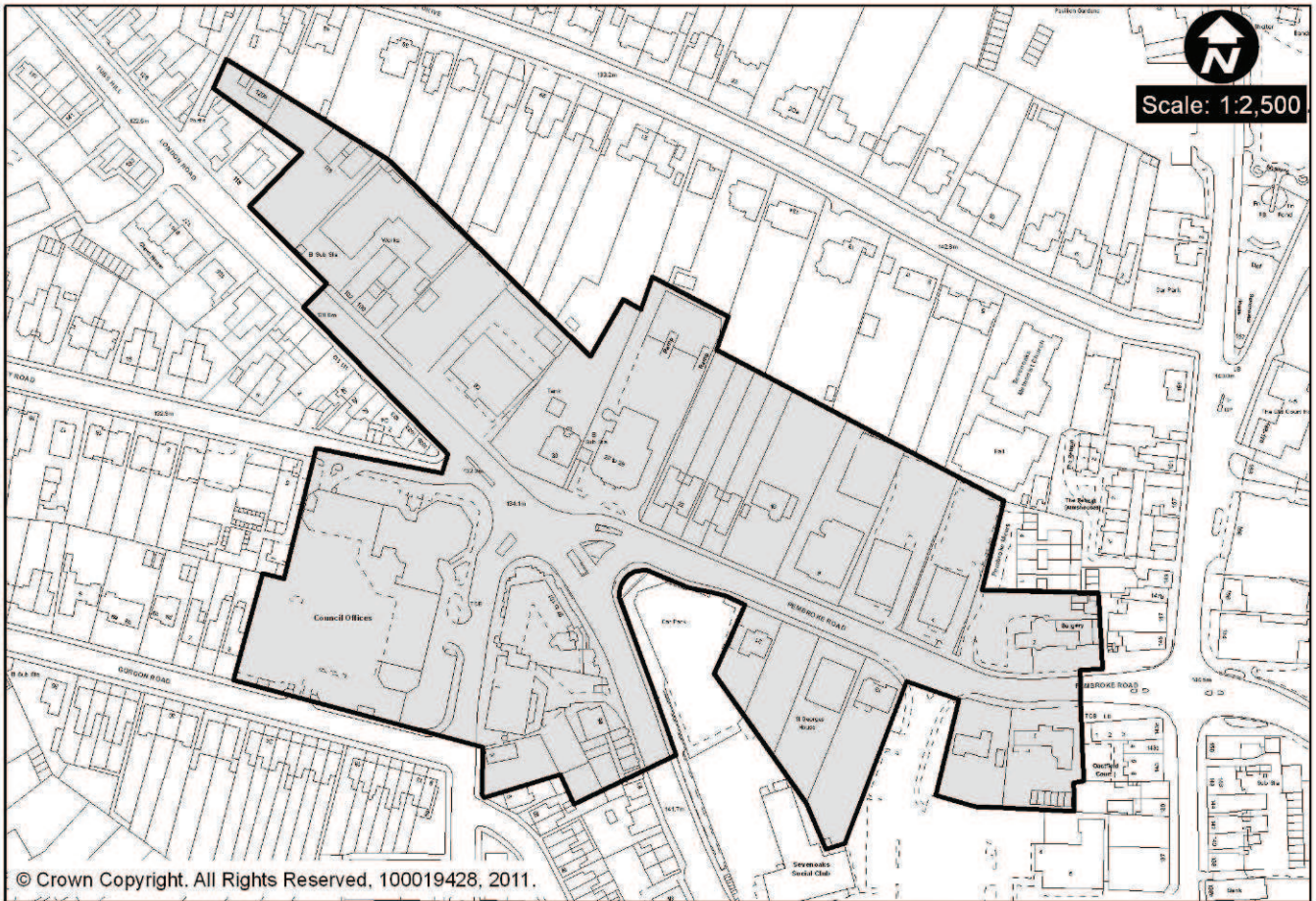


EMP1(f) High Street, Sevenoaks (1.5ha)

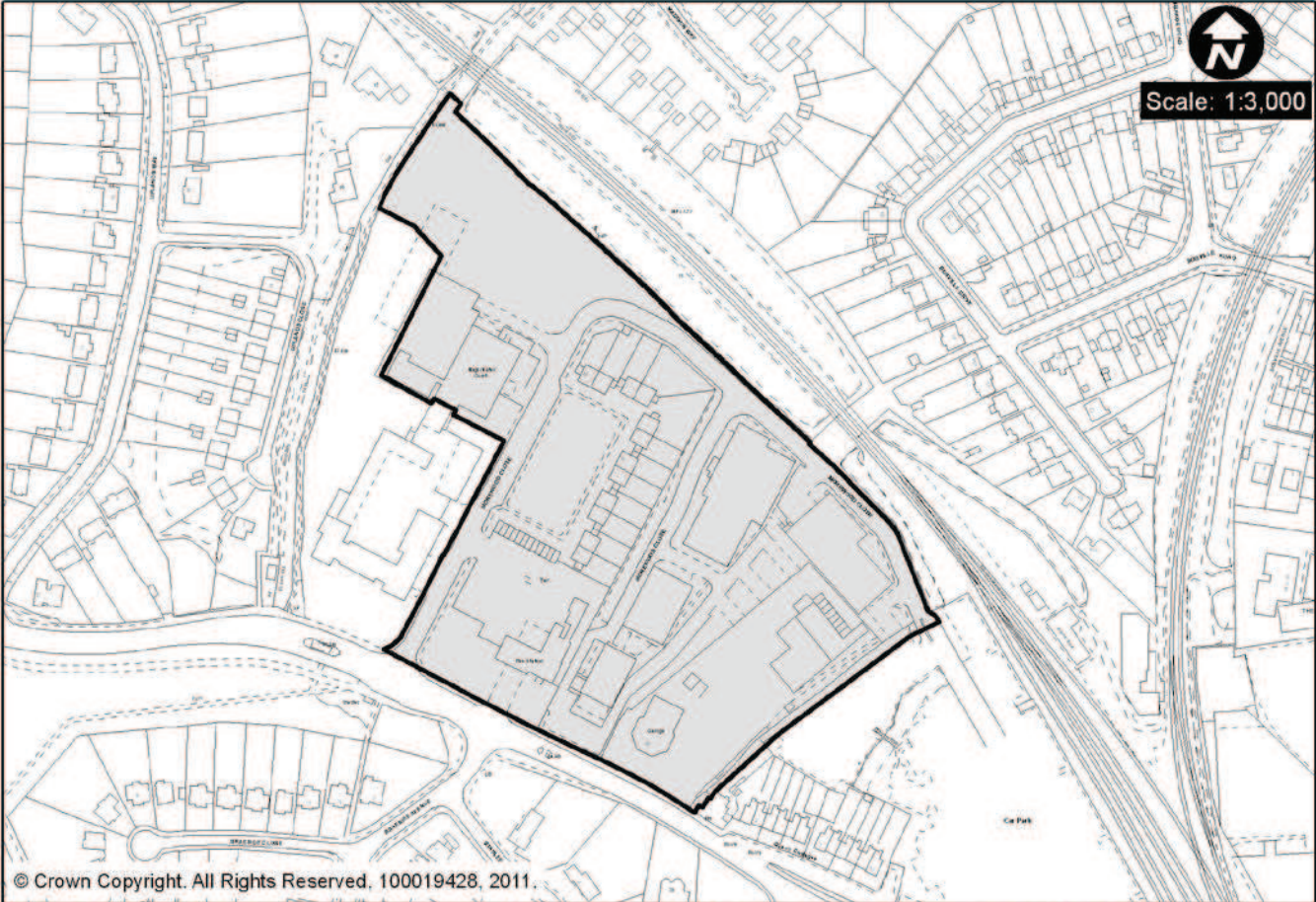


Agenda Item 6

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

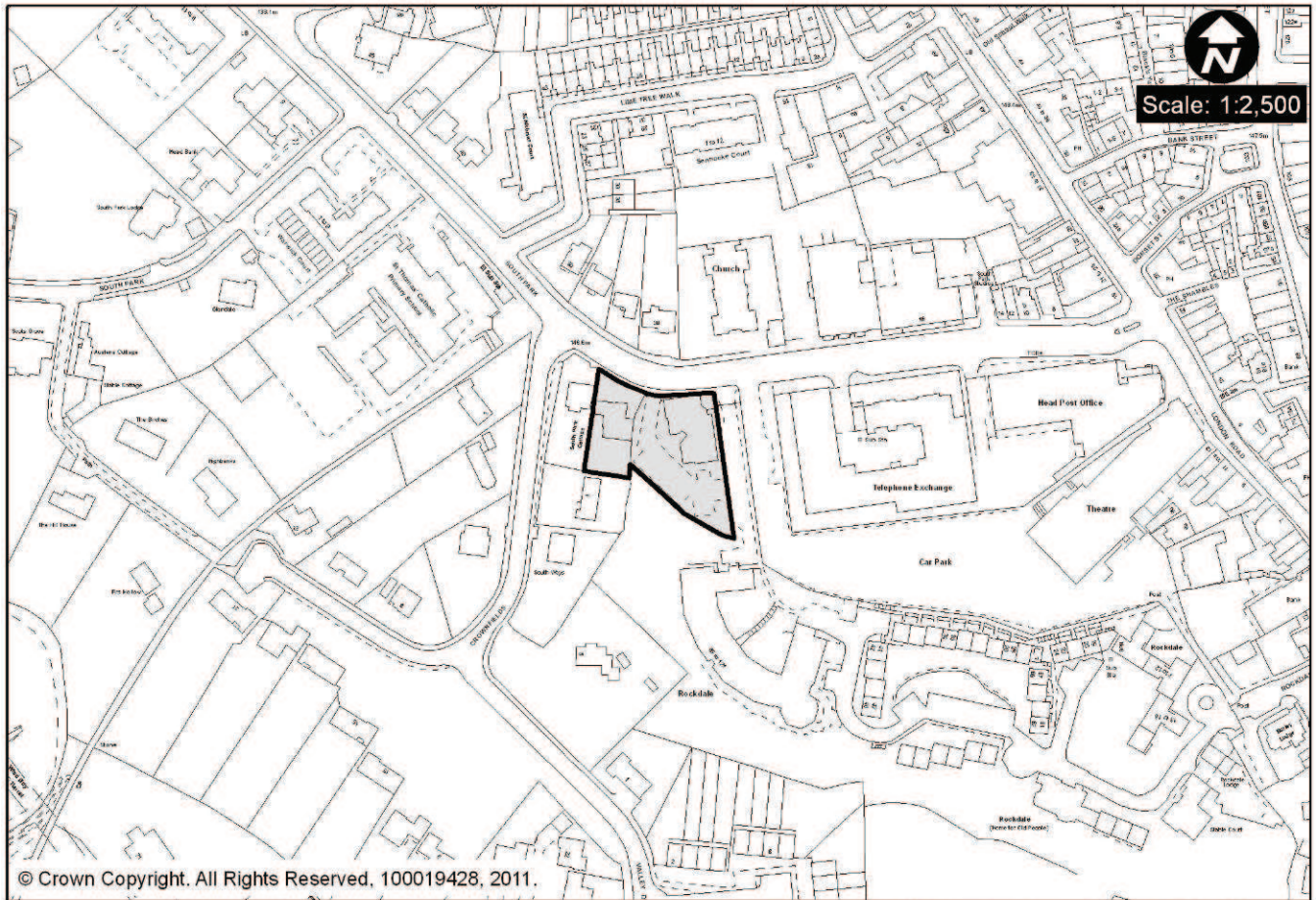


EMP1(h) Morewood Close (outside housing area), Sevenoaks (3.7ha)

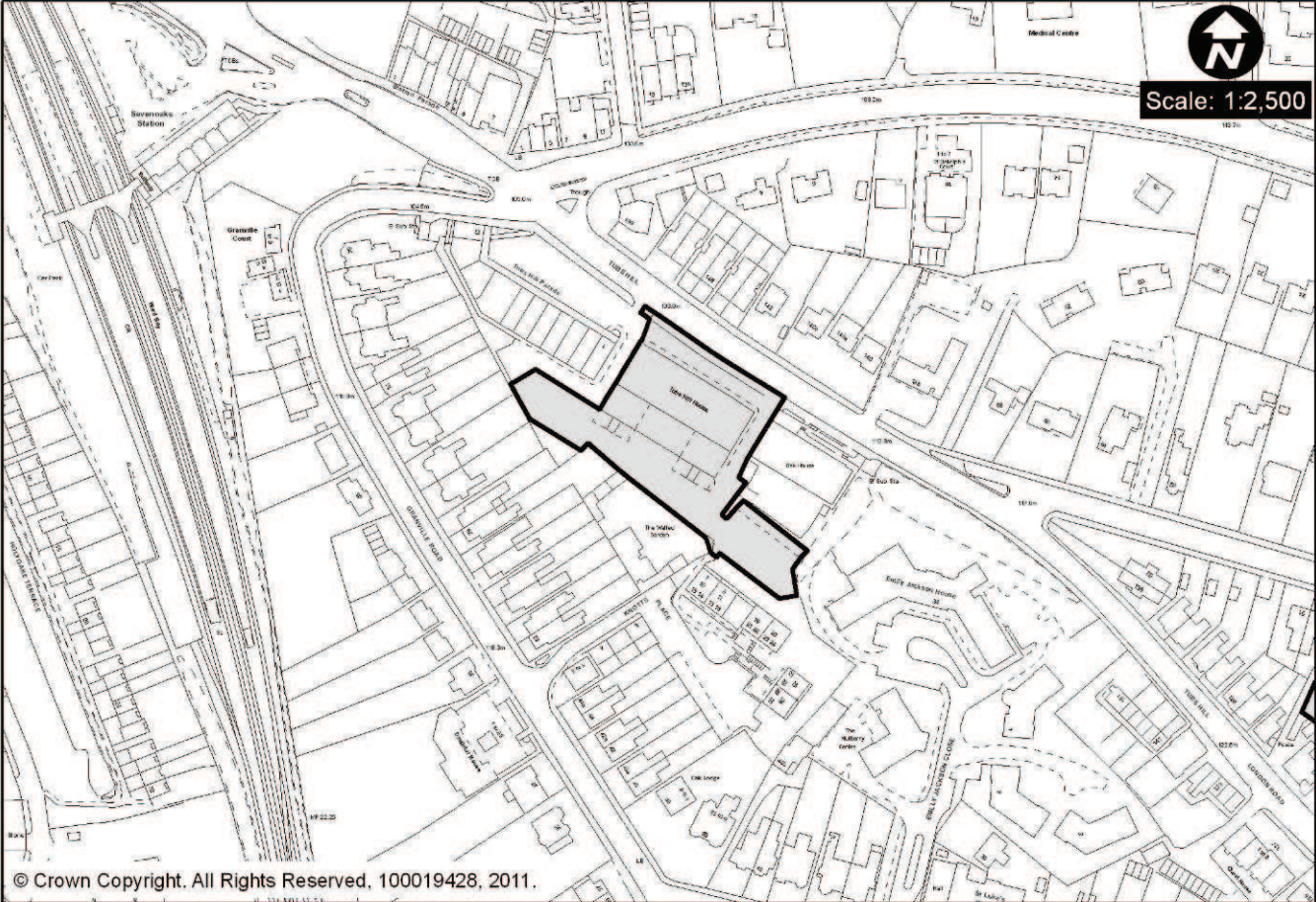


Agenda Item 6

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

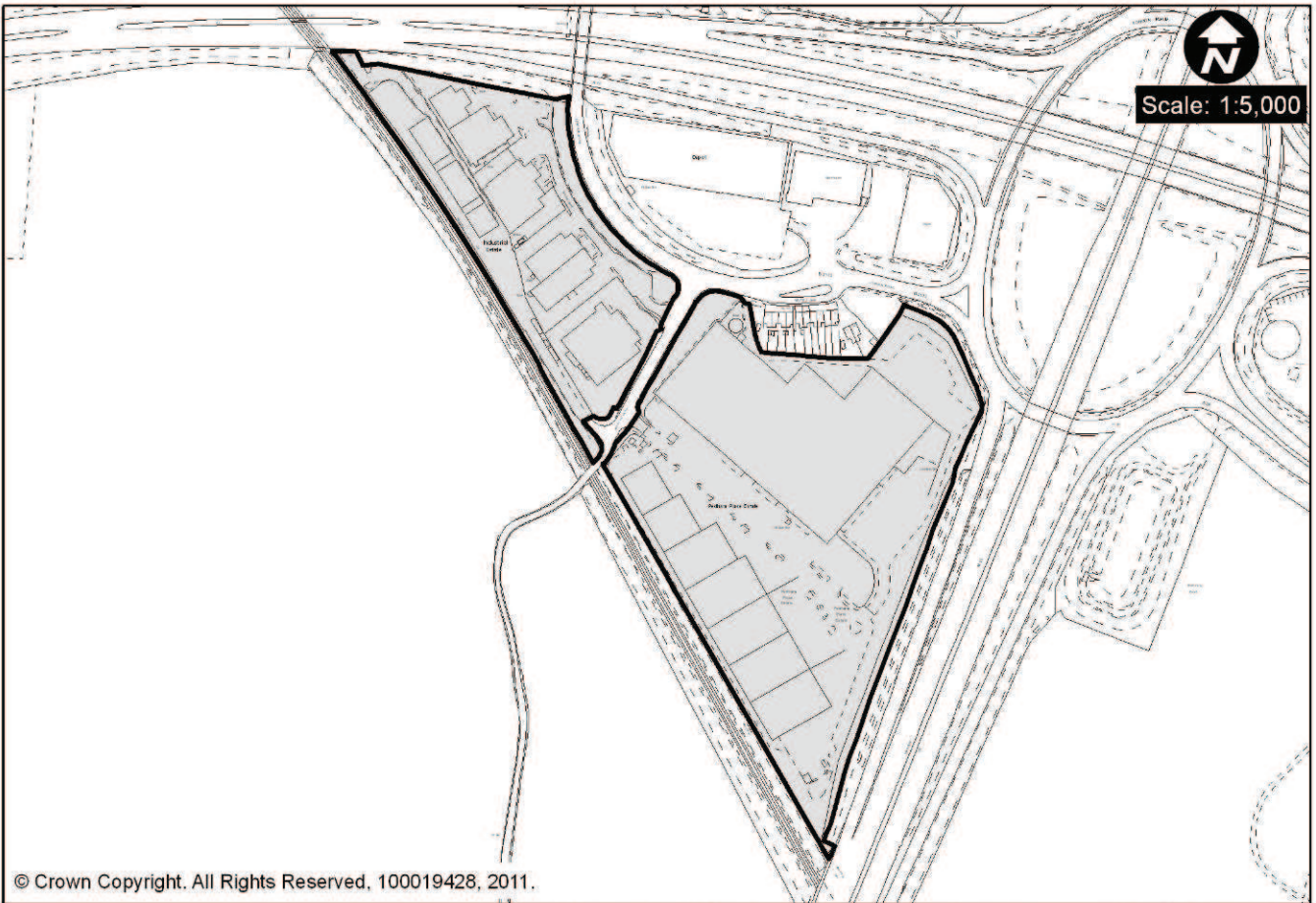


EMP1(j) Tubs Hill House, Tubs Hill, Sevenoaks (0.4ha)

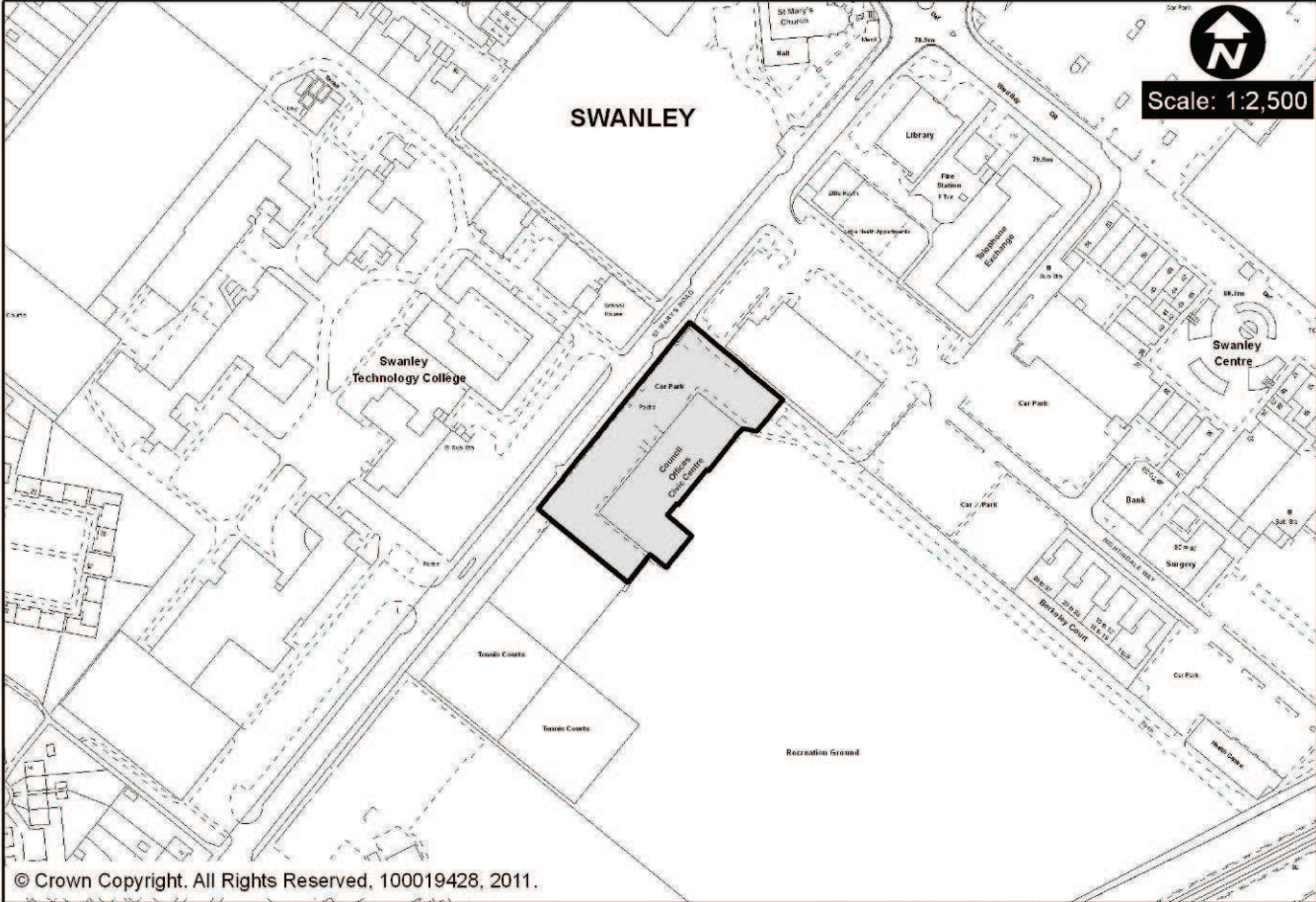


Agenda Item 6

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

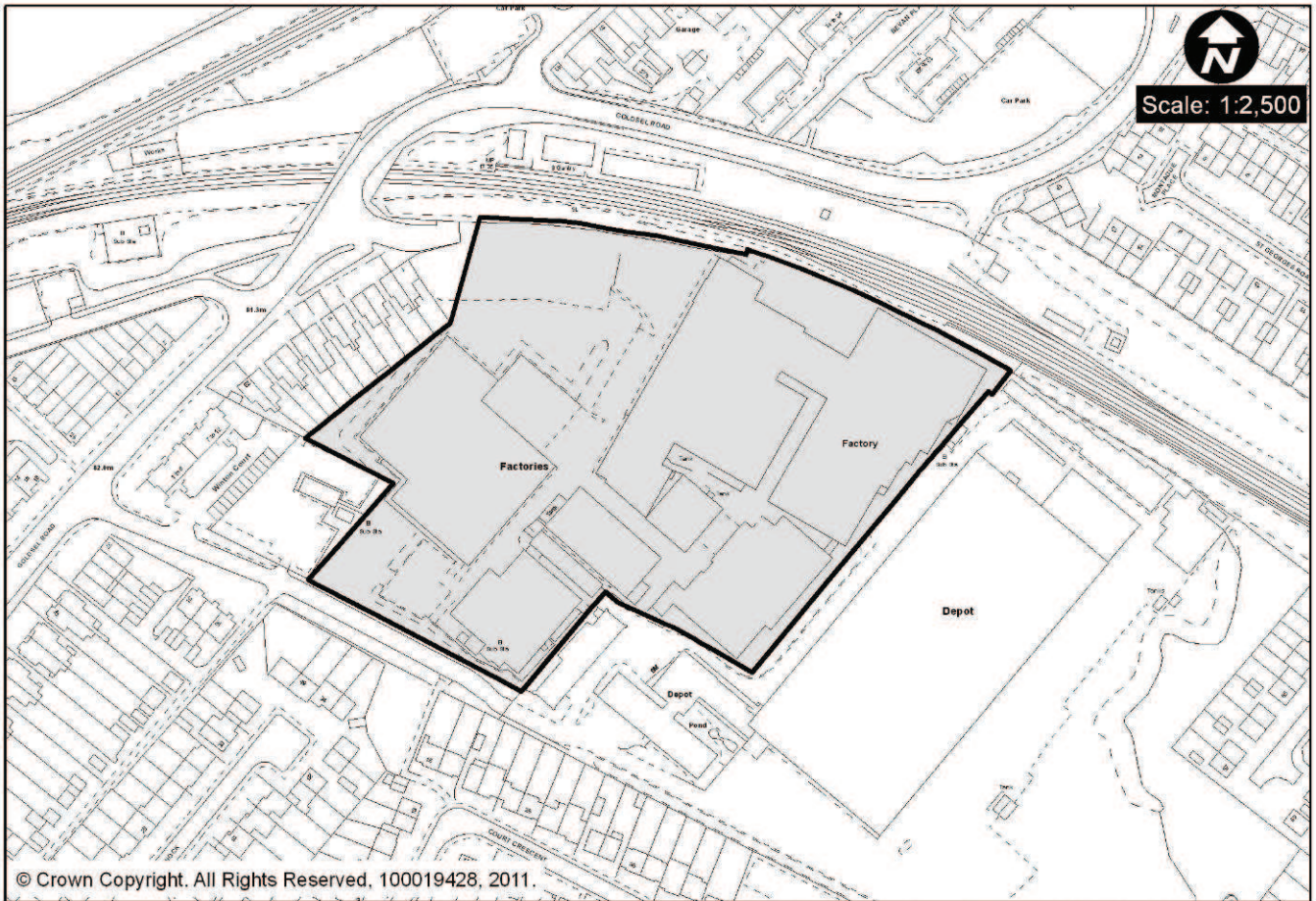


EMP1(I)Swanley Town Council Offices, Swanley (0.4ha)

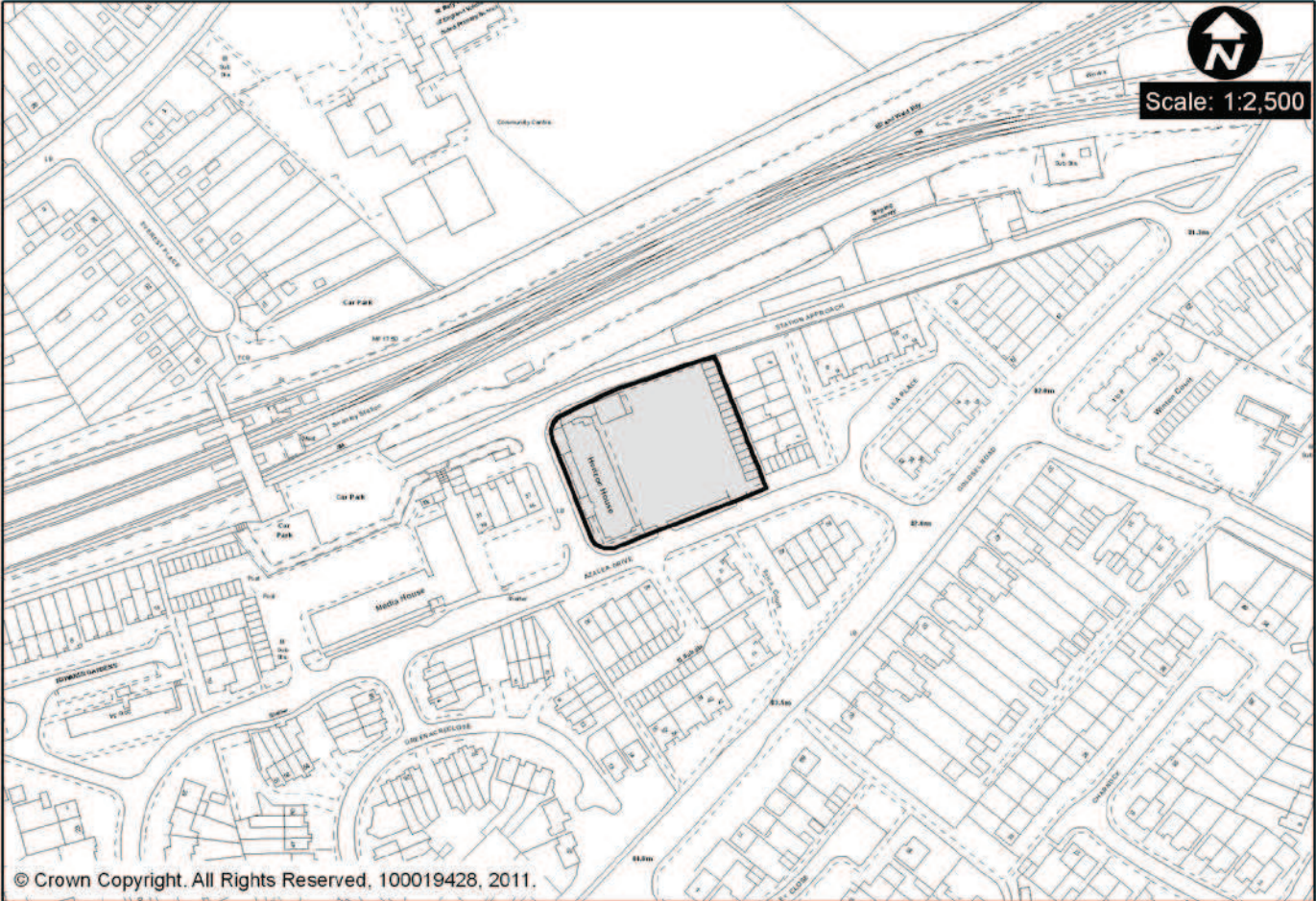


Agenda Item 6

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

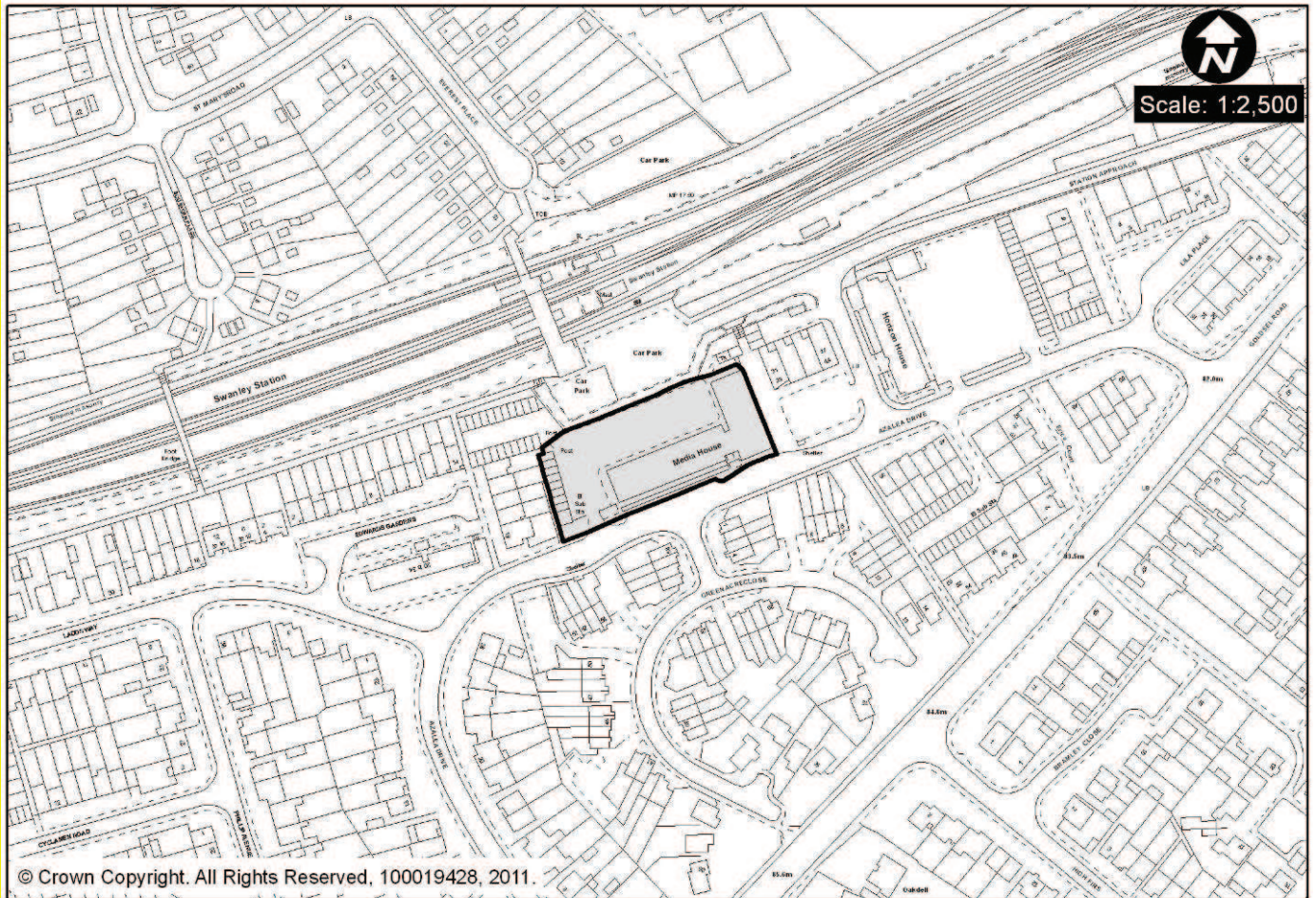


EMP1(n) Horizon House, Swanley (0.3ha)

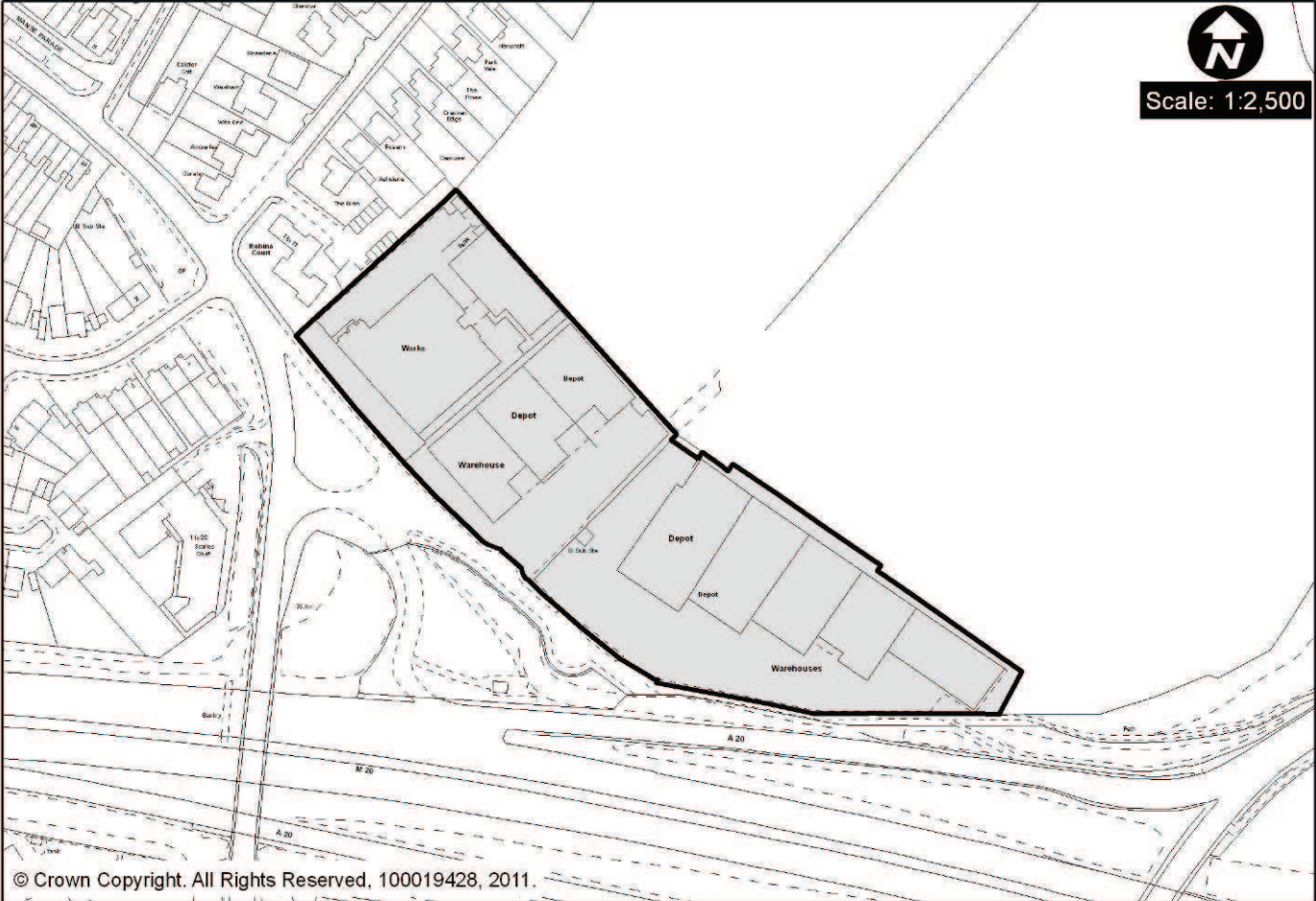


Agenda Item 6

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

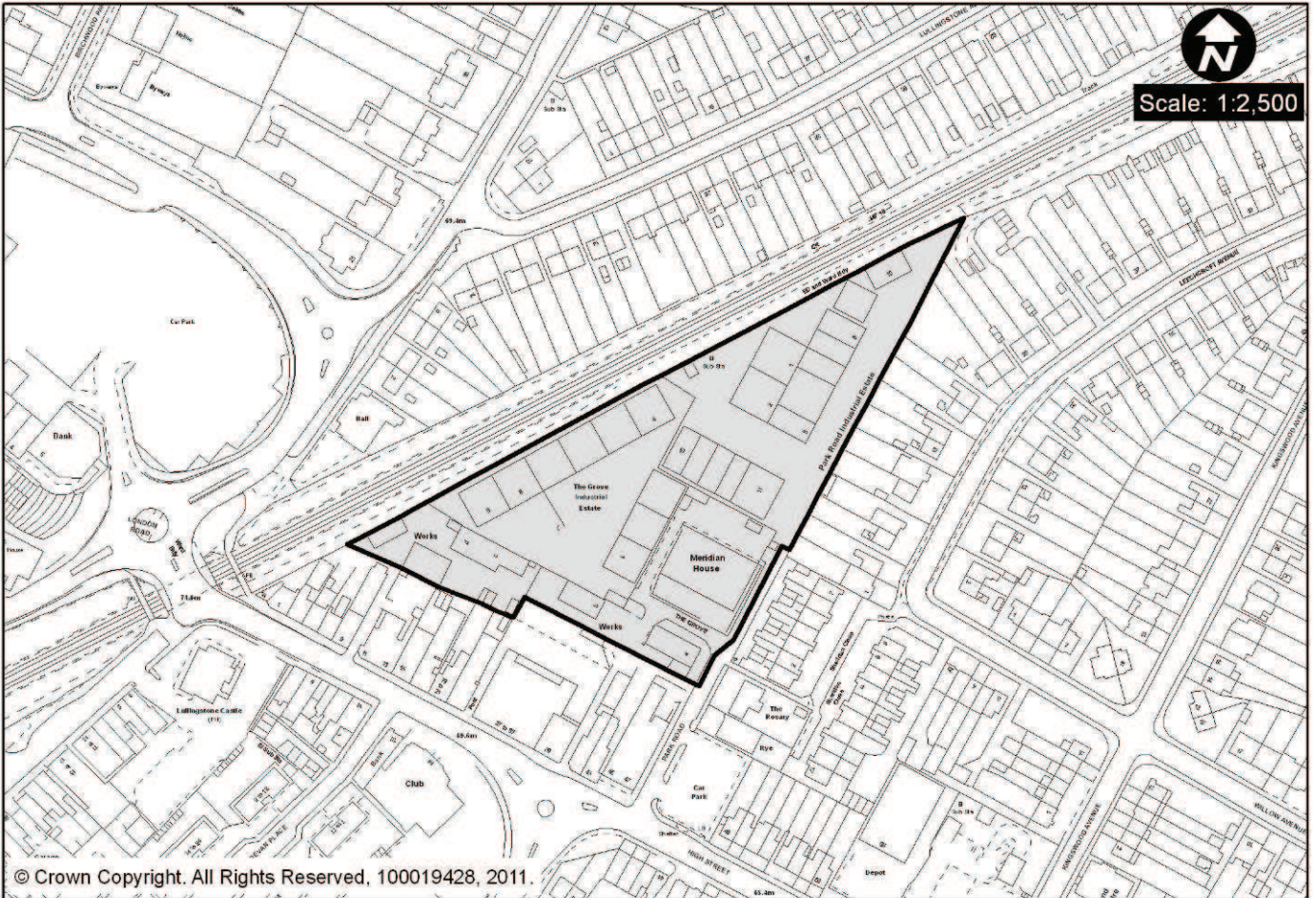


EMP1 (p) Moreton Industrial Estate, Swanley (1.8ha)

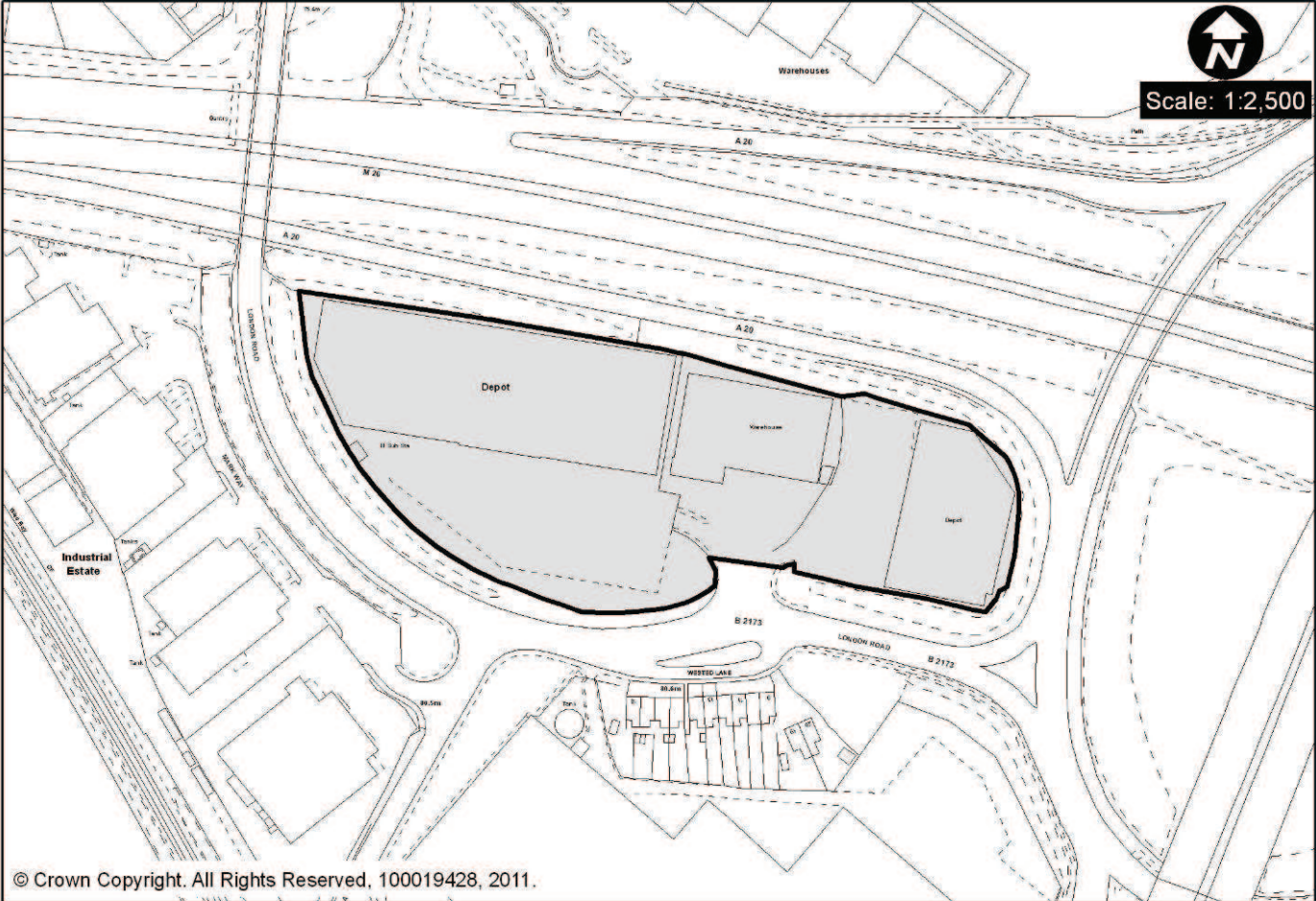


Agenda Item 6

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

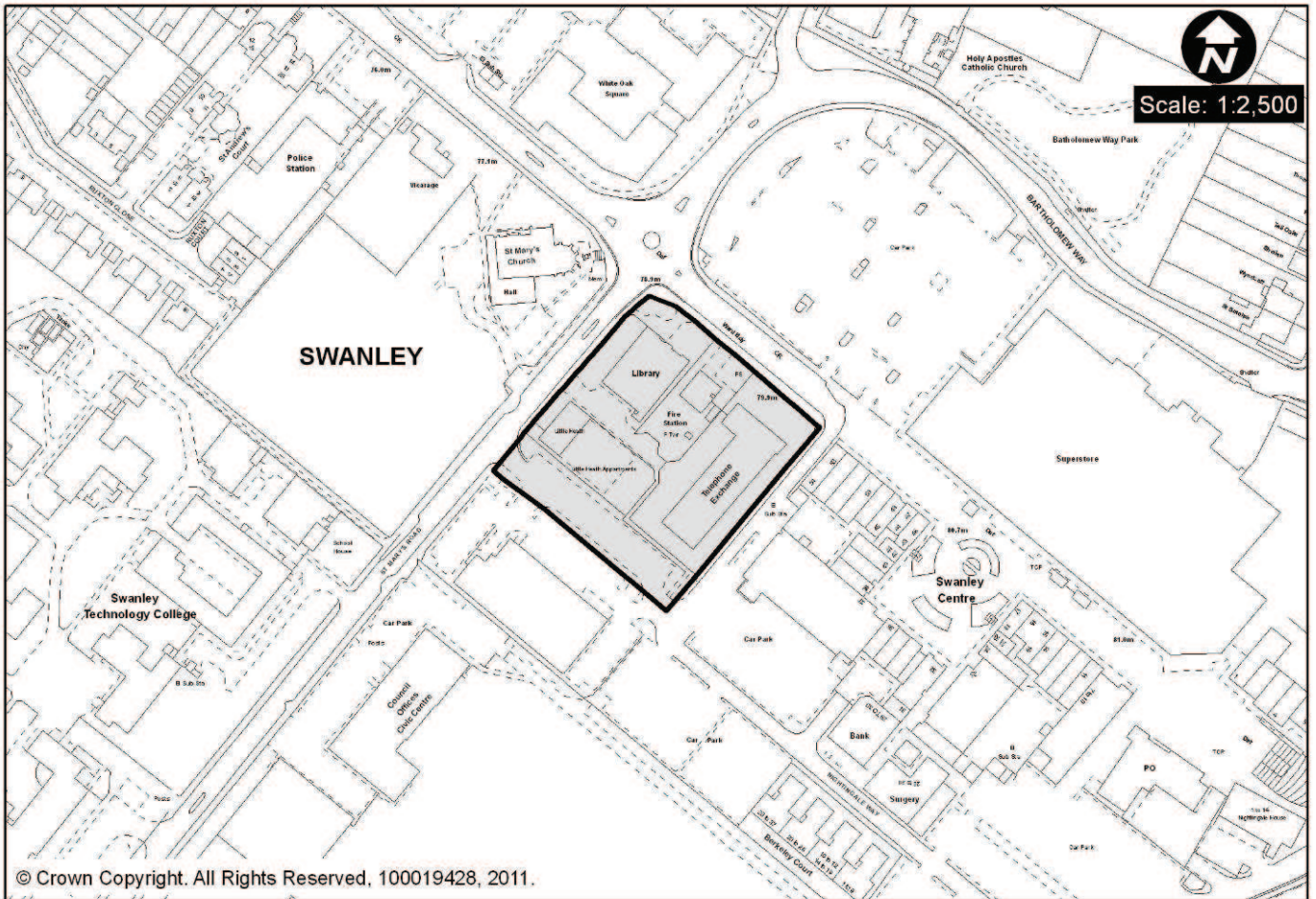


EMP1 (r) Southern Cross Industrial Estate, Swanley (1.9ha)

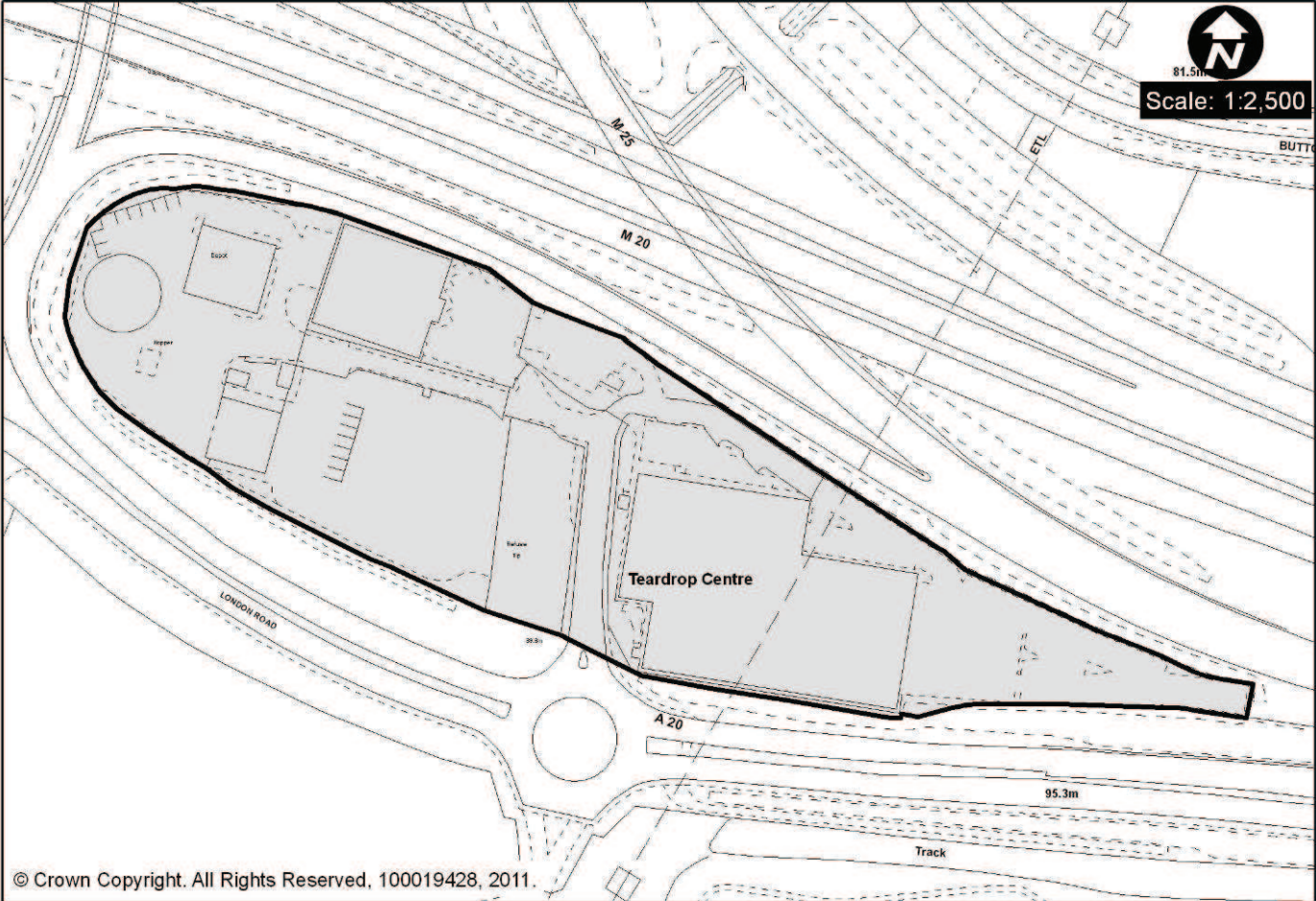


Agenda Item 6

EMP1 (s) Swanley Library and Information Centre, Swanley (0.7ha)

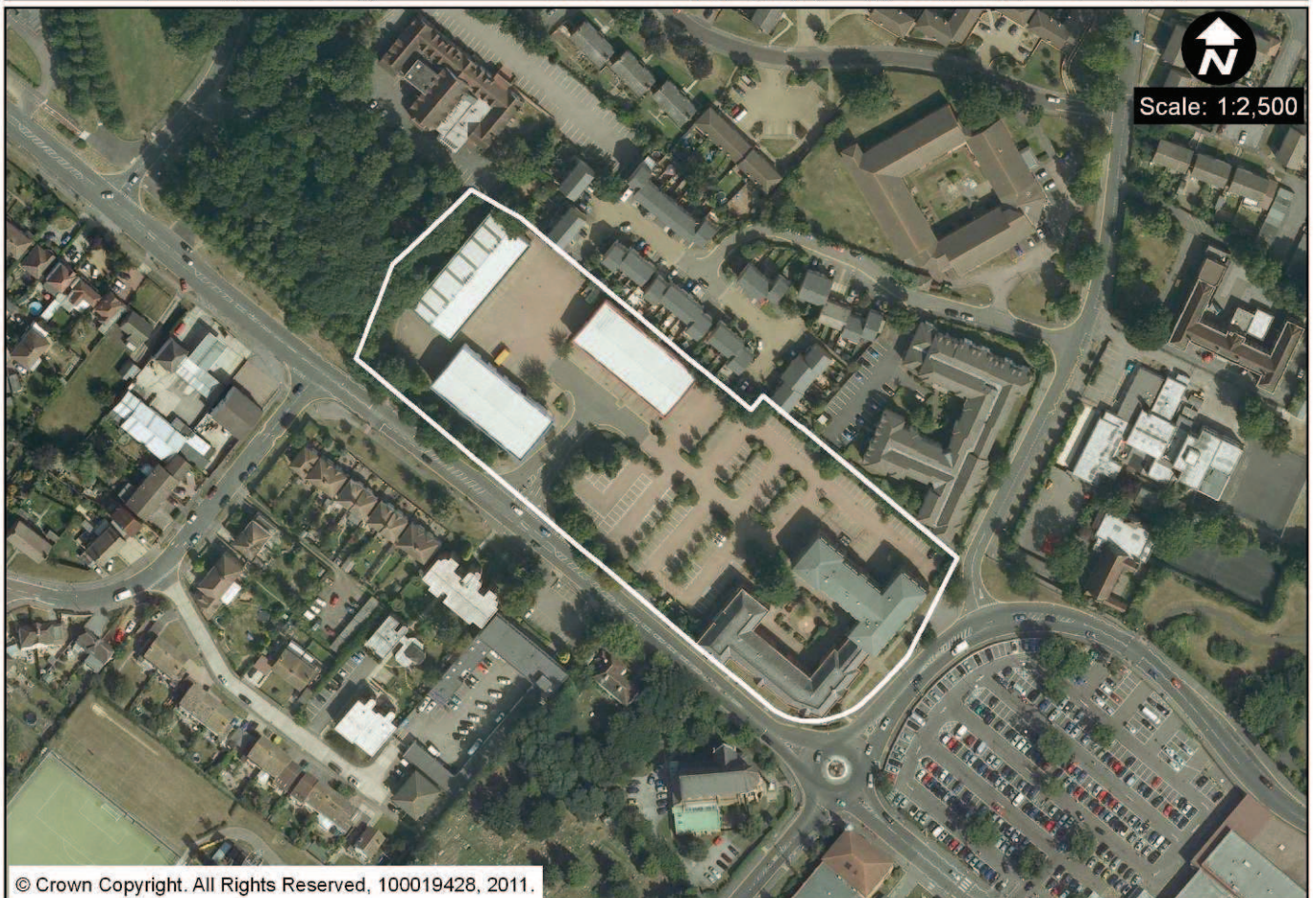
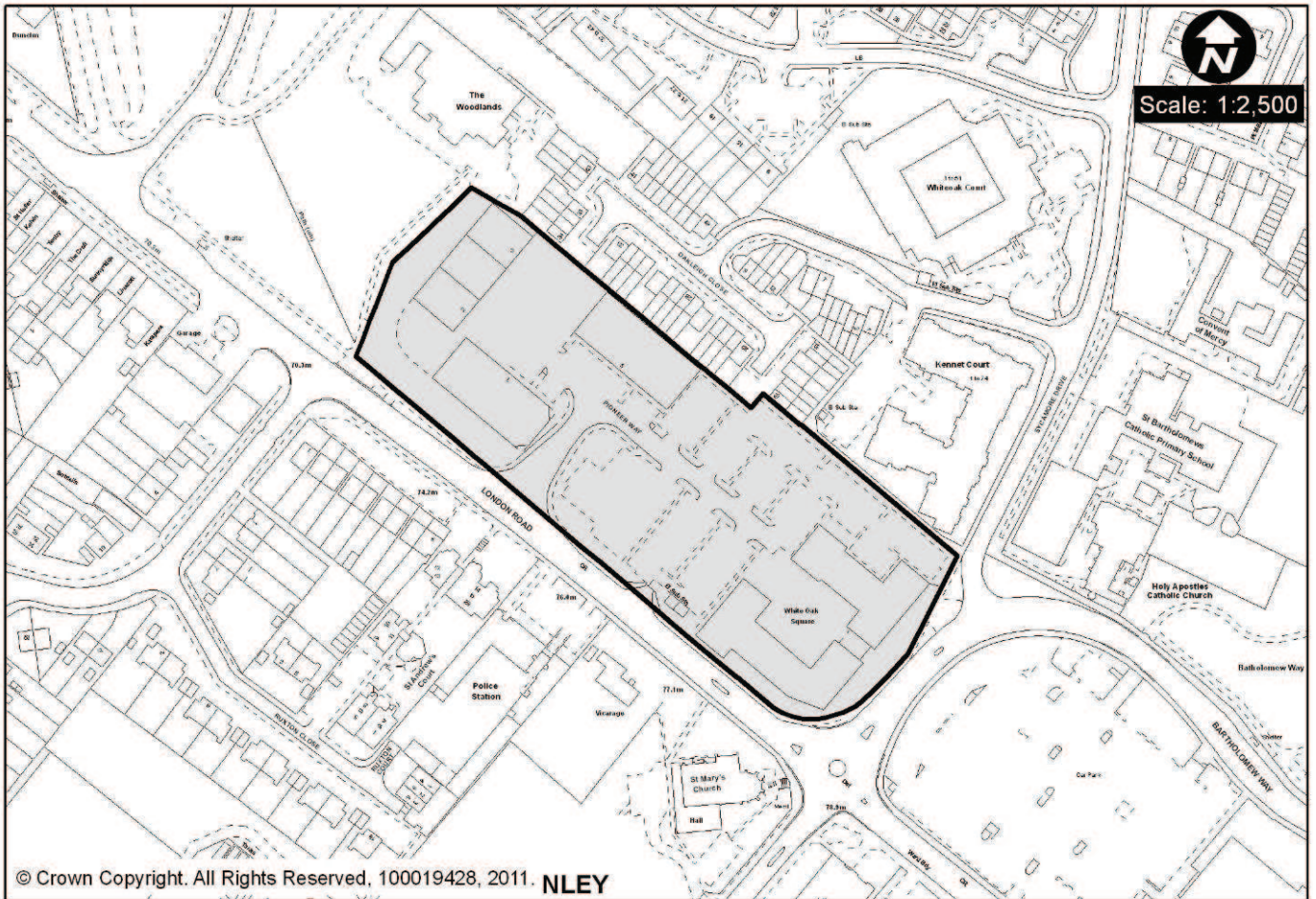


EMP1(t)Teardrop Industrial Estate, Swanley (3.4ha)

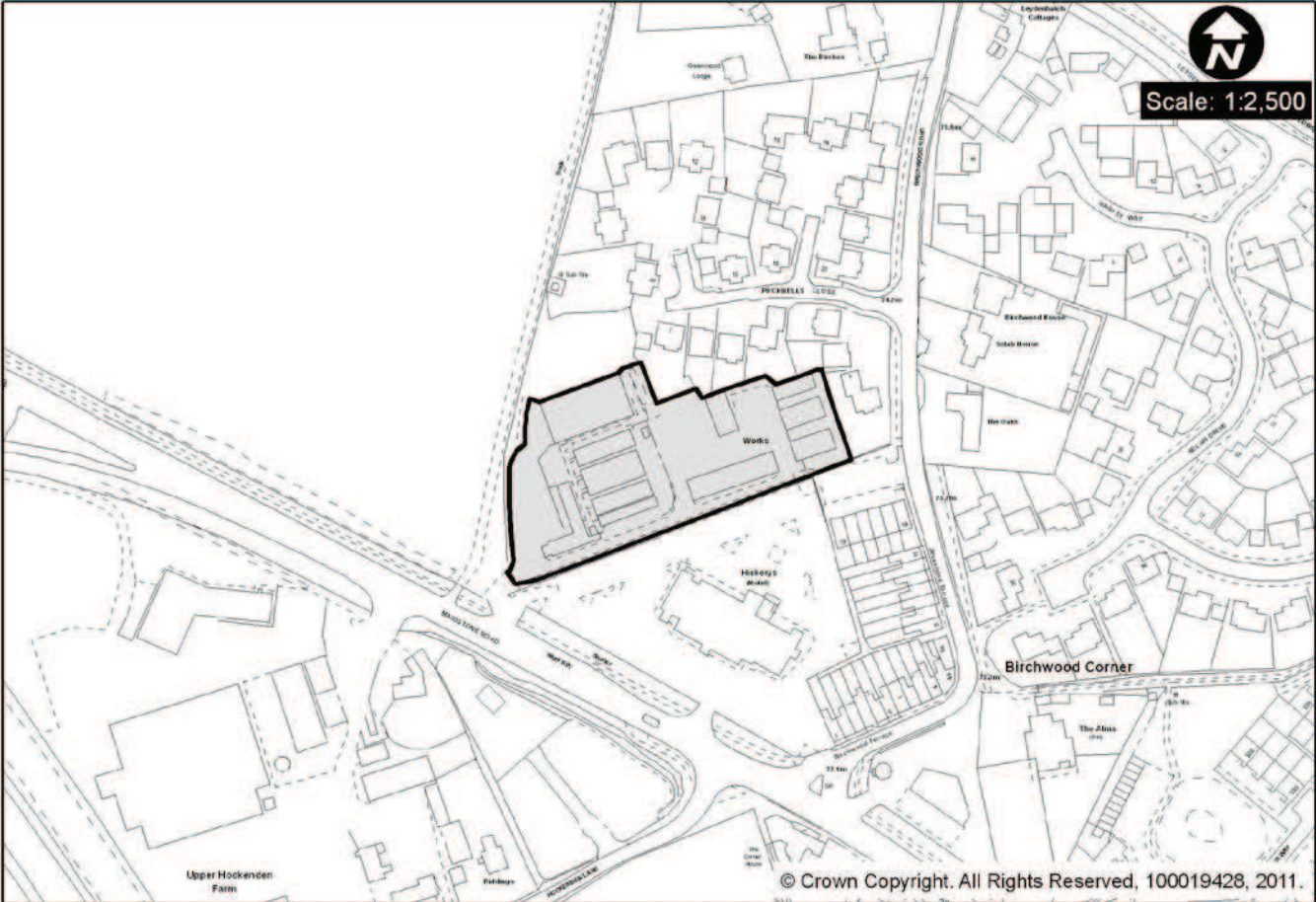


Agenda Item 6

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

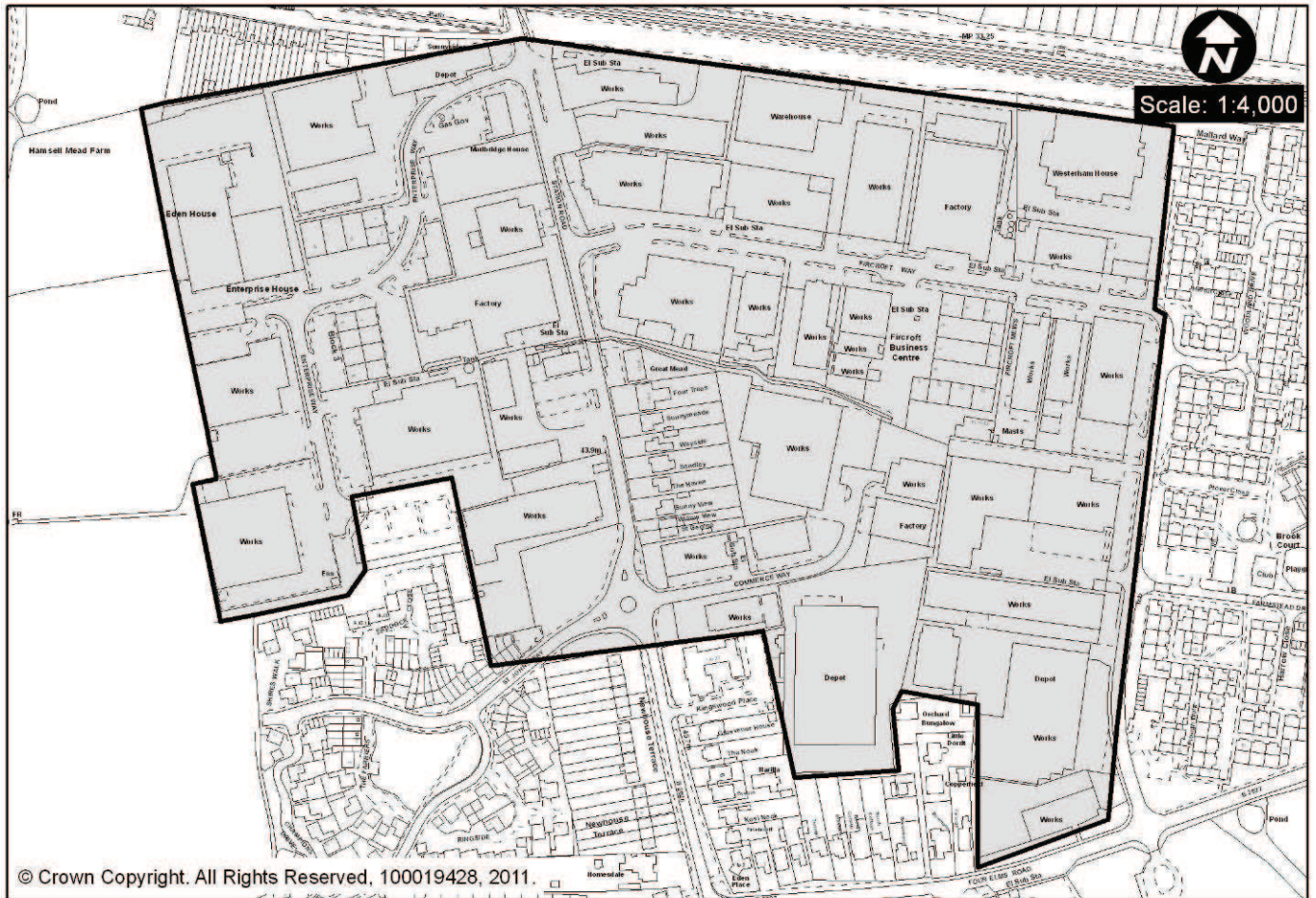


EMP1(v) Trading centre to rear of Premier Inn, Swanley (0.58ha)

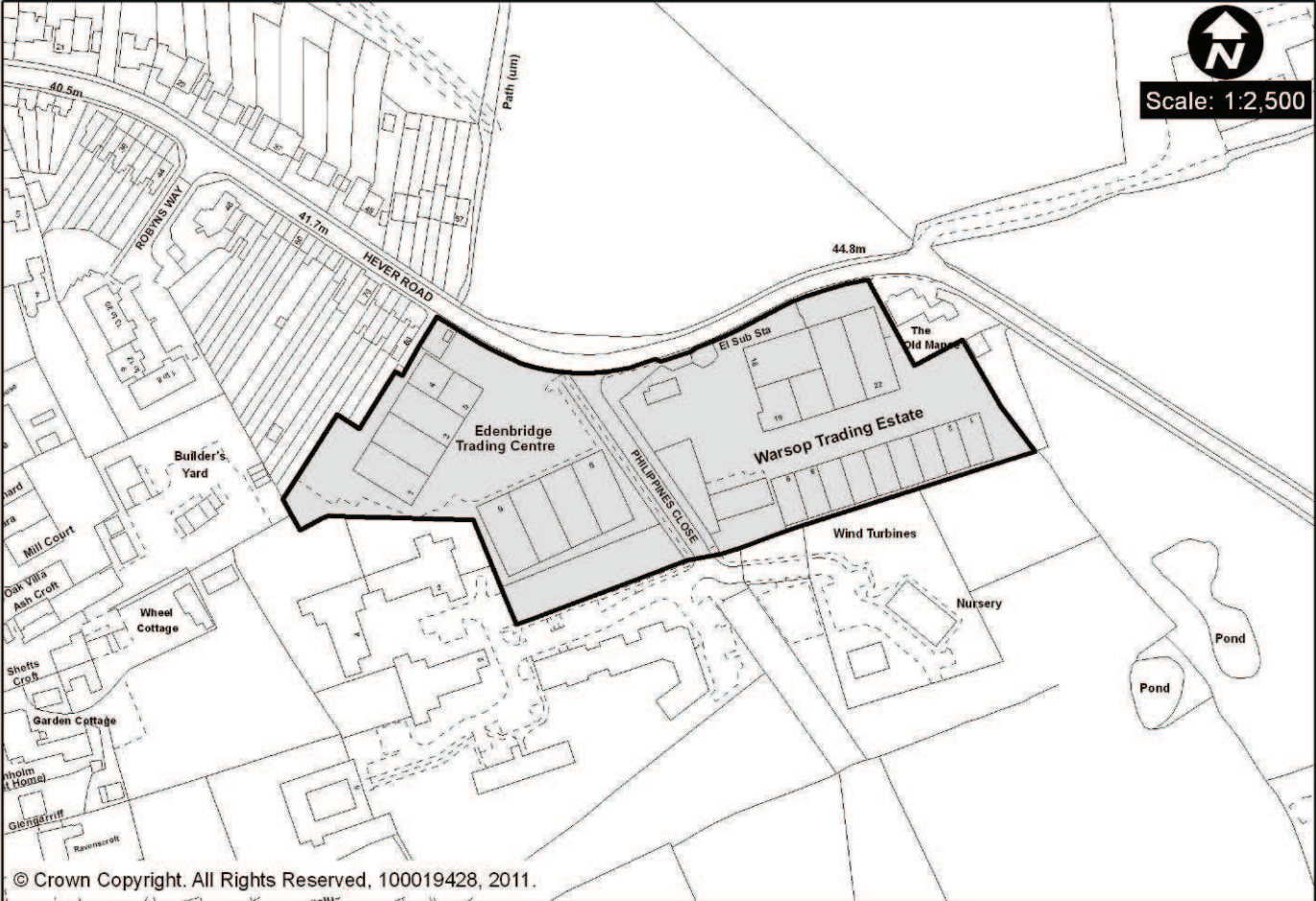


Agenda Item 6

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

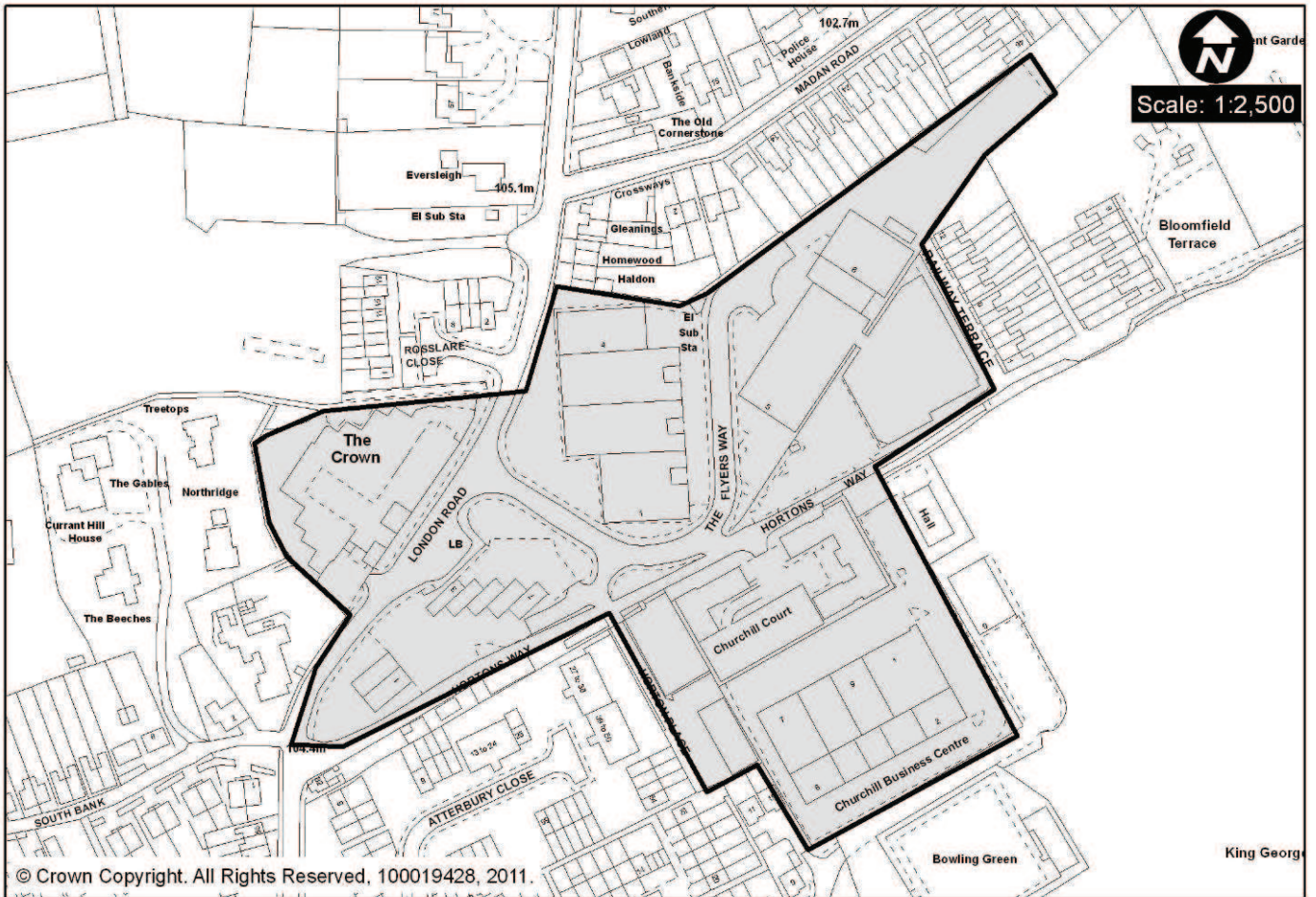


EMP1(x) Edenbridge Trading Centre/Warsop Trading Centre (1.6ha)

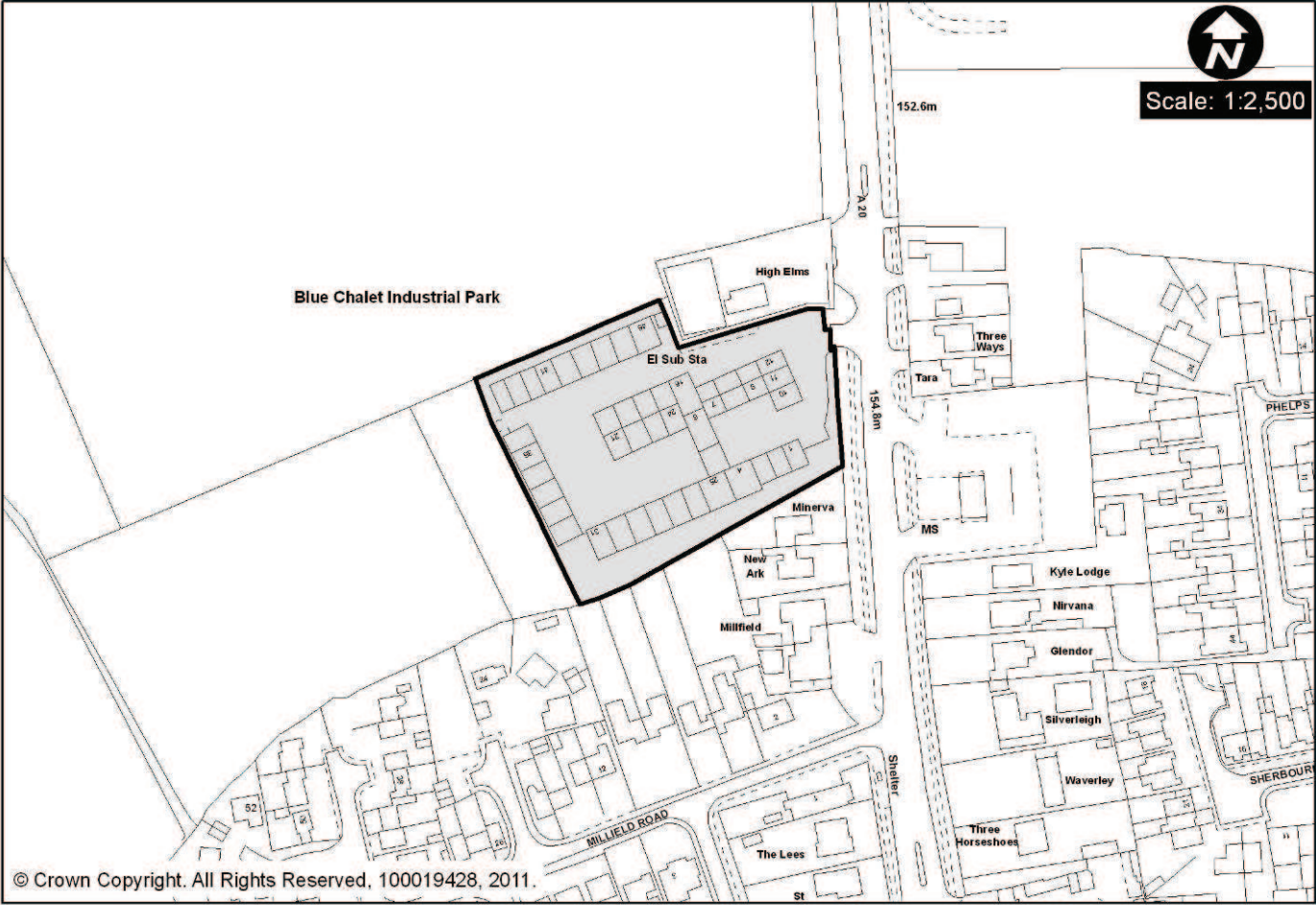


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EMP1(y) Westerham Trading Centre, Westerham (3.7ha)

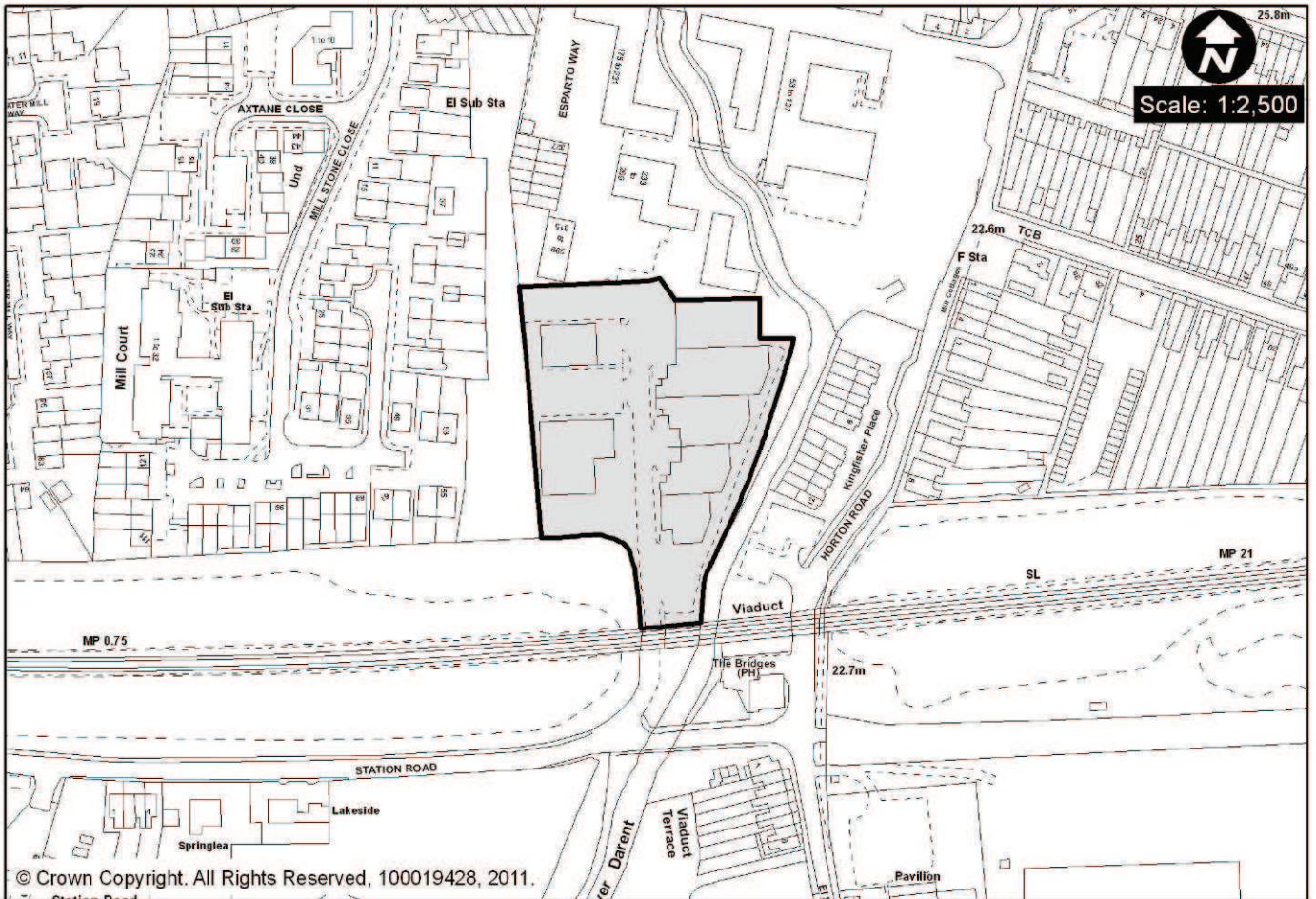


EMP1 (z)Blue Chalet Industrial Park, West Kingsdown (0.9ha)

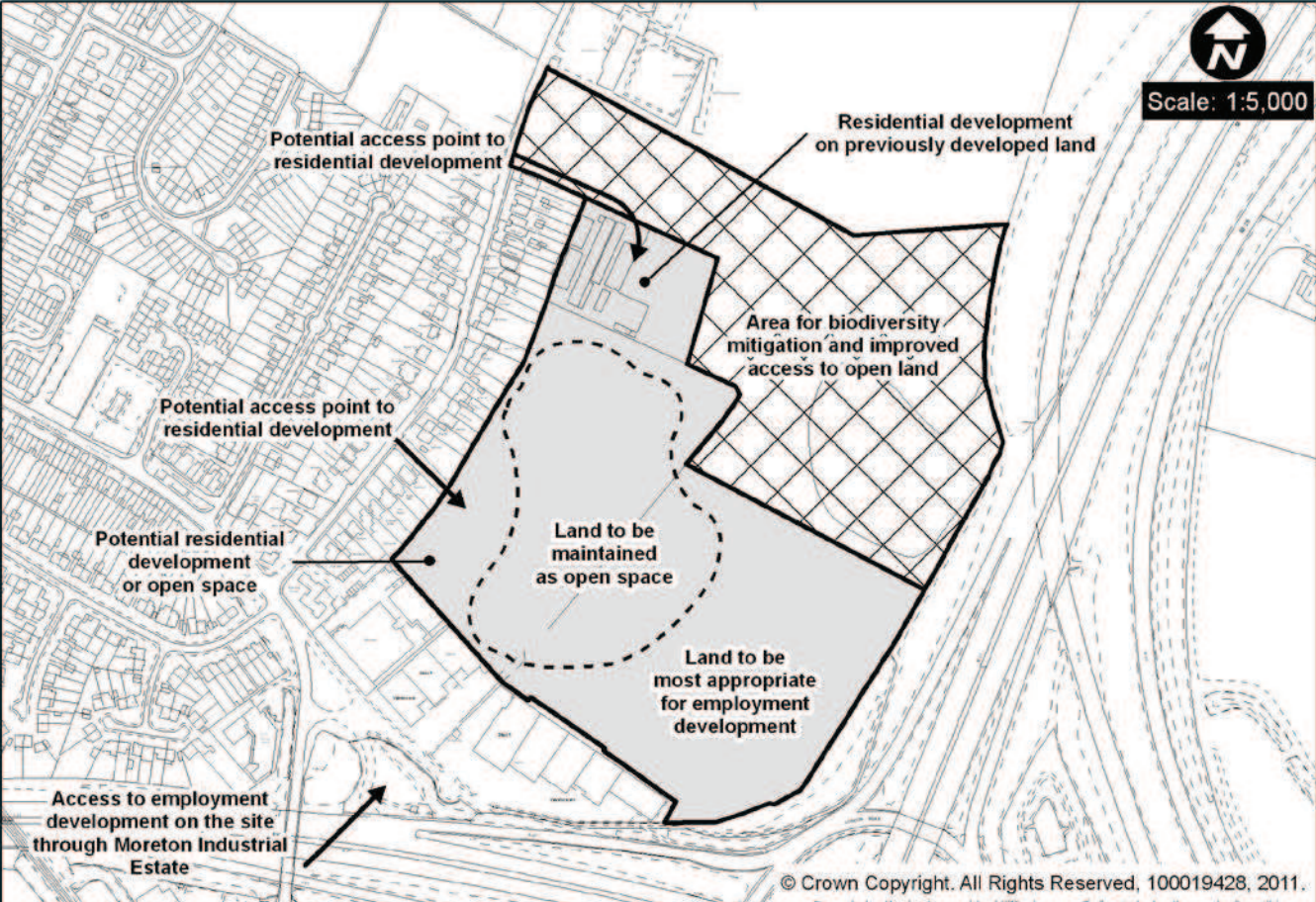


Agenda Item 6

EMP1 (zz) Horton Kirby Trading Estate, South Darent (0.8ha)



EMP2 - Land at Broom Hill, Swanley



Agenda Item 6

Site Address:	Land at Broom Hill, Swanley	Settlement:	Swanley
Ward:	Swanley Christchurch and Swanley Village	Proposed Allocation:	Mixed Use
Current use:	Green Field		
<p>Development Guidance:</p> <ul style="list-style-type: none"> • The site is a retained employment allocation from the Local Plan but this proposal responds to the conclusions of the Employment Land Review and the recommendations of the Inspector’s Report of the Core Strategy Examination on the amount of land that is required for employment development (4.1ha); • The existing employment site (Moreton Industrial Estate) is subject to a separate allocation; • The remainder of the site is acceptable for open space and residential development. The balance between these two uses is to be determined through the planning application process, having regard to, amongst other things, the impact on habitats and the local road network. <p>The Council propose that, subject to confirmation through a Transport Assessment that the transport impacts of development will be acceptable, a comprehensively planned development at Broom Hill should include:</p> <ul style="list-style-type: none"> • 4.1ha of employment land • At least 2ha of open space • Approximately 30 dwellings. <p>The Council will give priority to the development of the employment land, in accordance with the Core Strategy.</p> <p>The proposed layout and design of development, including the type of open space, should take account of the noise and air quality constraints that exist on the site and in the immediate surroundings, be sensitive to the existing topography and green infrastructure features of the site and its surroundings and be sensitive to the amenity of nearby properties. These factors suggest employment development to the east of the site, open space provision on the ridge and steep slopes at the centre of the site and residential development, sensitive to neighbouring properties, to the north (on the previously developed land) and possibly the south-west of the site.</p> <p>Access to employment development on the site will be provided through Moreton Industrial Estate to the south. Subject to consideration of highway impacts and amenity considerations, access to any residential development on the site may be acceptable from Beechenlea Lane.</p> <p>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. Access to the open space within the Broom Hill site and its surroundings (including the land to the north) should be improved by enhancing the Public Right of Way network.</p> <p>Delivery – The Council will prepare a revised Development Brief, in accordance with the delivery mechanisms to policy L04 in the Core Strategy.</p>			
Gross Area (Ha):	8.1	Net Area (Ha):	8.1
Housing Capacity	30 units	Source / Evidence Base:	Employment Land Review / Local Plan
Employment Allocation	4.1 ha		

Major Developed Sites

Agenda Item 6

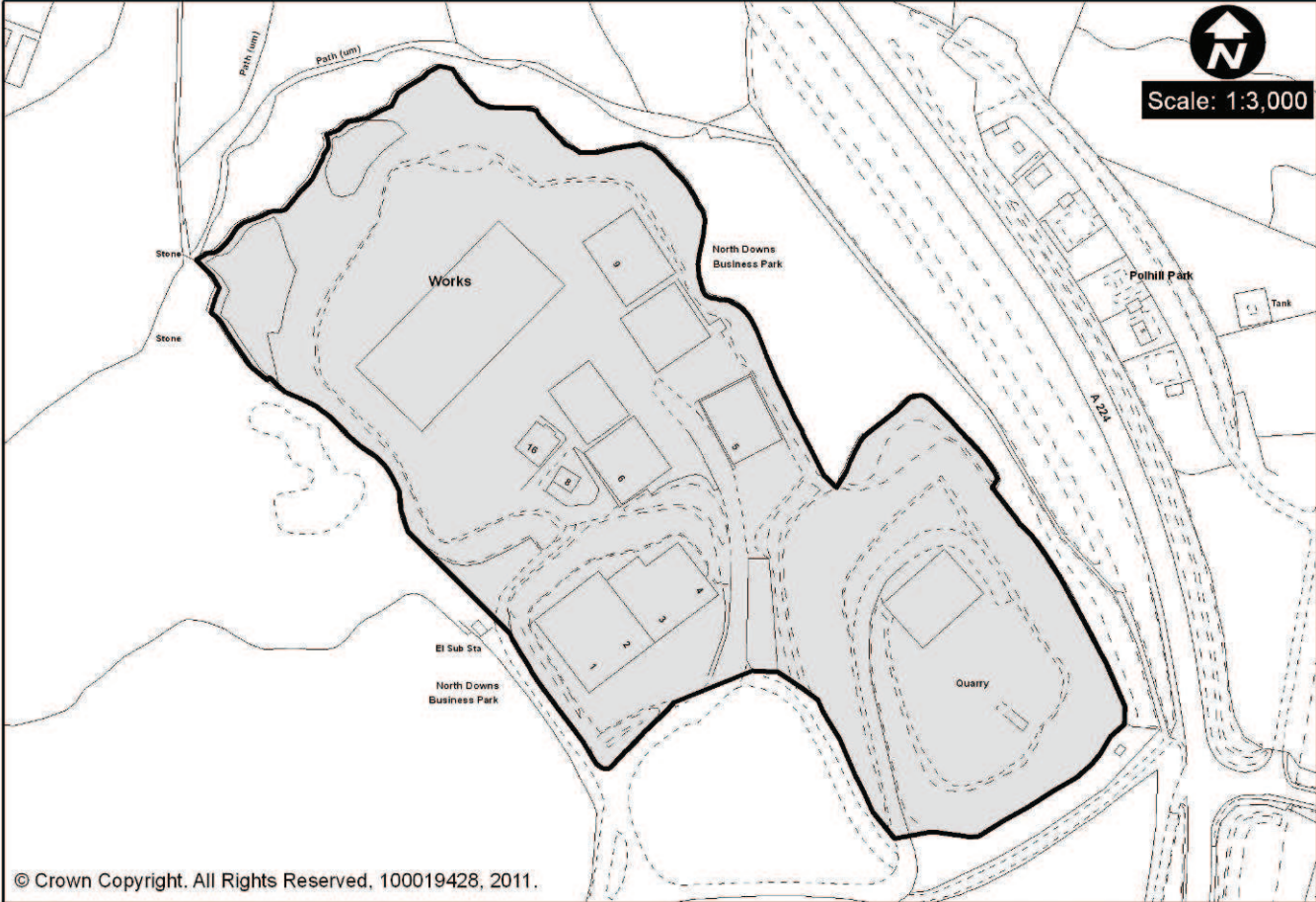
Insert text on MDS status once NPPF finalised

REF:	SETTLEMENT	SITE AREA (HA)	CURRENT USE
	Chaucer Business Park, Kemsing	4.4	Offices, warehousing & general Industry
	North Downs Business Park	6.1	Offices, warehousing & general Industry
	Fort Halstead	40.1	Defence Estates Land
H2 (g)	Powder Mills (Former GSK Site), Leigh (see Mixed Use section)	3.29	Mixed Use – Offices, Warehousing & General Industrial (vacant)

Chaucer Business Park, Kemsing (4.4ha)

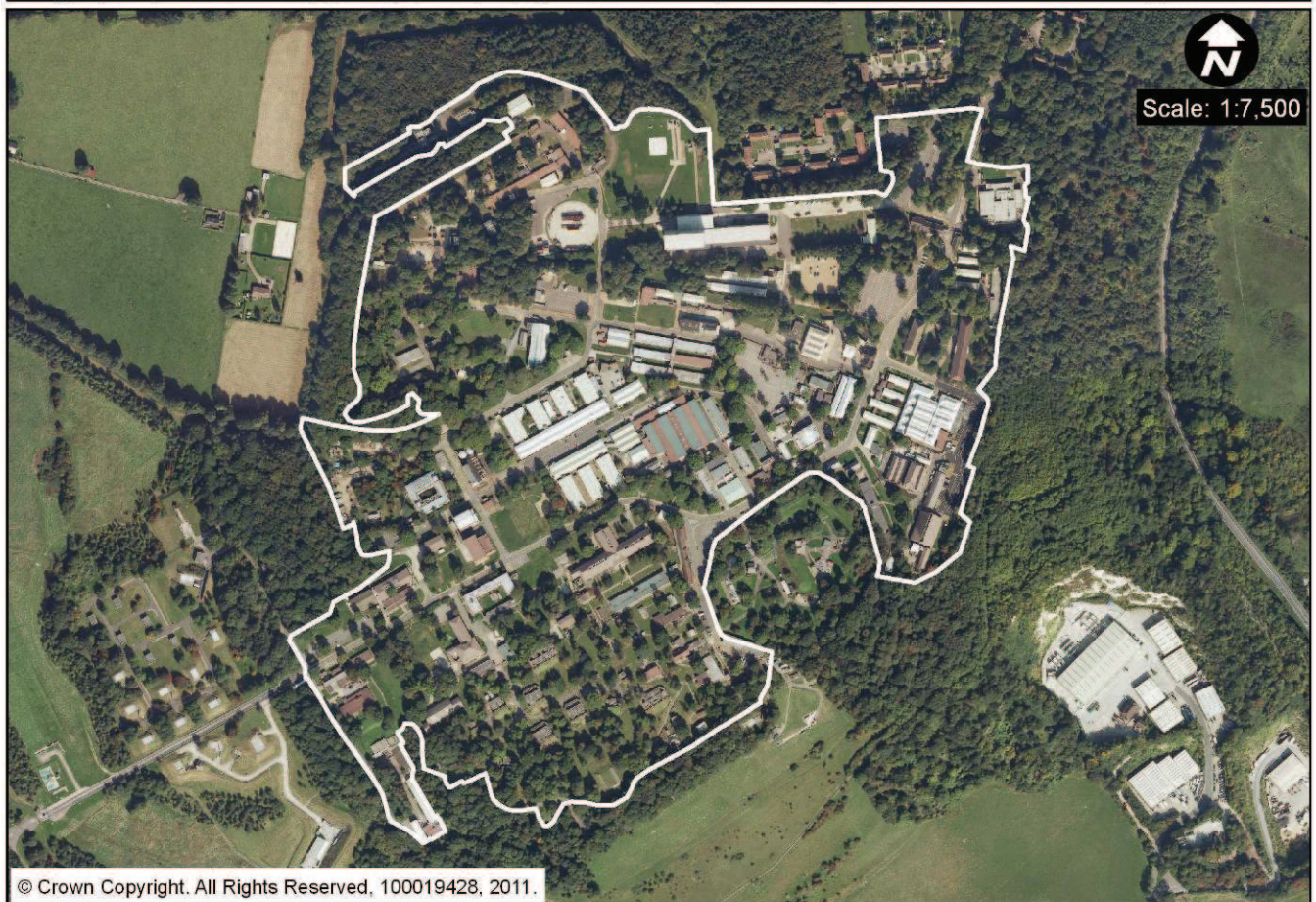
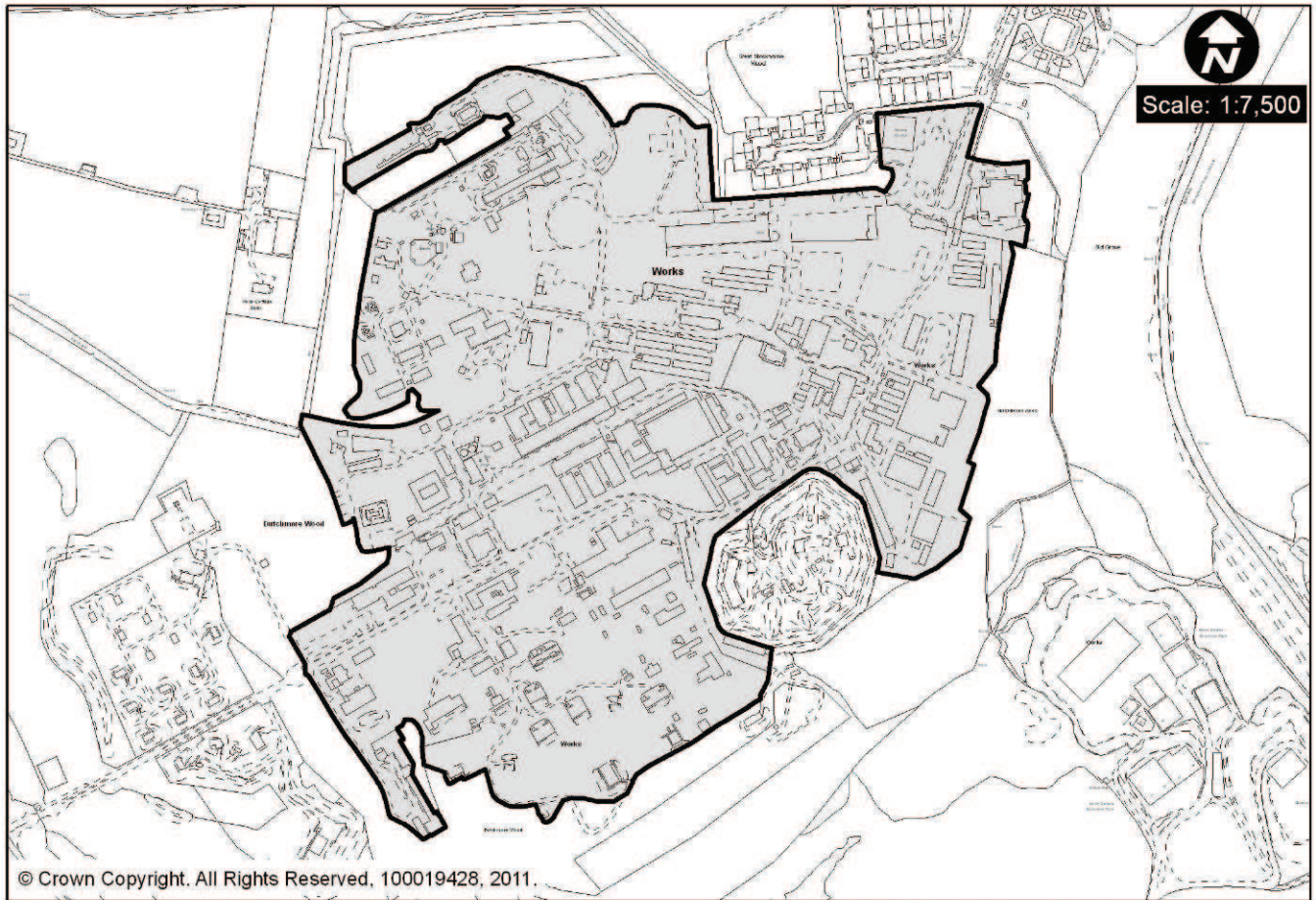


North Downs Business Park, Dunton Green (6.1ha)



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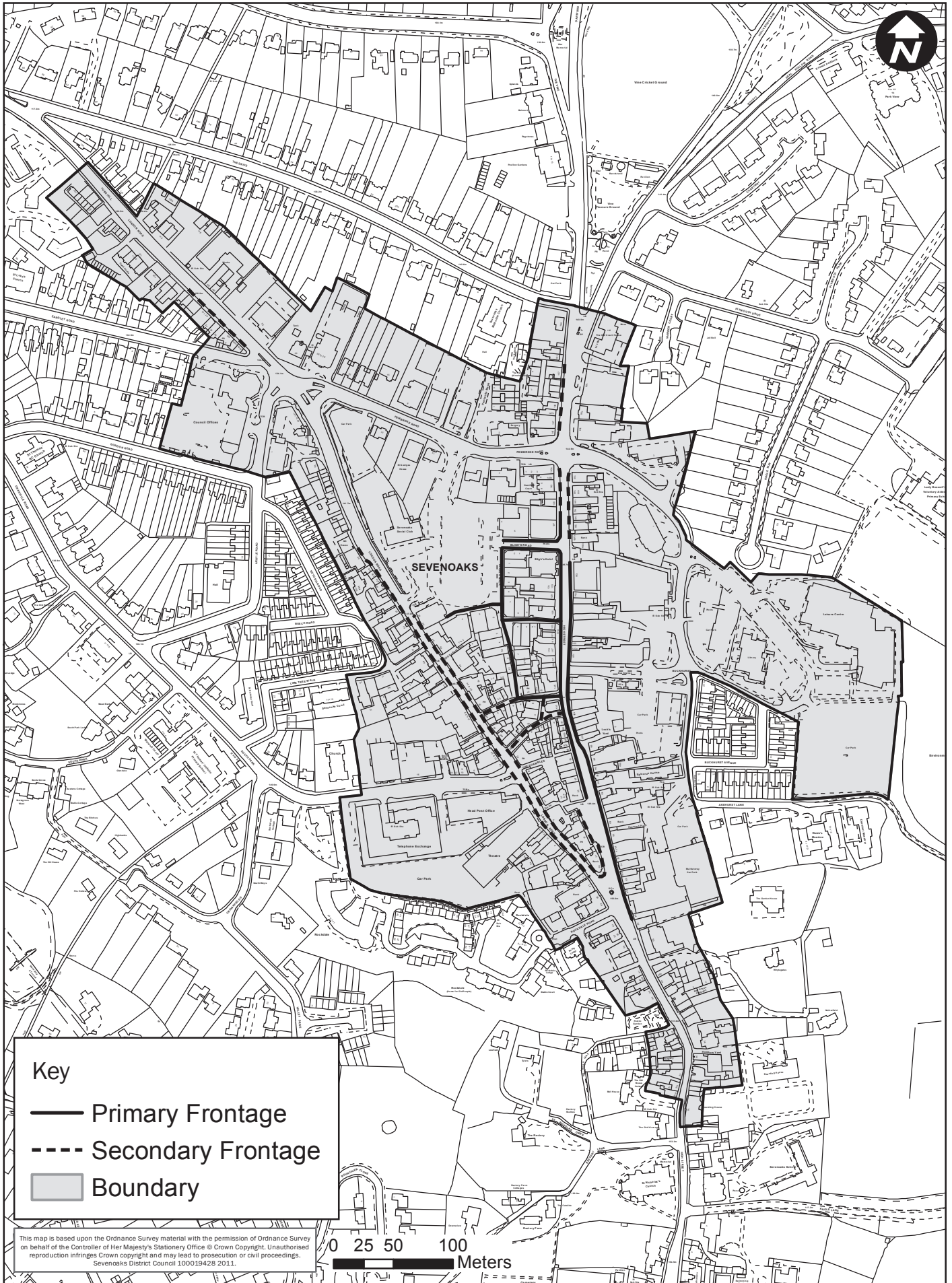
Fort Halstead, Halstead (40.1ha)



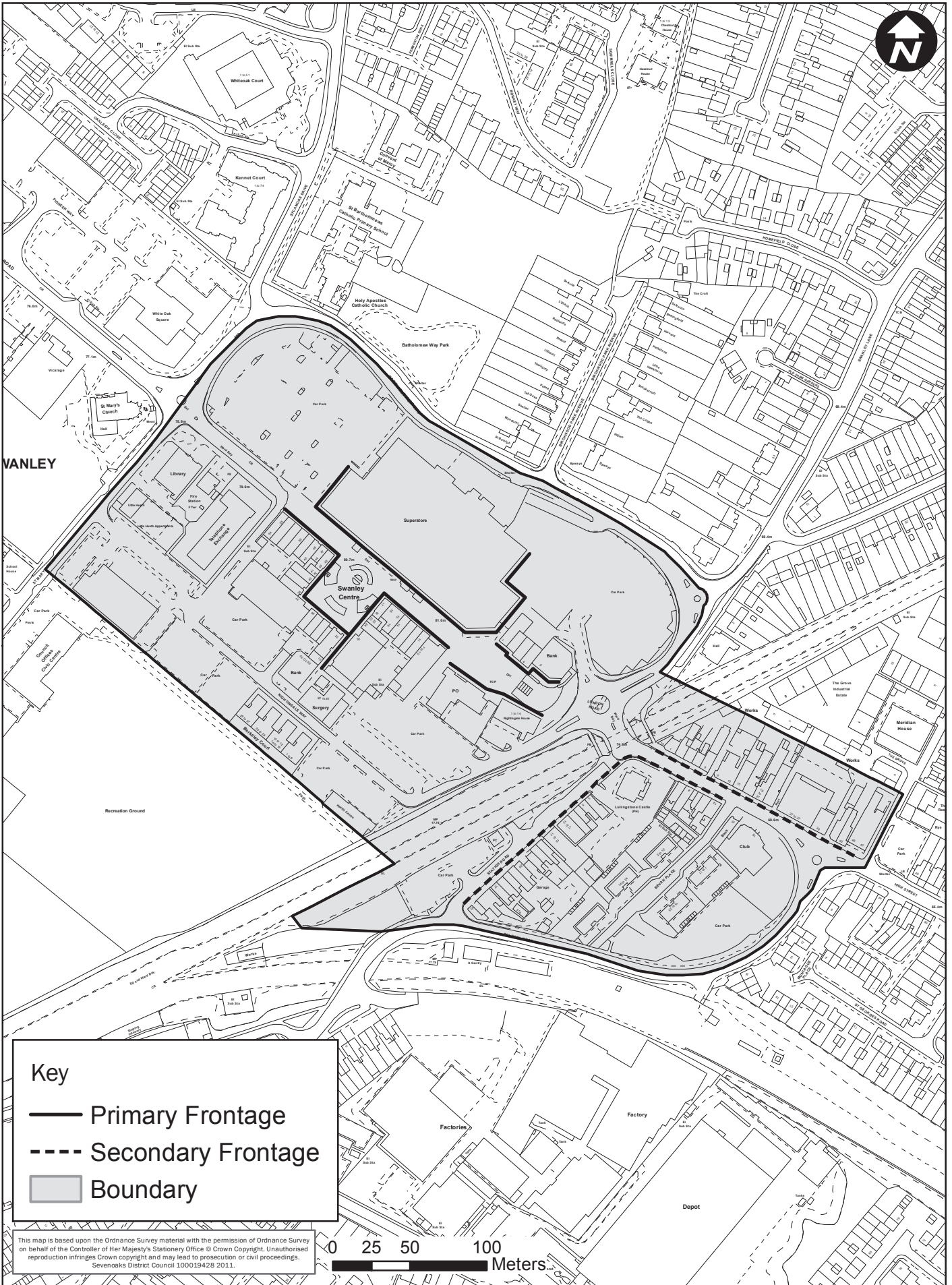
ADM APPENDIX 4

APPENDIX 4: TOWN AND LOCAL CENTRE MAPS

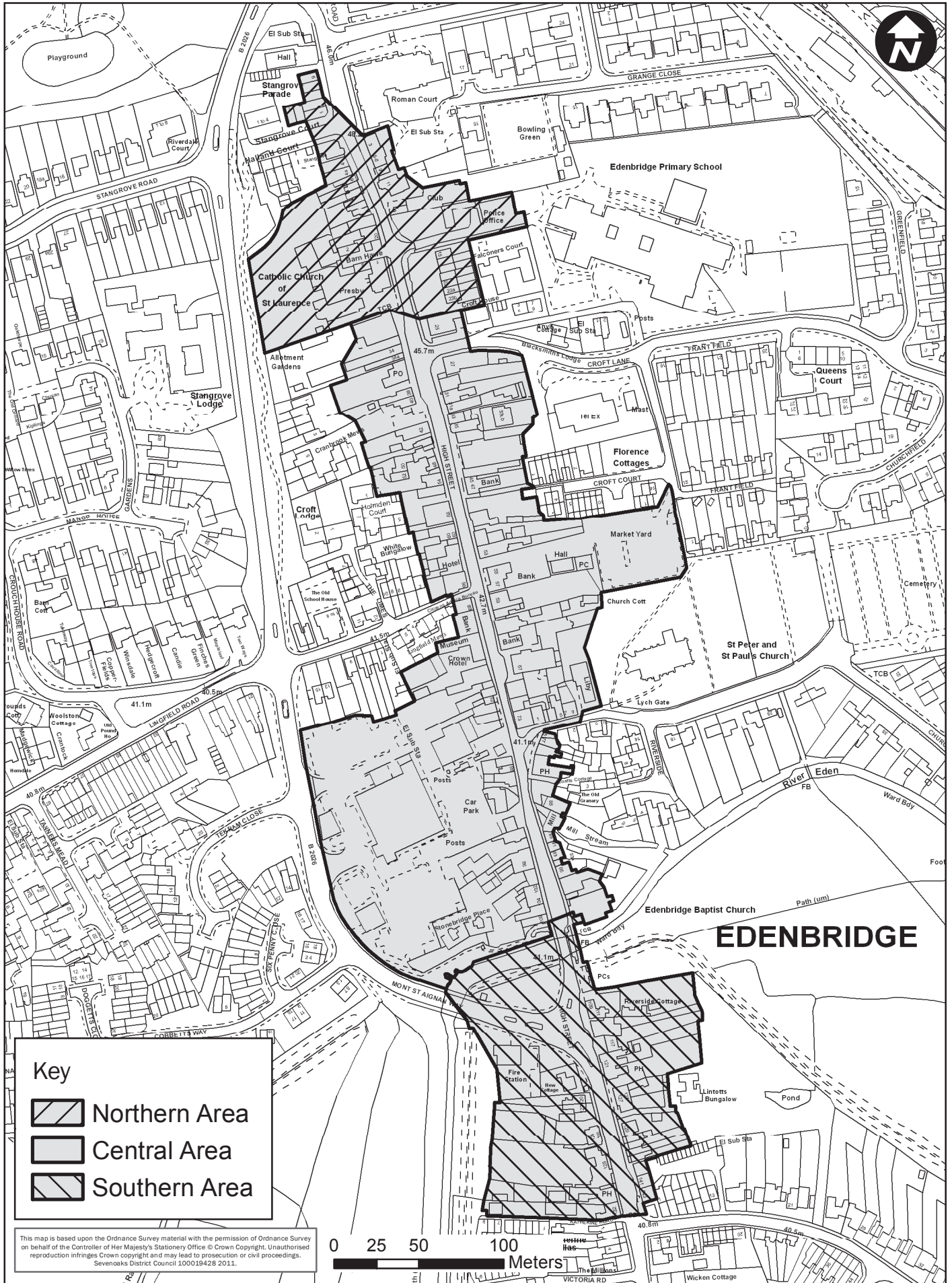
Policy LC1 - Sevenoaks Town Centre



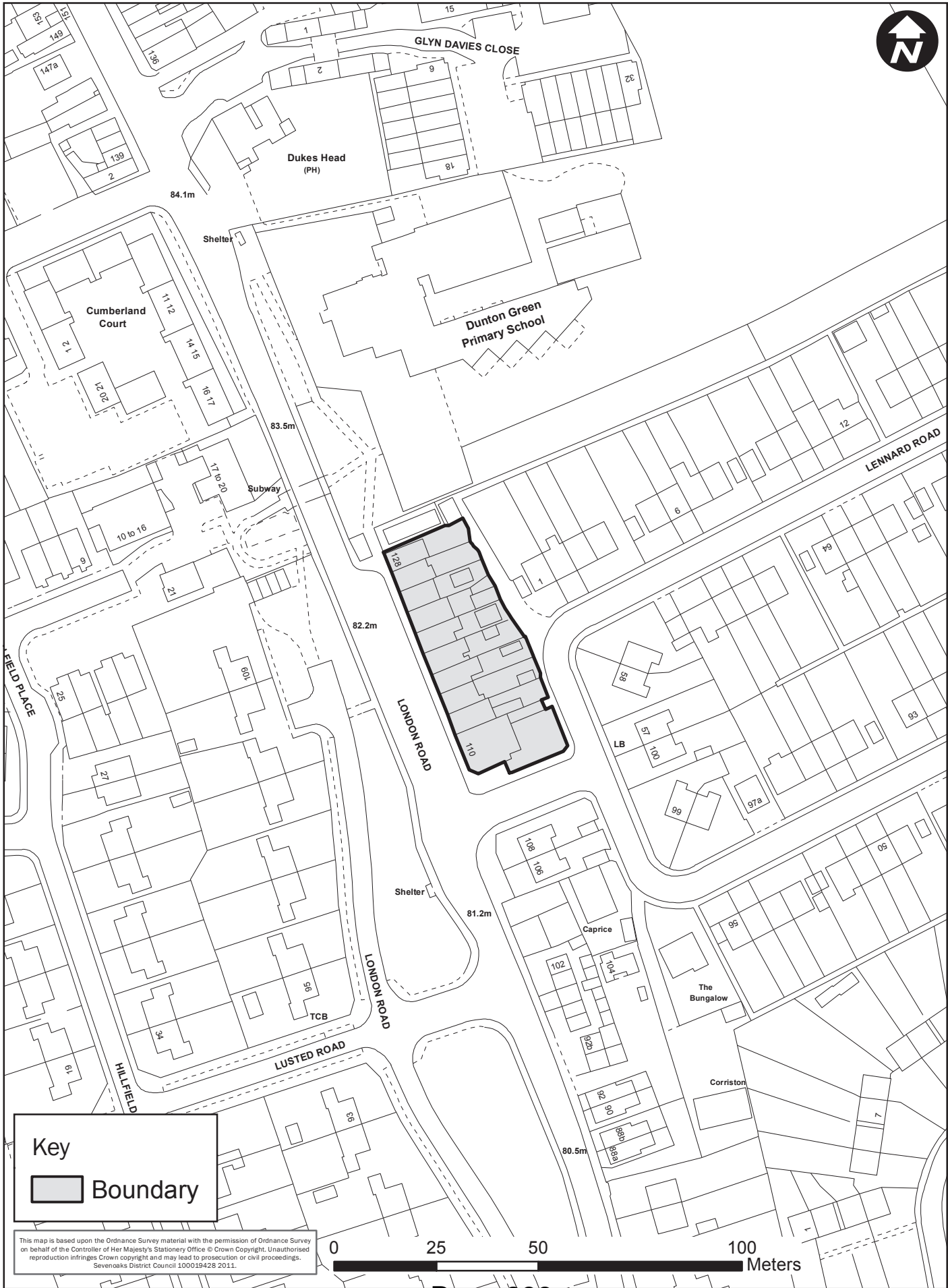
Policy LC2 - Swanley Town Centre




Policy LC3 - Edenbridge Town Centre



Policy LC4 - Dunton Green - London Road



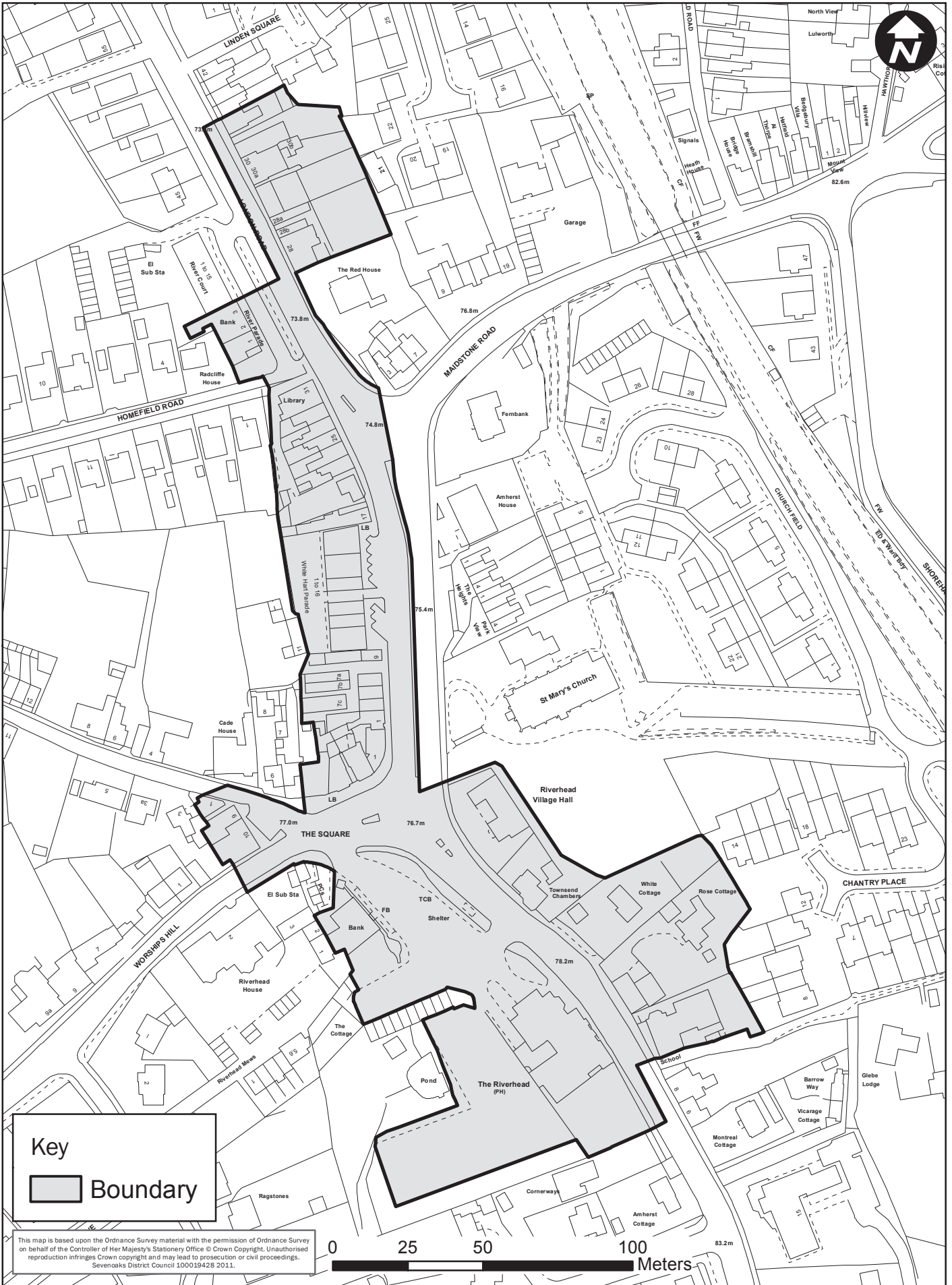
Key

 **Boundary**

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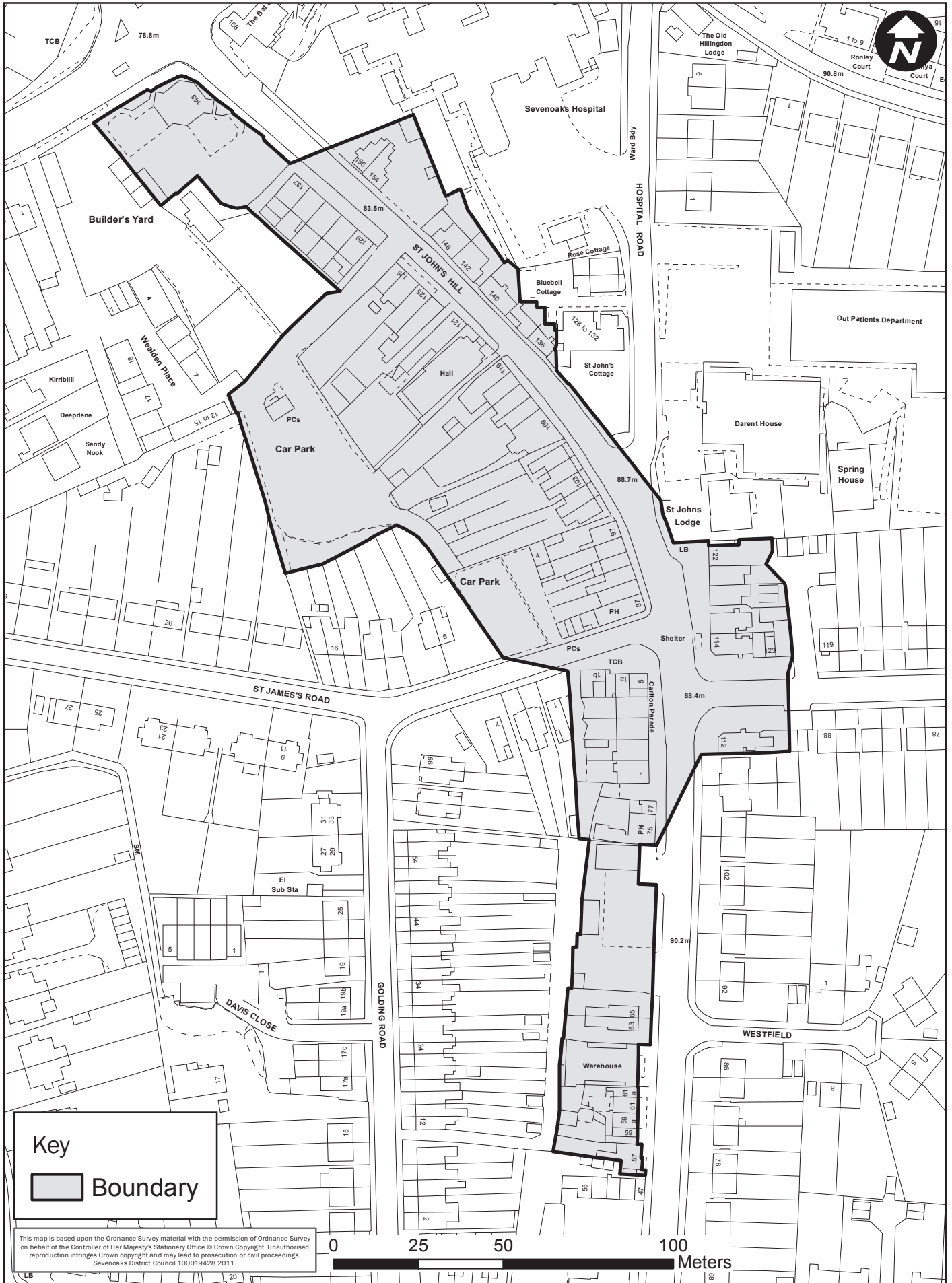
Policy LC4 - Riverhead



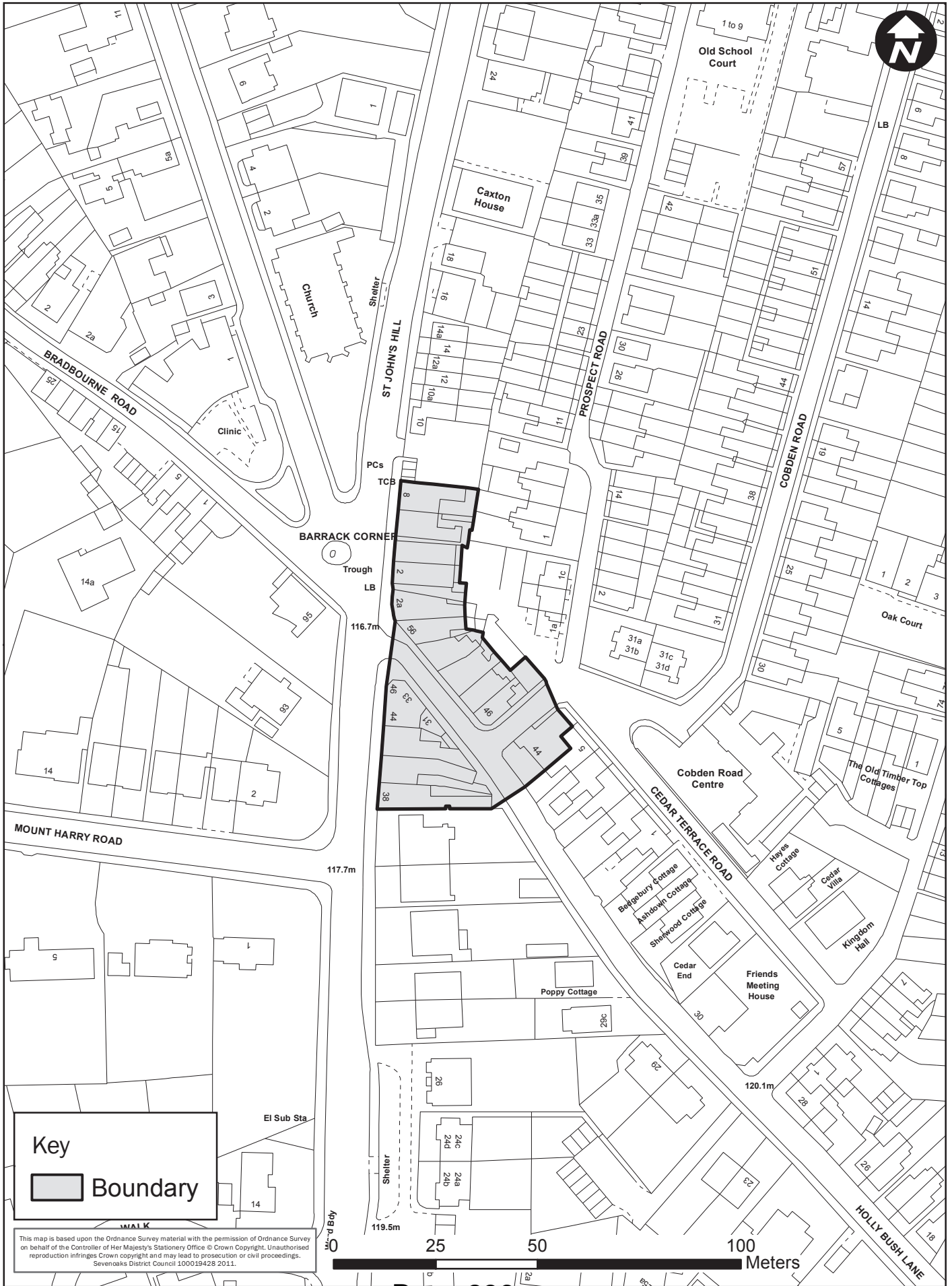
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Boundary

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Policy LC4 - Sevenoaks - Northern St John's



Policy LC4 - Sevenoaks - Southern St John's

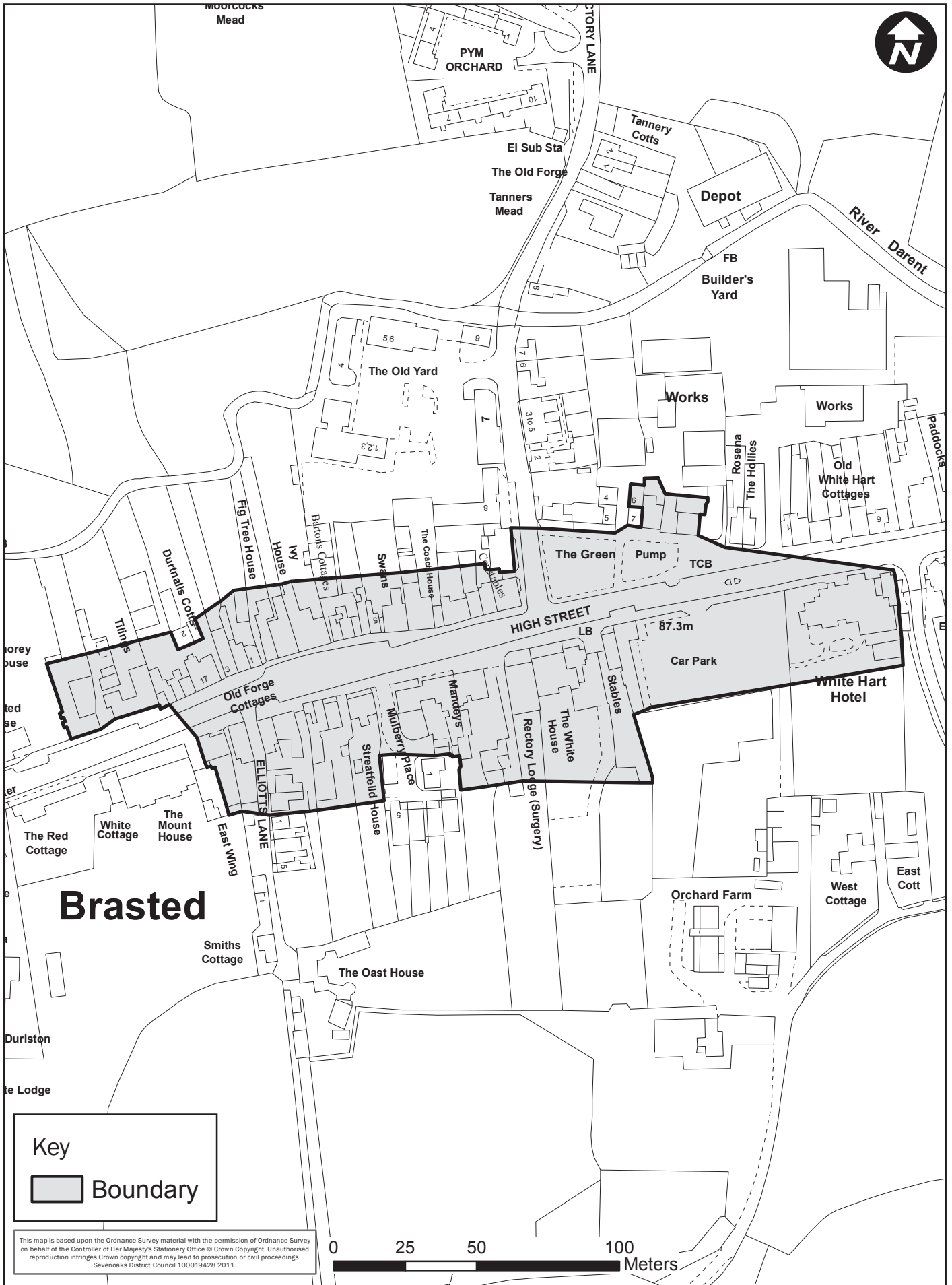


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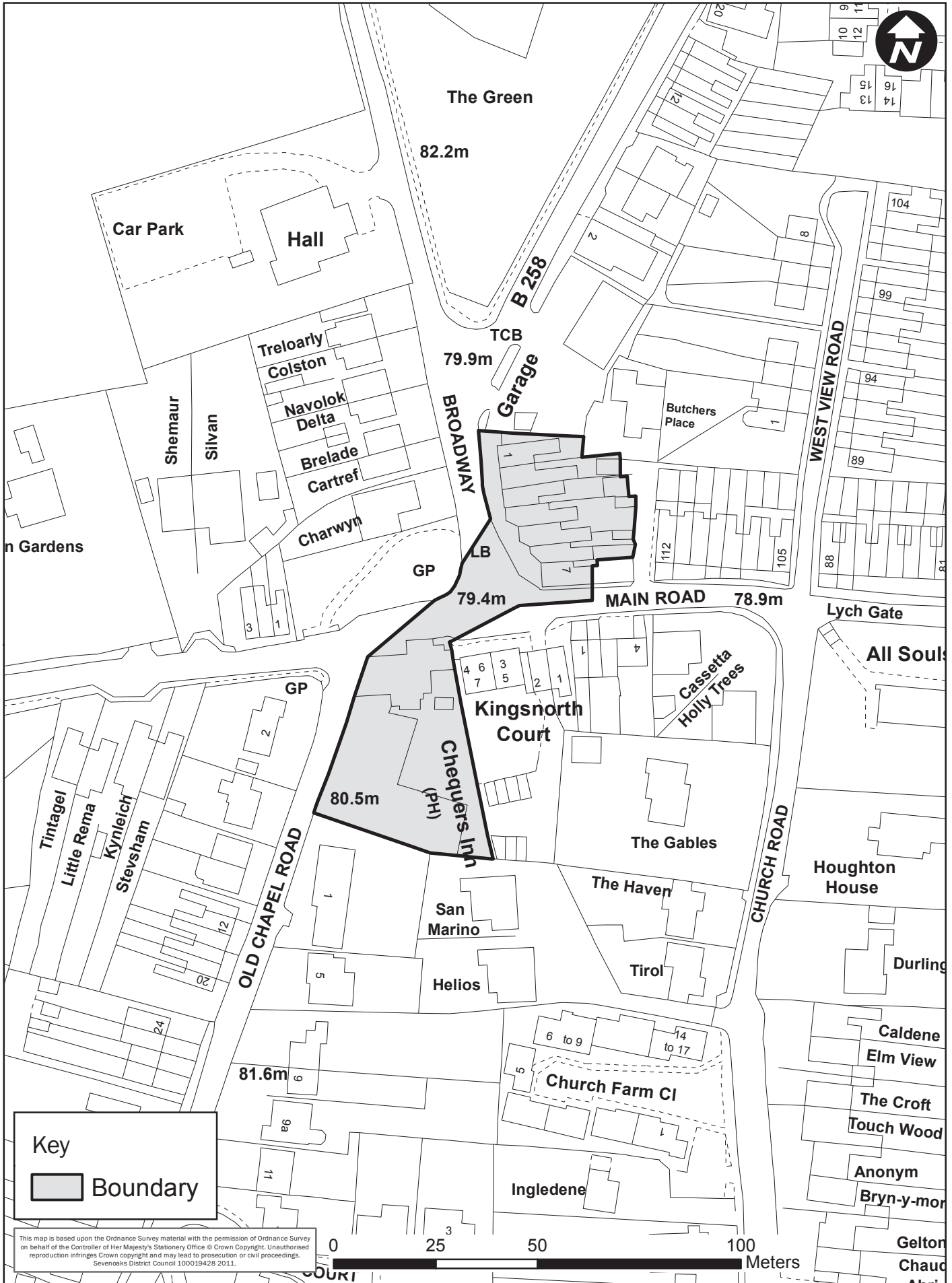
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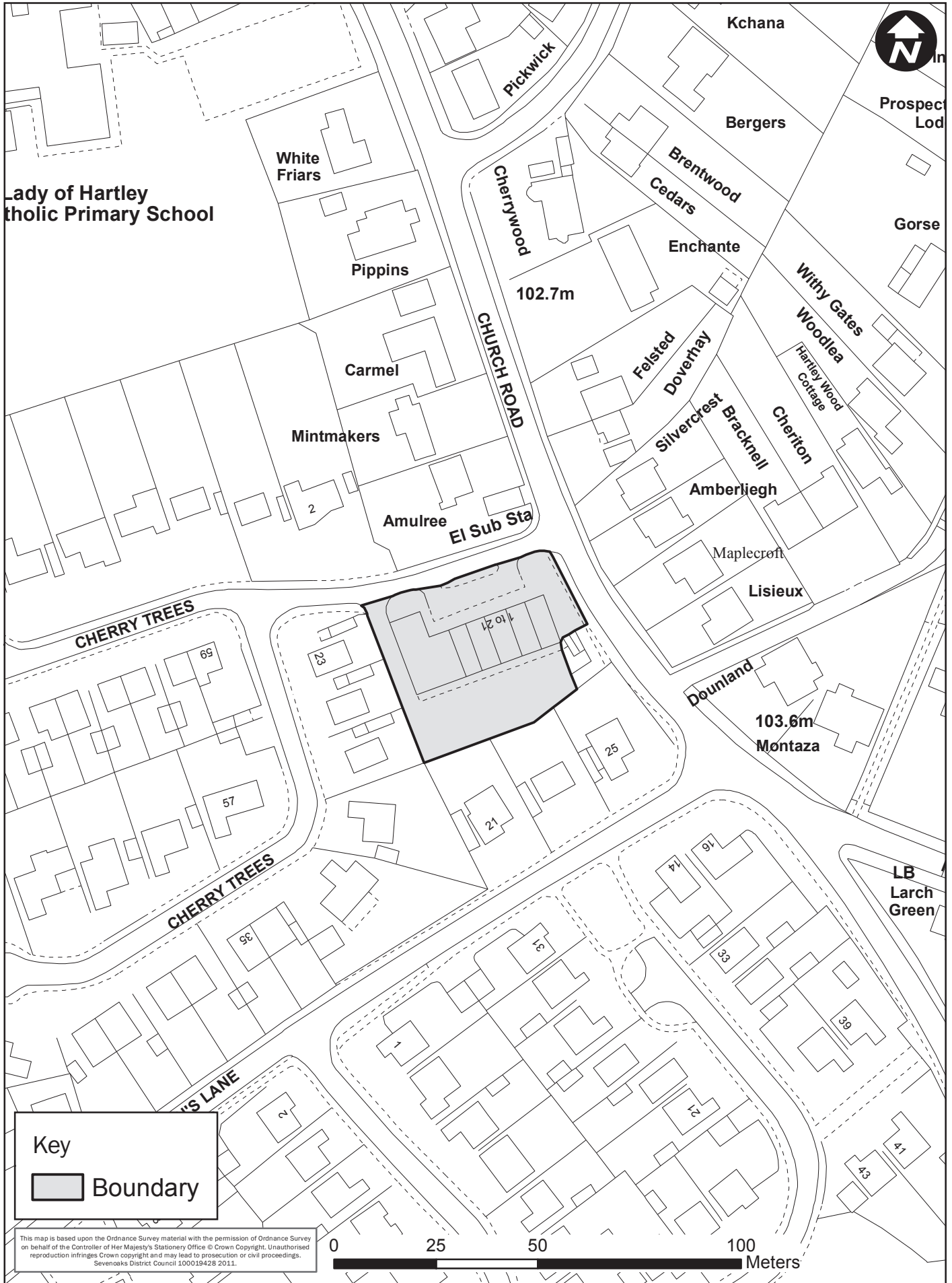
Policy LC5 - Brasted - High Street and The Green



Policy LC5 - Crockenhill Broadway

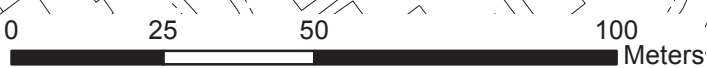


Policy LC5 - Hartley - Cherry Trees

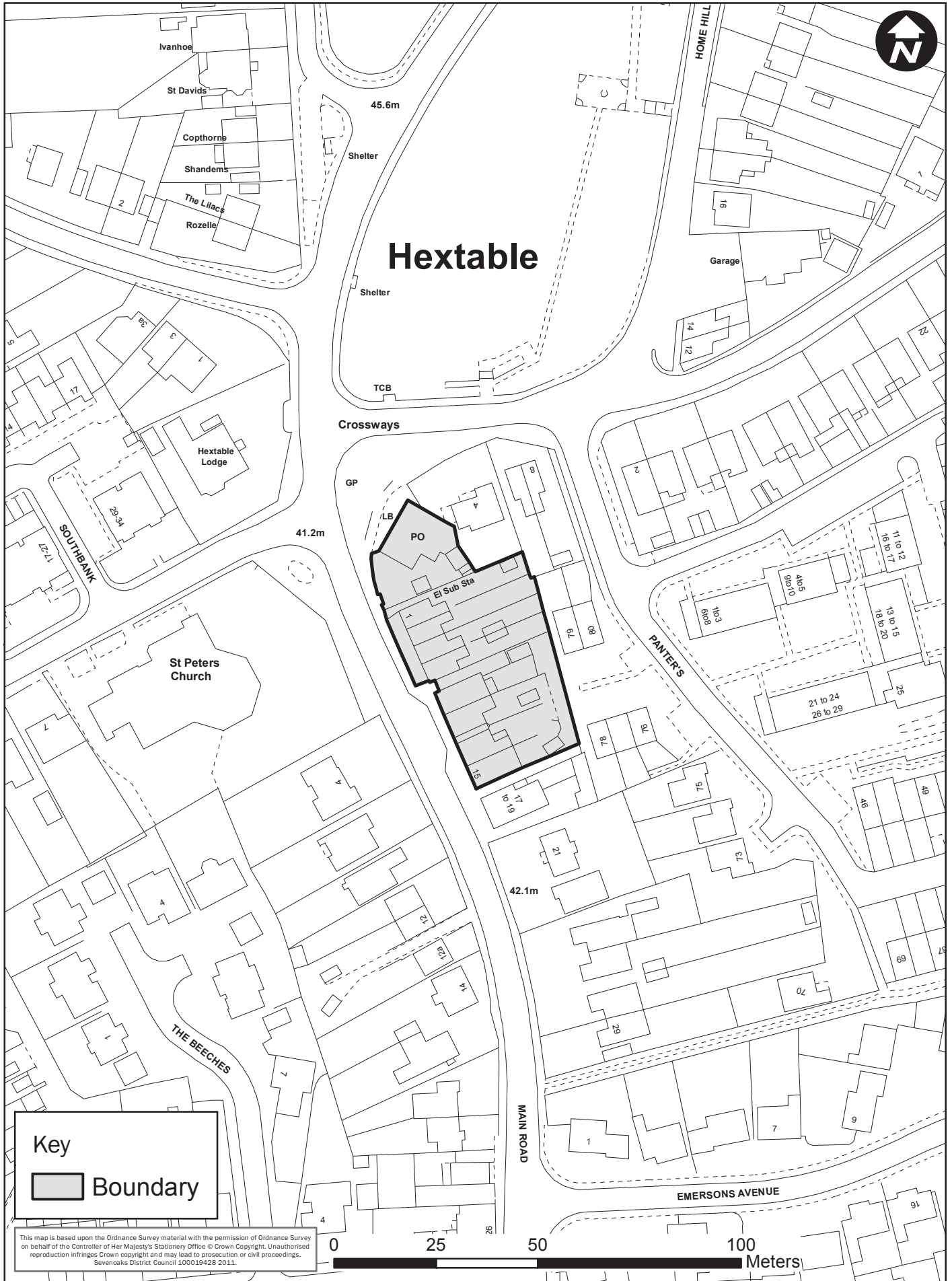


Key
[Grey shaded box] Boundary

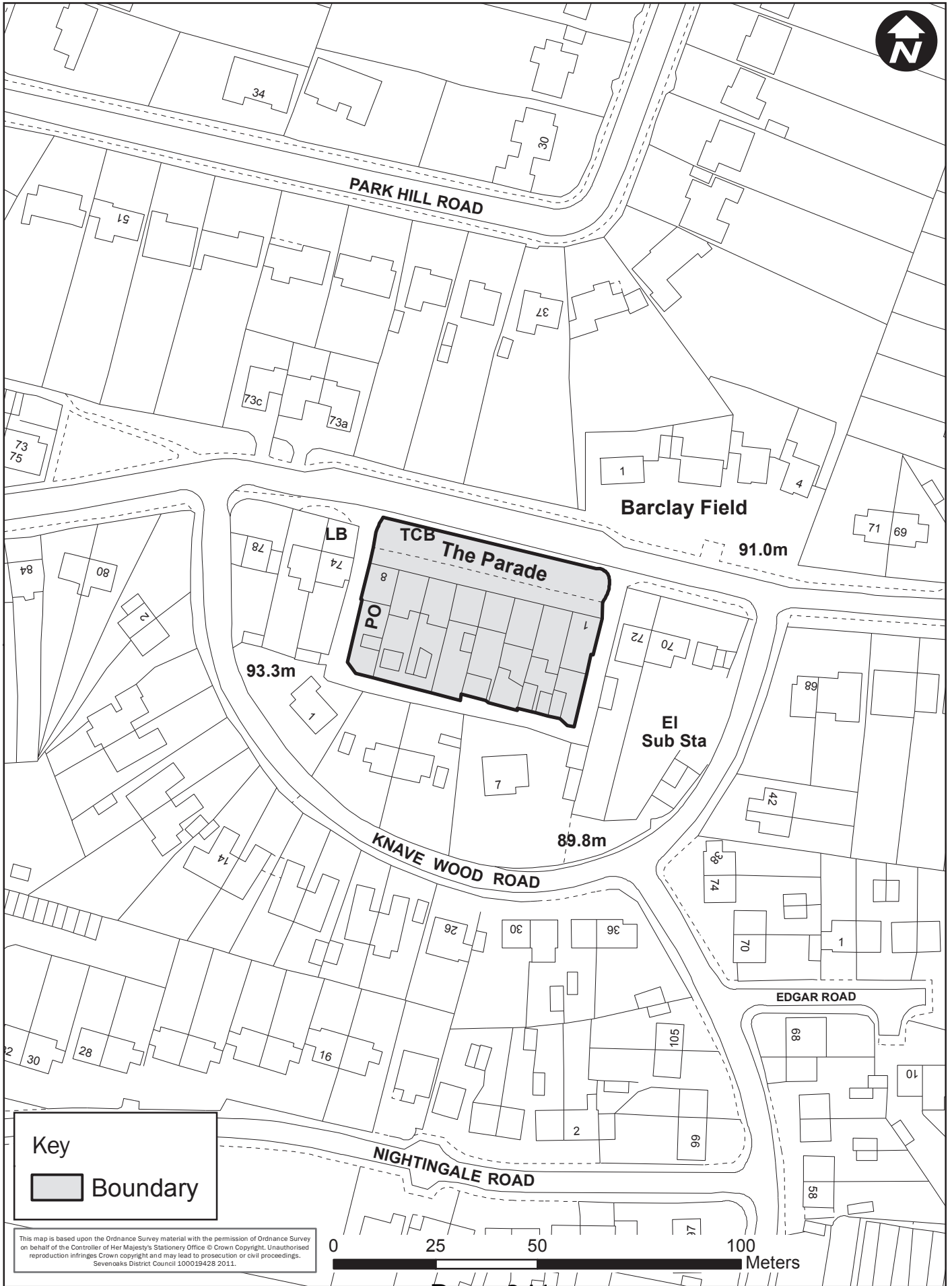
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Policy LC5 - Hextable - Upper Main Road



Policy LC5 - Kemsing - The Parade



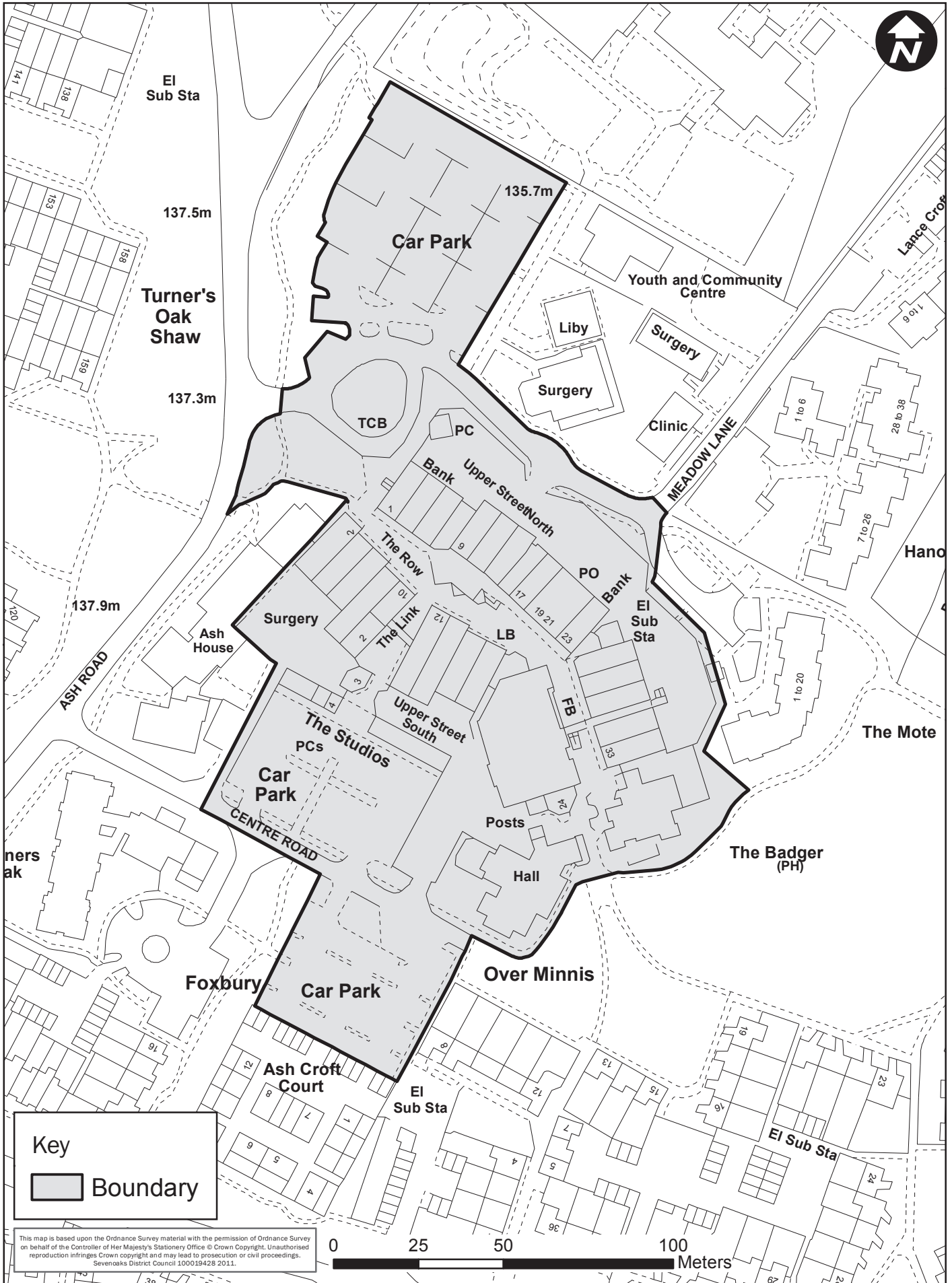
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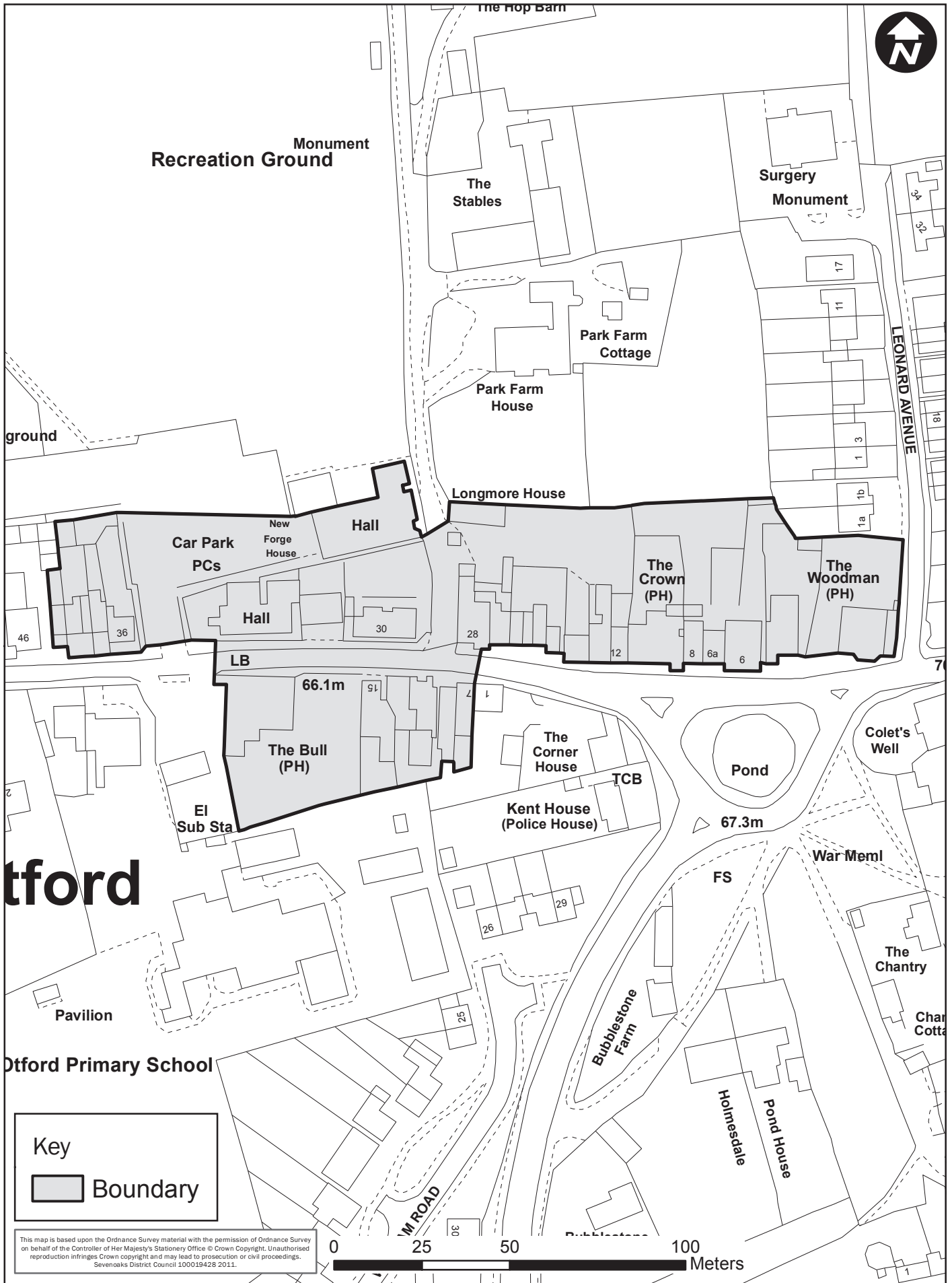
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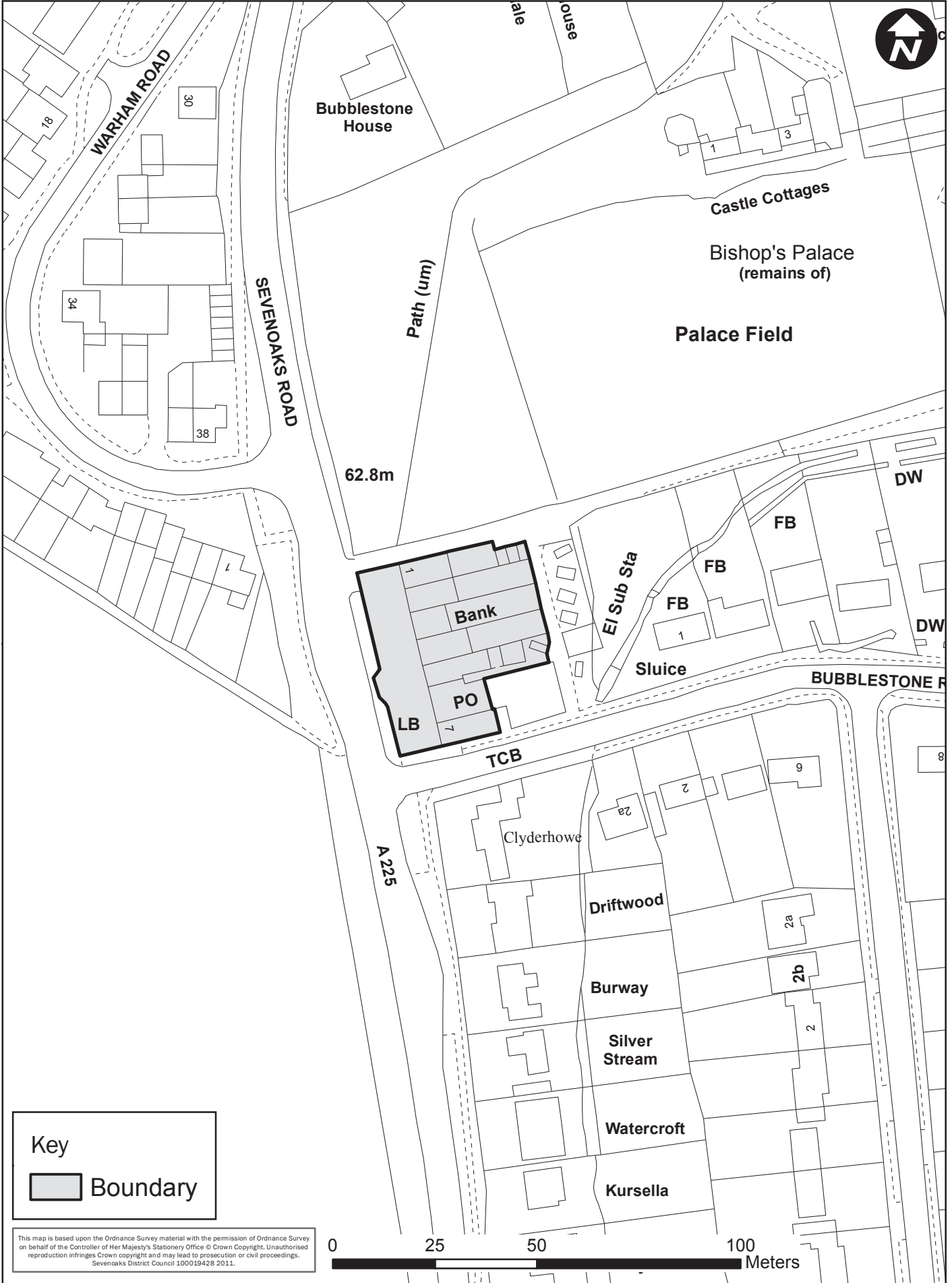
Policy LC5 - New Ash Green



Policy LC5 - Otford - High Street

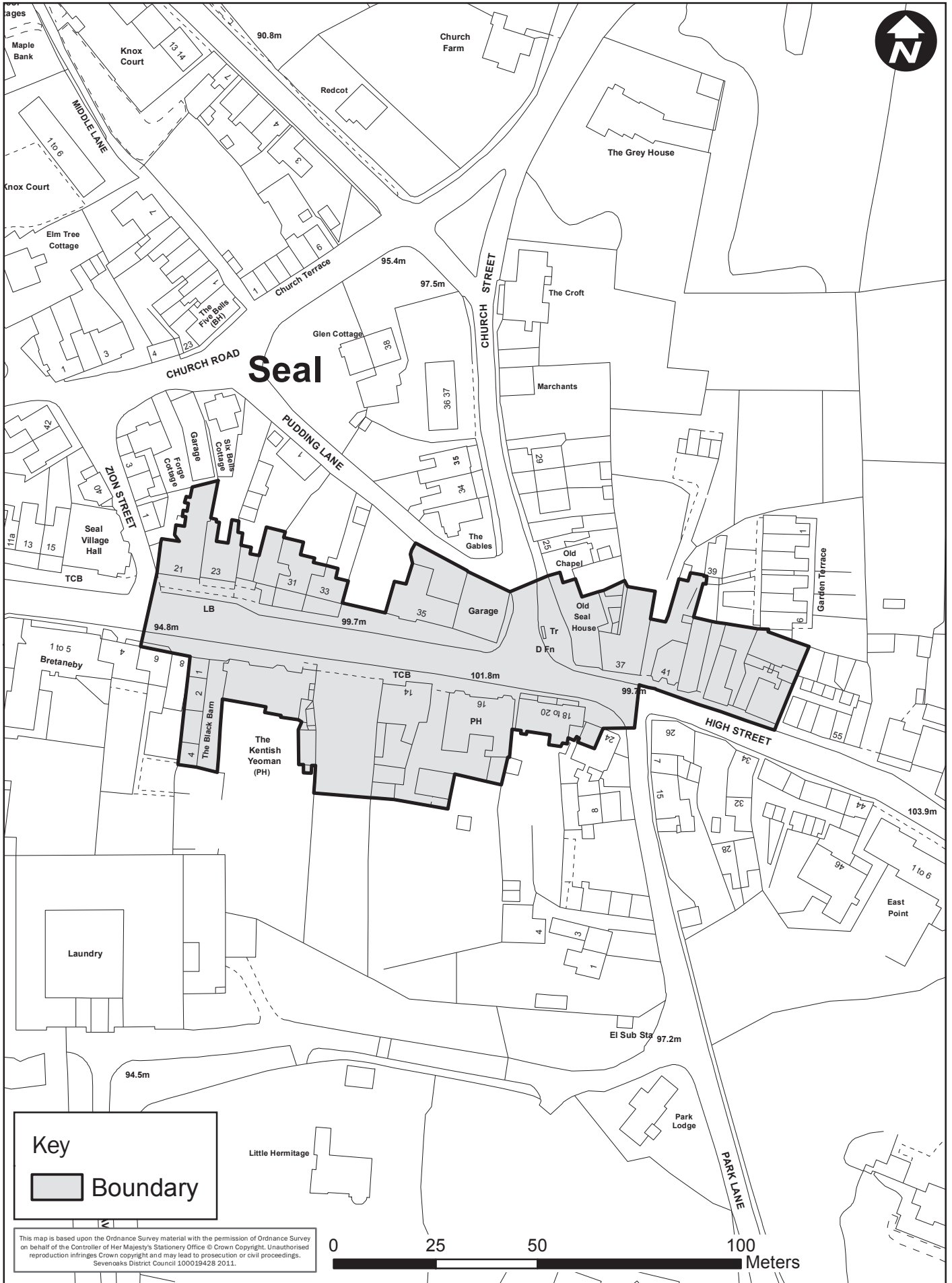


Policy LC5 - Otford - Sevenoaks Road

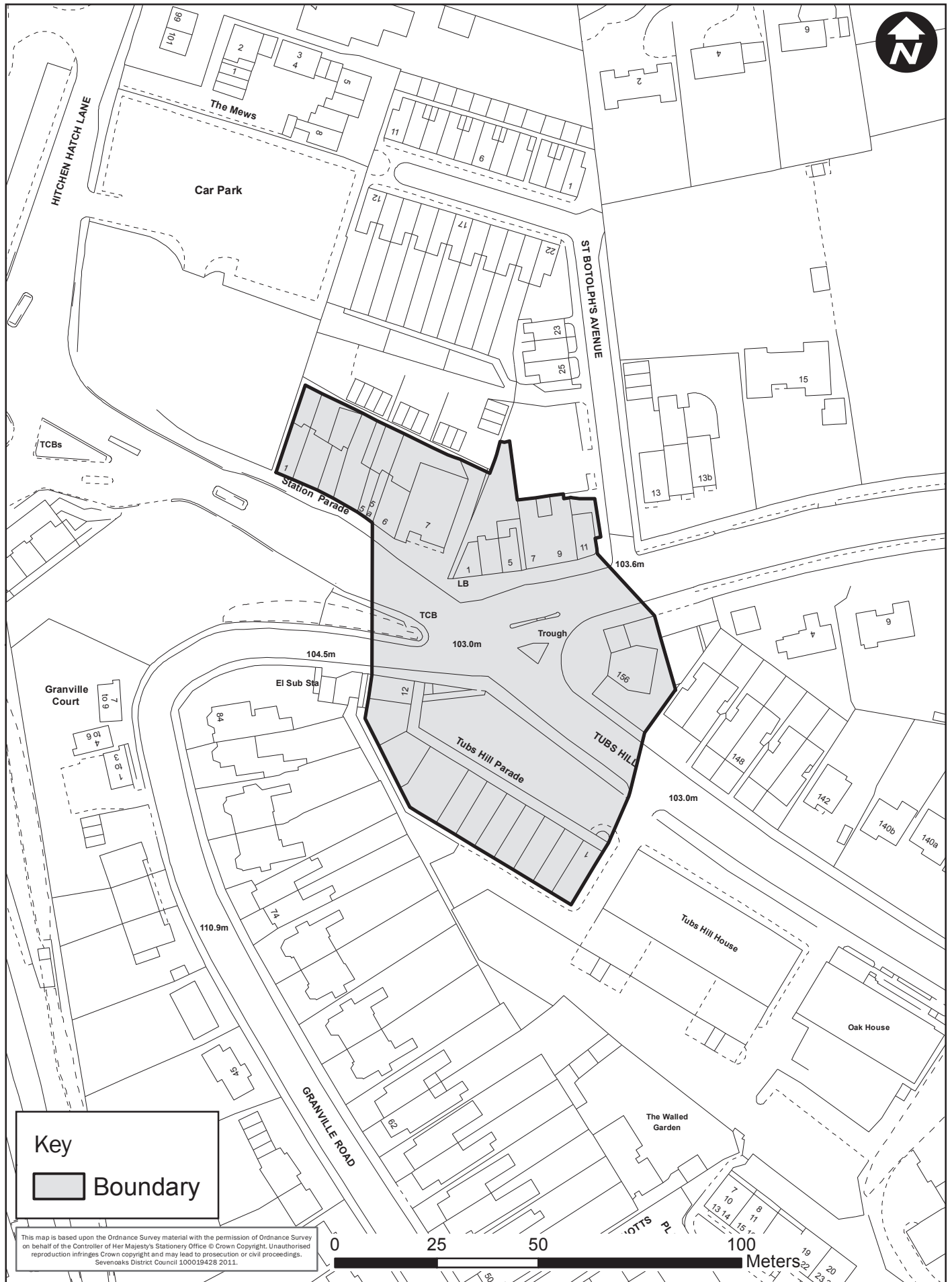


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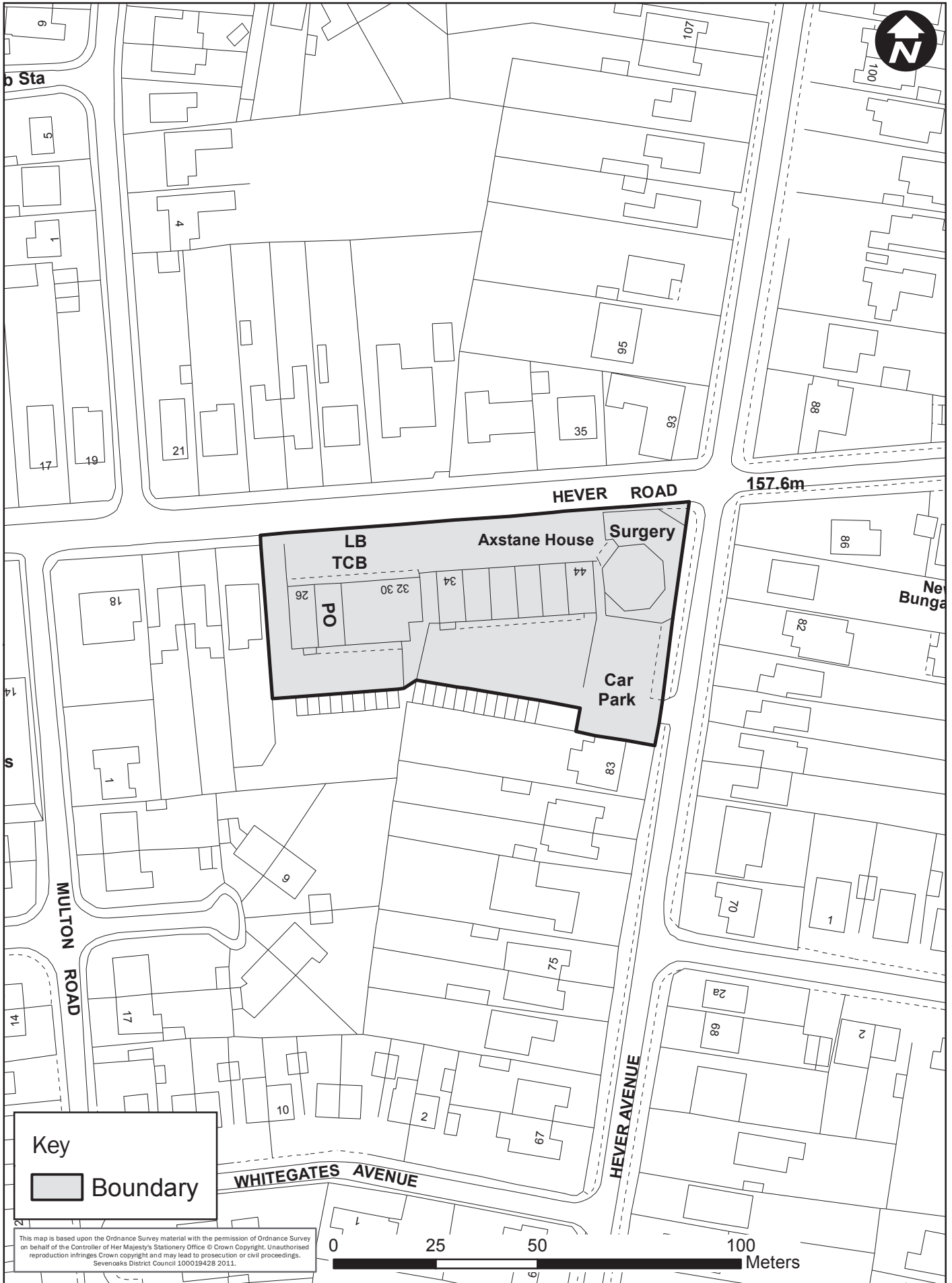
Policy LC5 - Seal - High Street



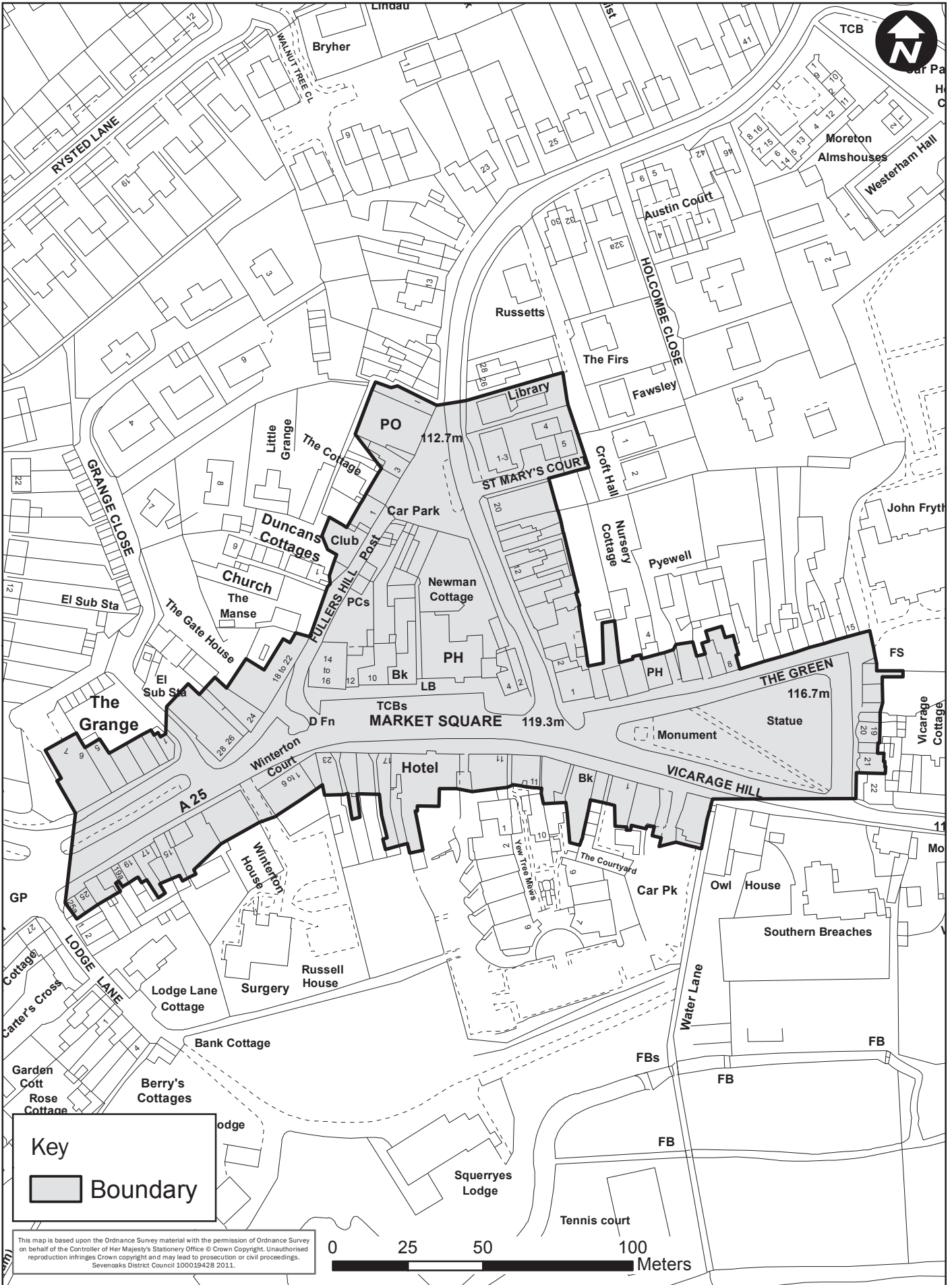
Policy LC5 - Sevenoaks - Tubs Hill and Station Parade



Policy LC5 - West Kingsdown - Hever Road



Policy LC5 - Westerham Centre



ADM APPENDIX 5

Appendix 5 - 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	St Peter + St Pauls Church 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	Edenbridge	Natural & Semi Natural	

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	Way Verge			
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	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	Oxford	Amenity Greenspace	EN9
GI 692	Palace Field	Oxford	Natural & Semi Natural	EN9
GI 693	Oxford Village Green	Oxford	Amenity Greenspace	EN9
GI 697	The Oxford Ponds	Oxford	Natural & Semi Natural	
GI 698	Chalk Pit Rec Ground	Oxford	Natural & Semi Natural	EN9
GI 2052	Pilgrims Way West Verge	Oxford	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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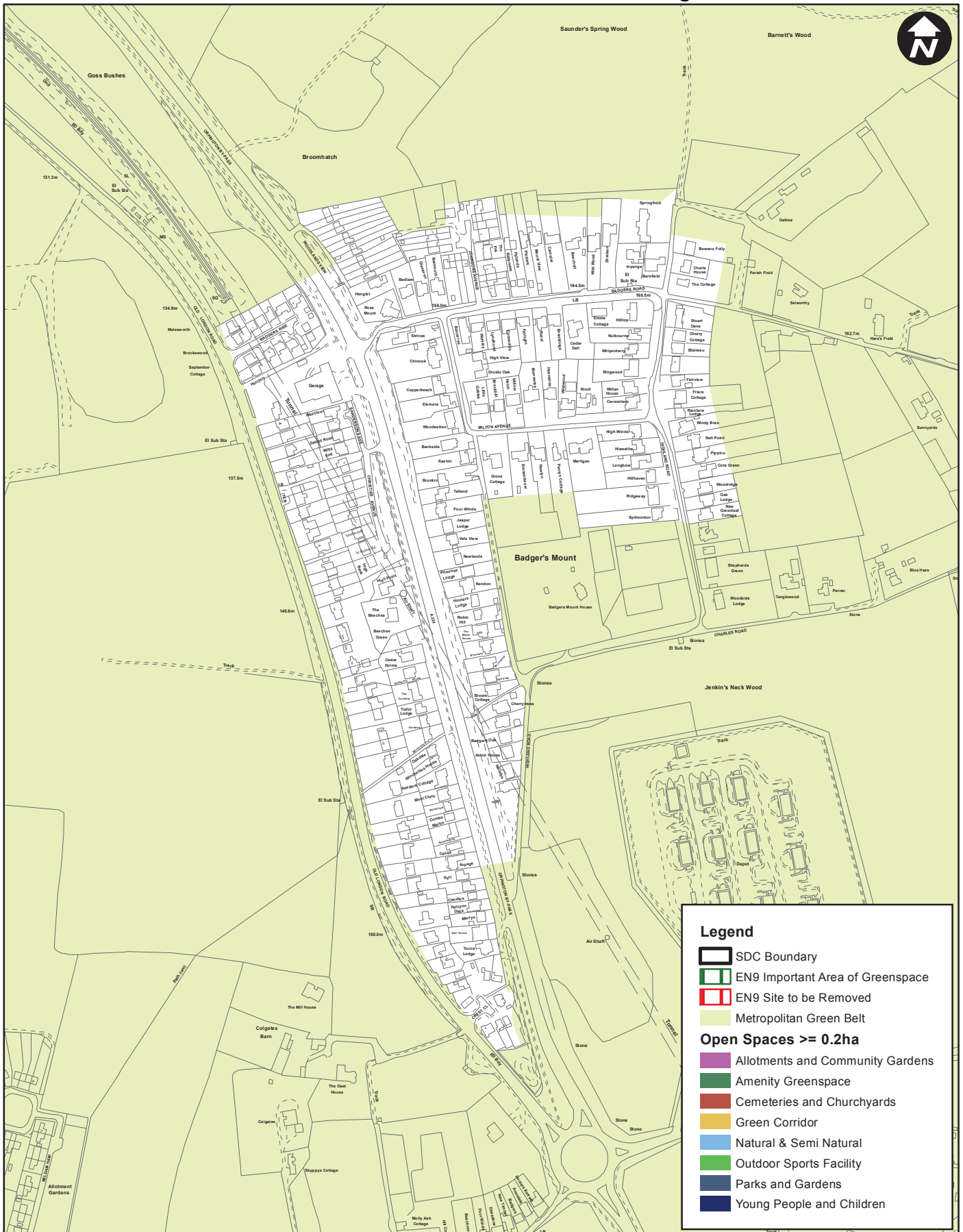
	School			
GI 564	St Hilary's School	Sevenoaks Developed Area	Outdoor Sports Facility	EN9
GI 567	Walthamstow Hall School	Sevenoaks Developed Area	Outdoor Sports Facility	
GI 569	Quakers Hall Allotments	Sevenoaks Developed Area	Allotments and Community Gardens	EN9
GI 570	St John's School Playing Field	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 753	Millfield Road AGS	West Kingsdown	Amenity Greenspace	EN9

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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



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

Badgers Mount

Open Spaces Study

Scale: 1:5,000

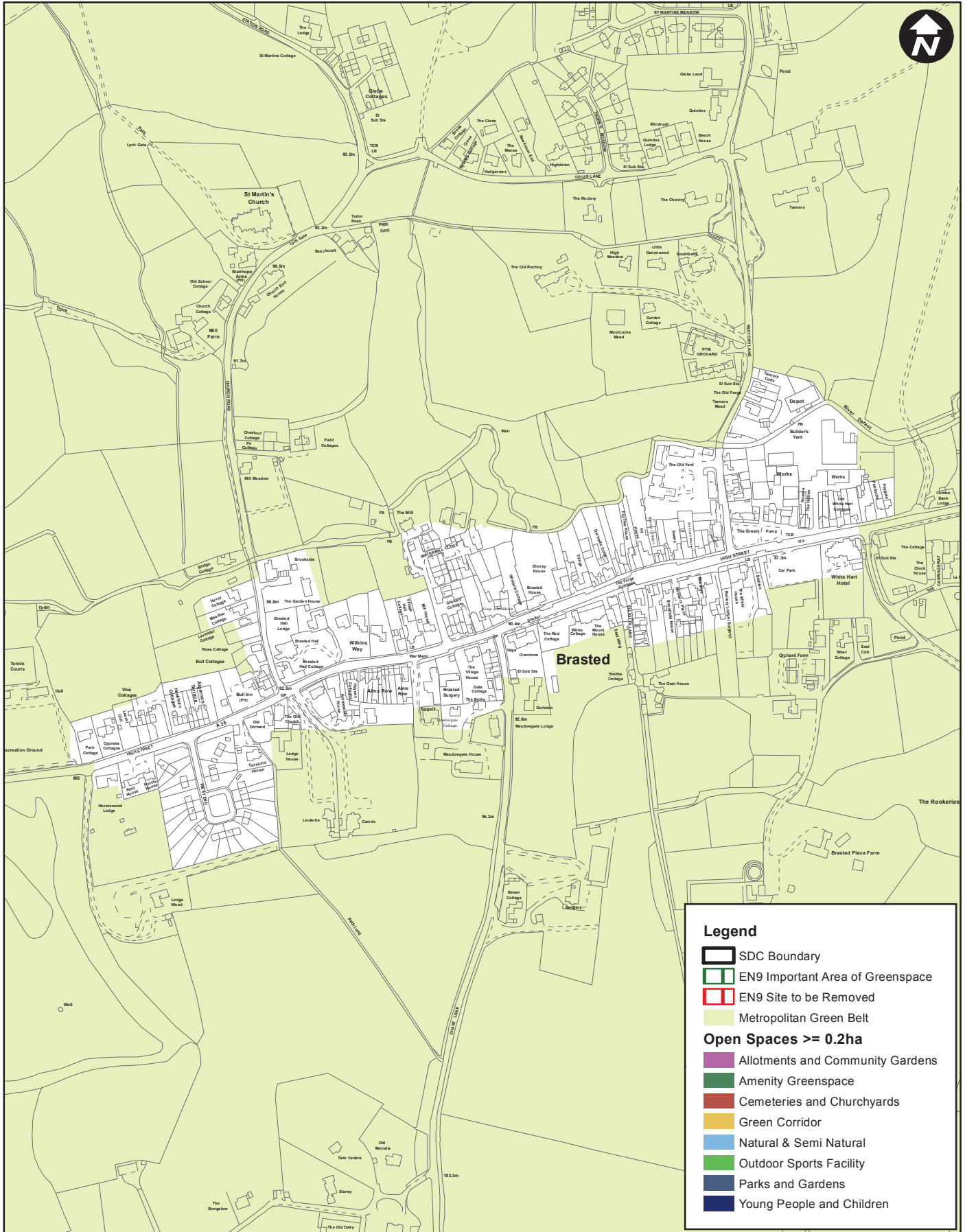
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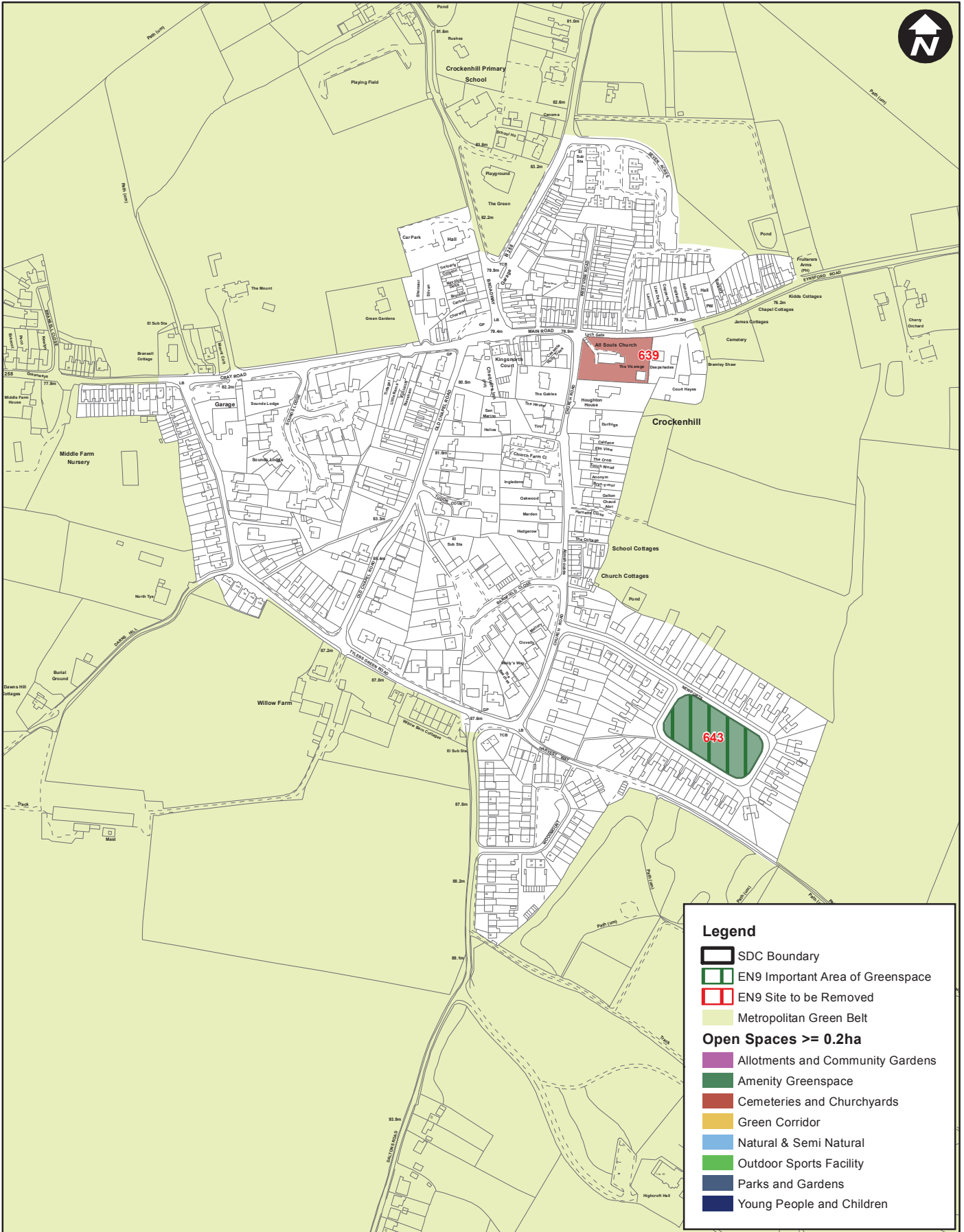
Areas over 0.2ha within Urban Confines



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Legend

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- EN9 Important Area of Greenspace
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Open Spaces >= 0.2ha

- Allotments and Community Gardens
- Amenity Greenspace
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Open Spaces Study

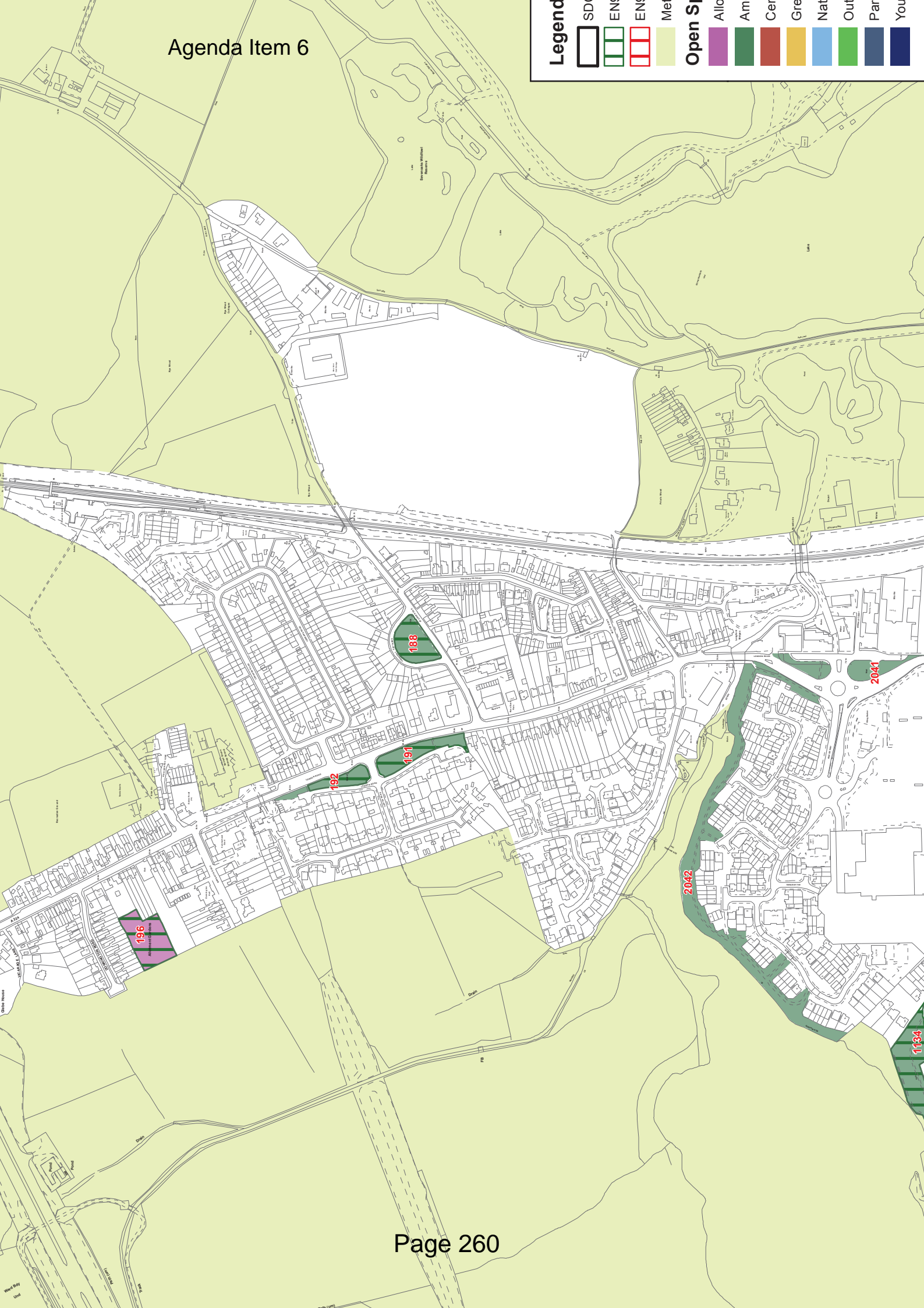
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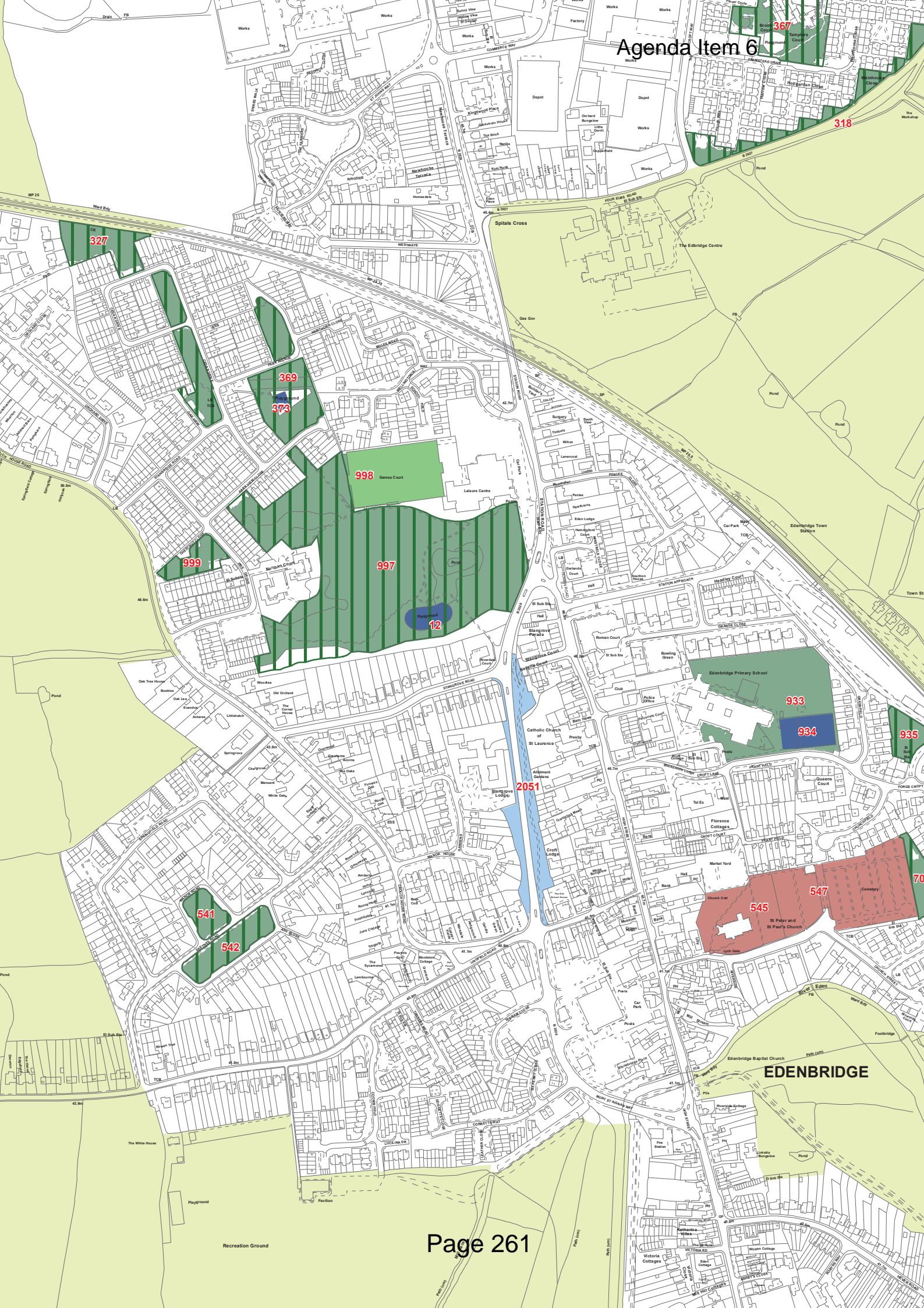
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Page 259
Areas over 0.2ha within Urban Confines

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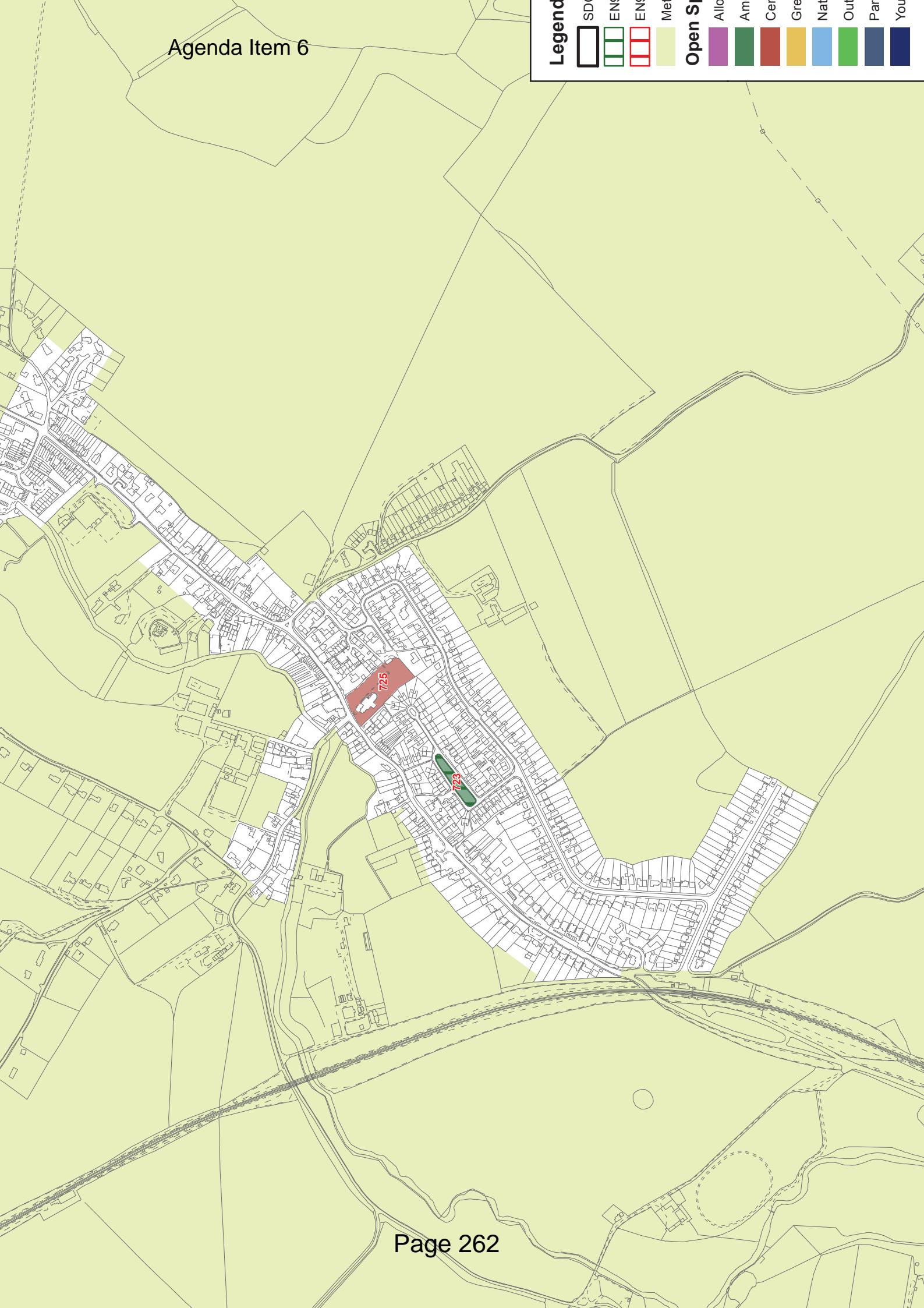


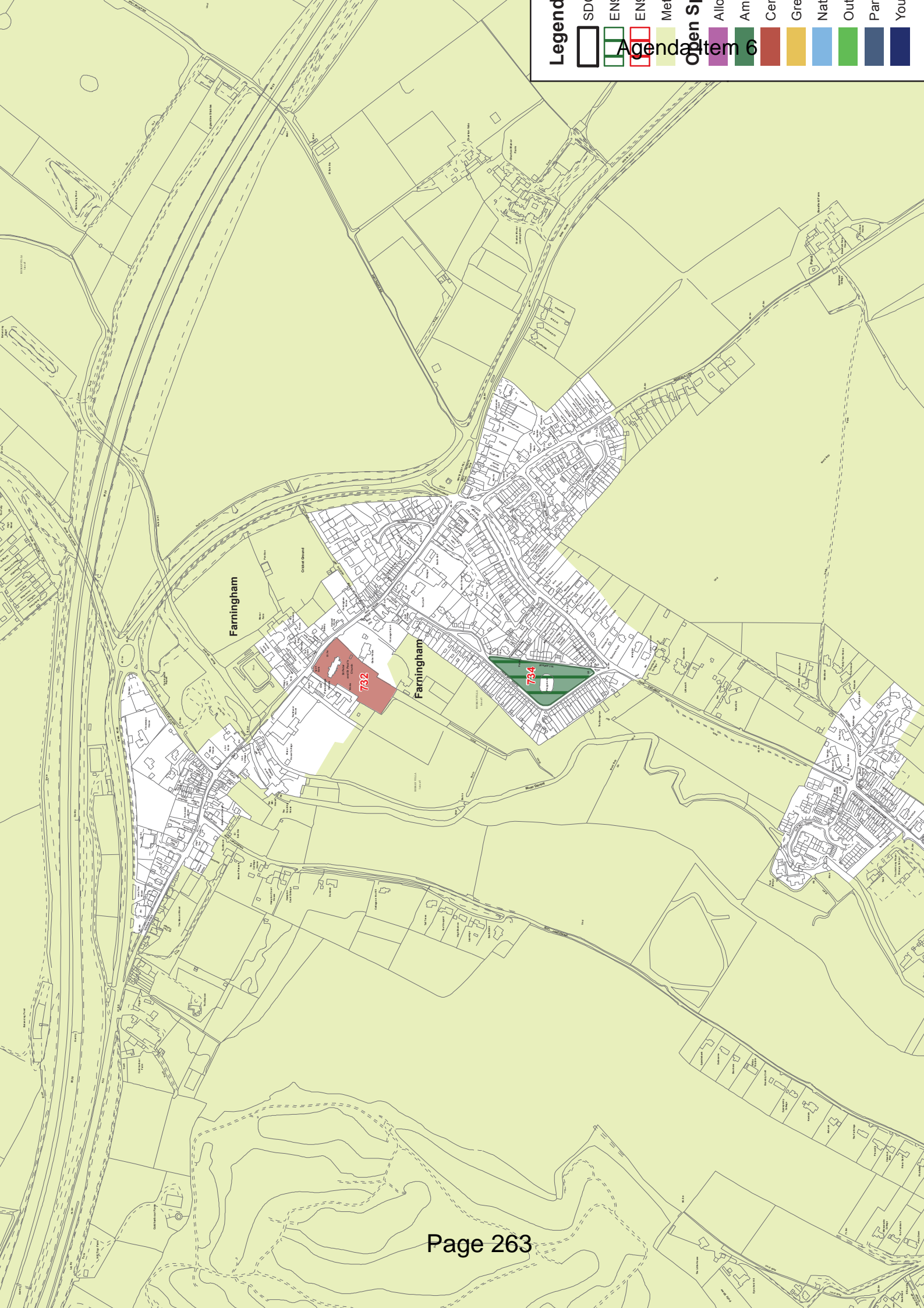


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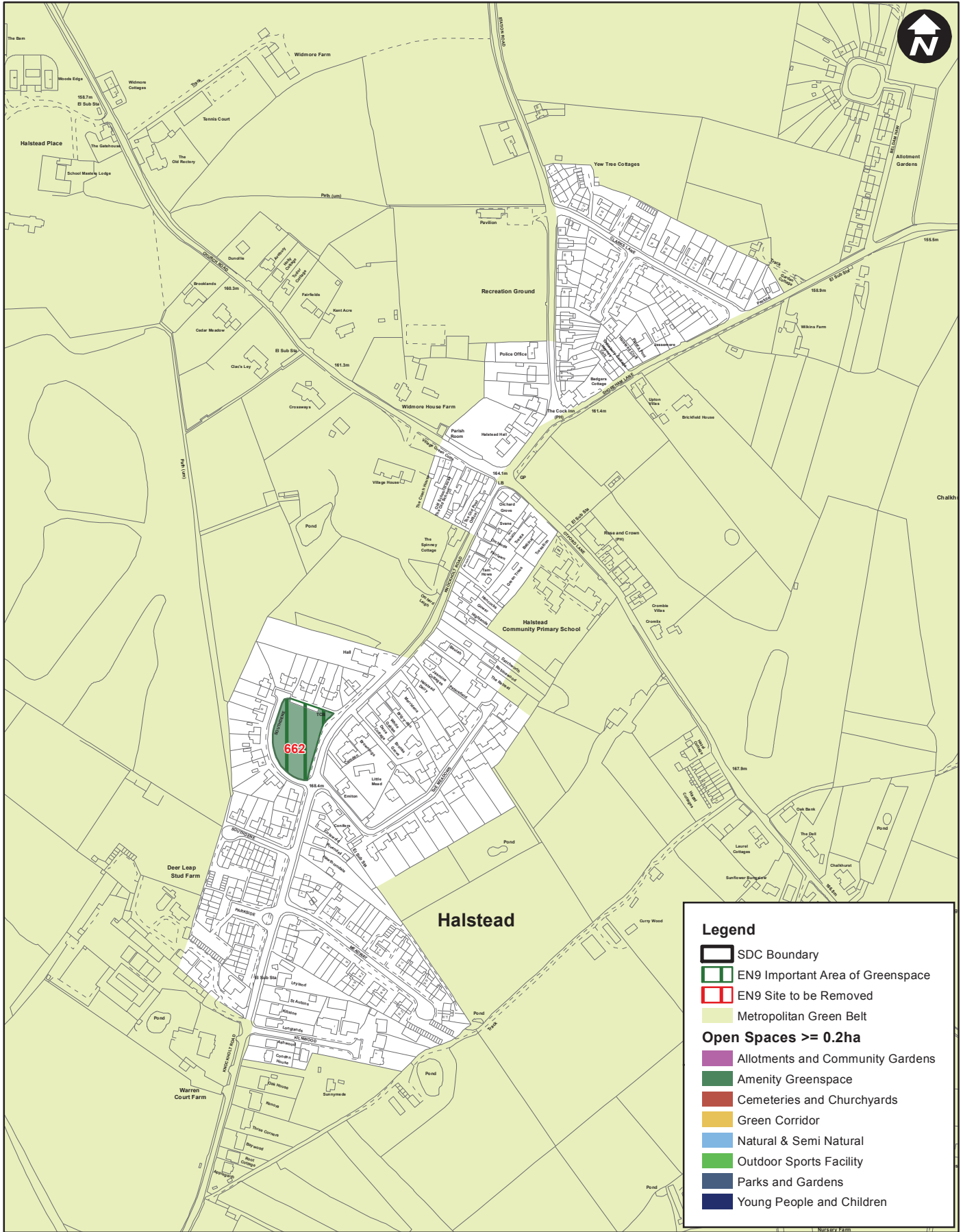
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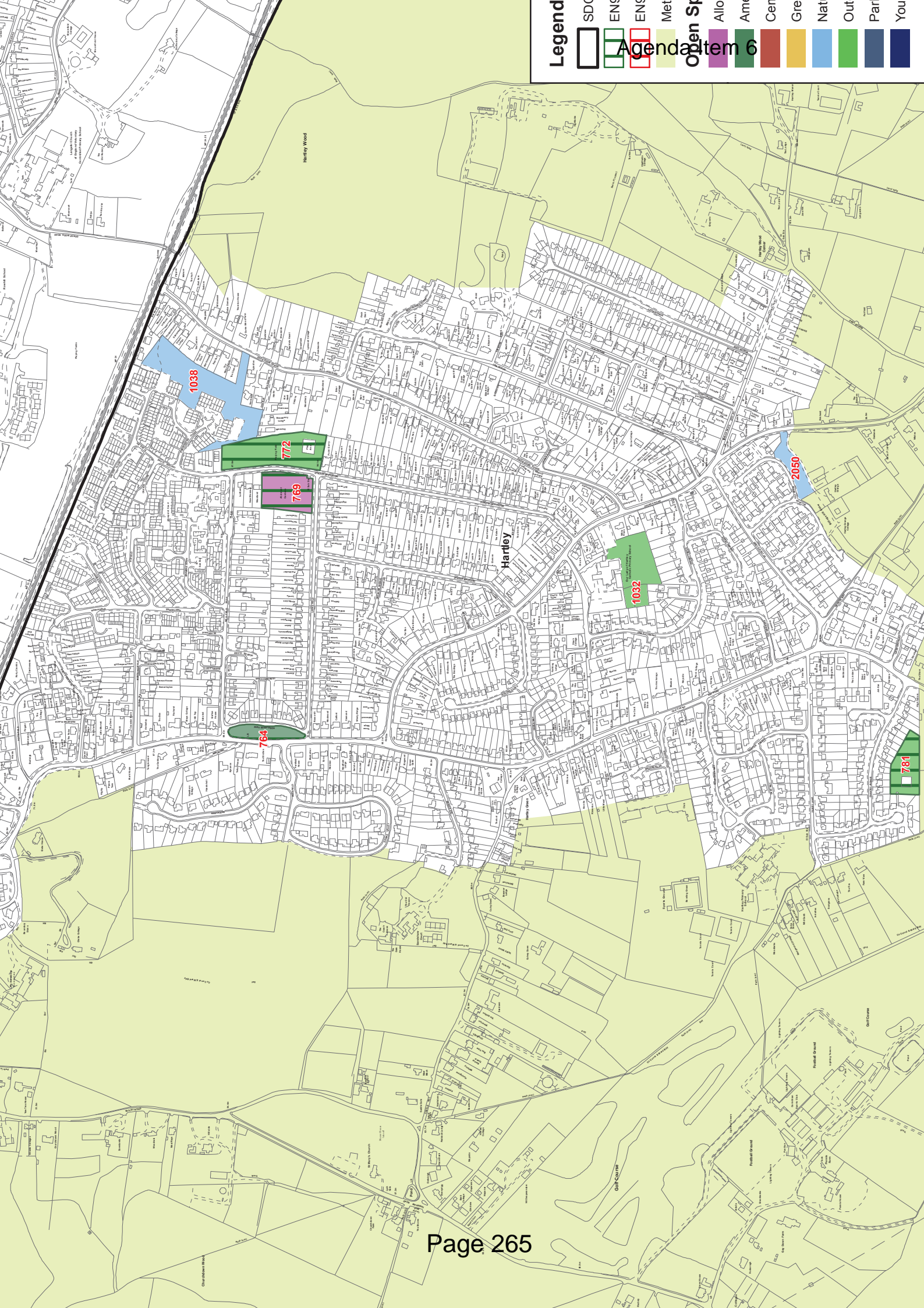
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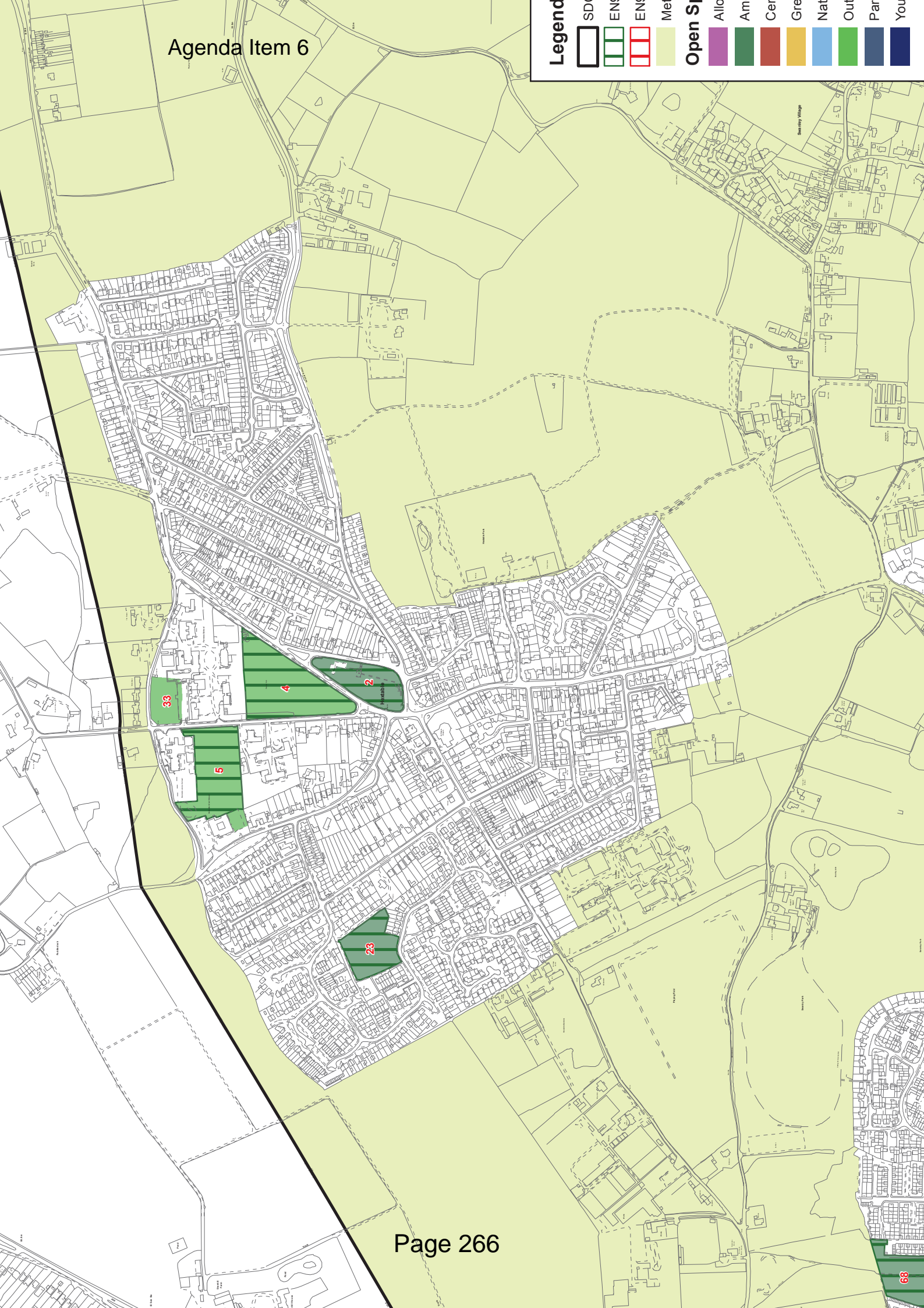
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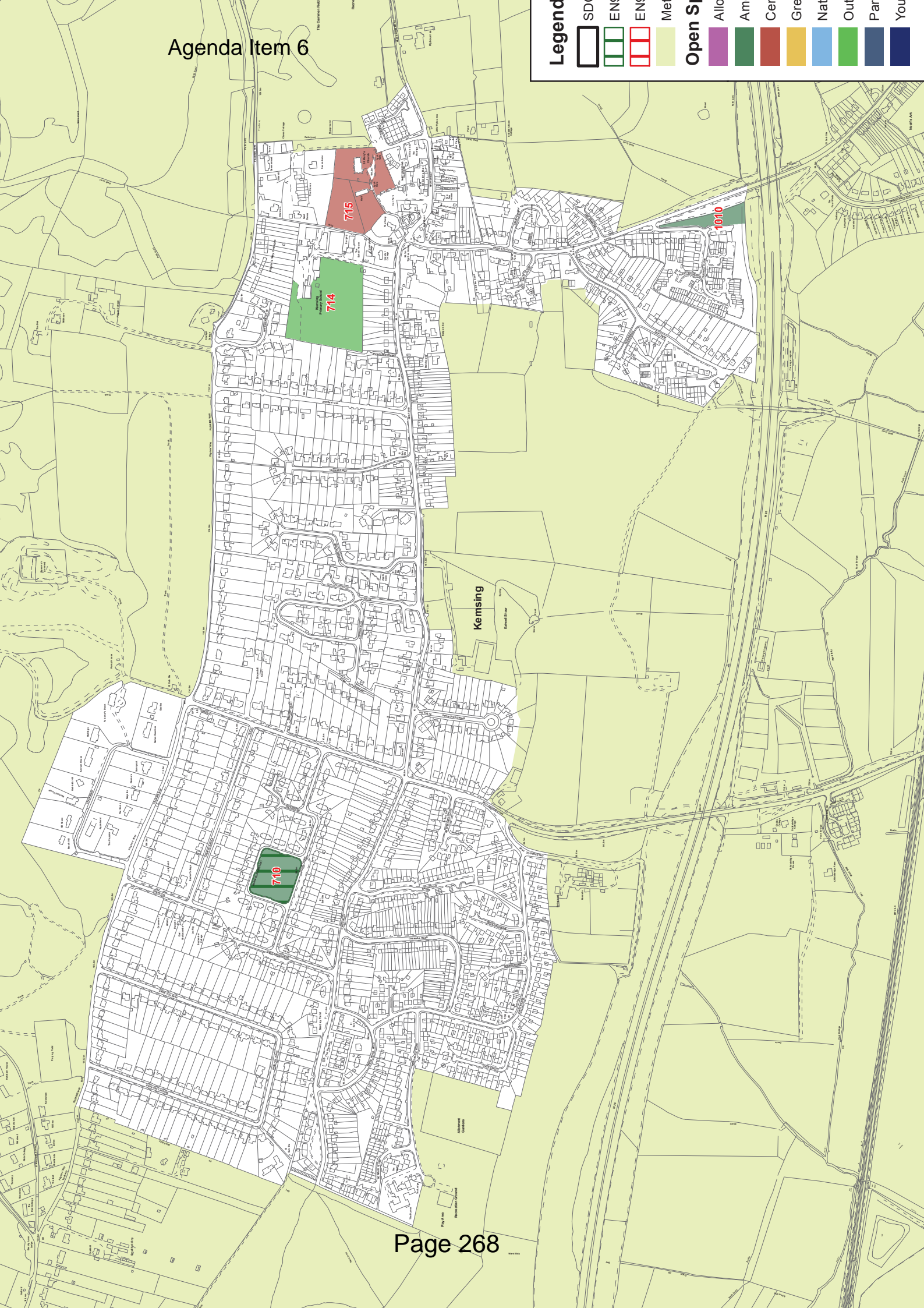


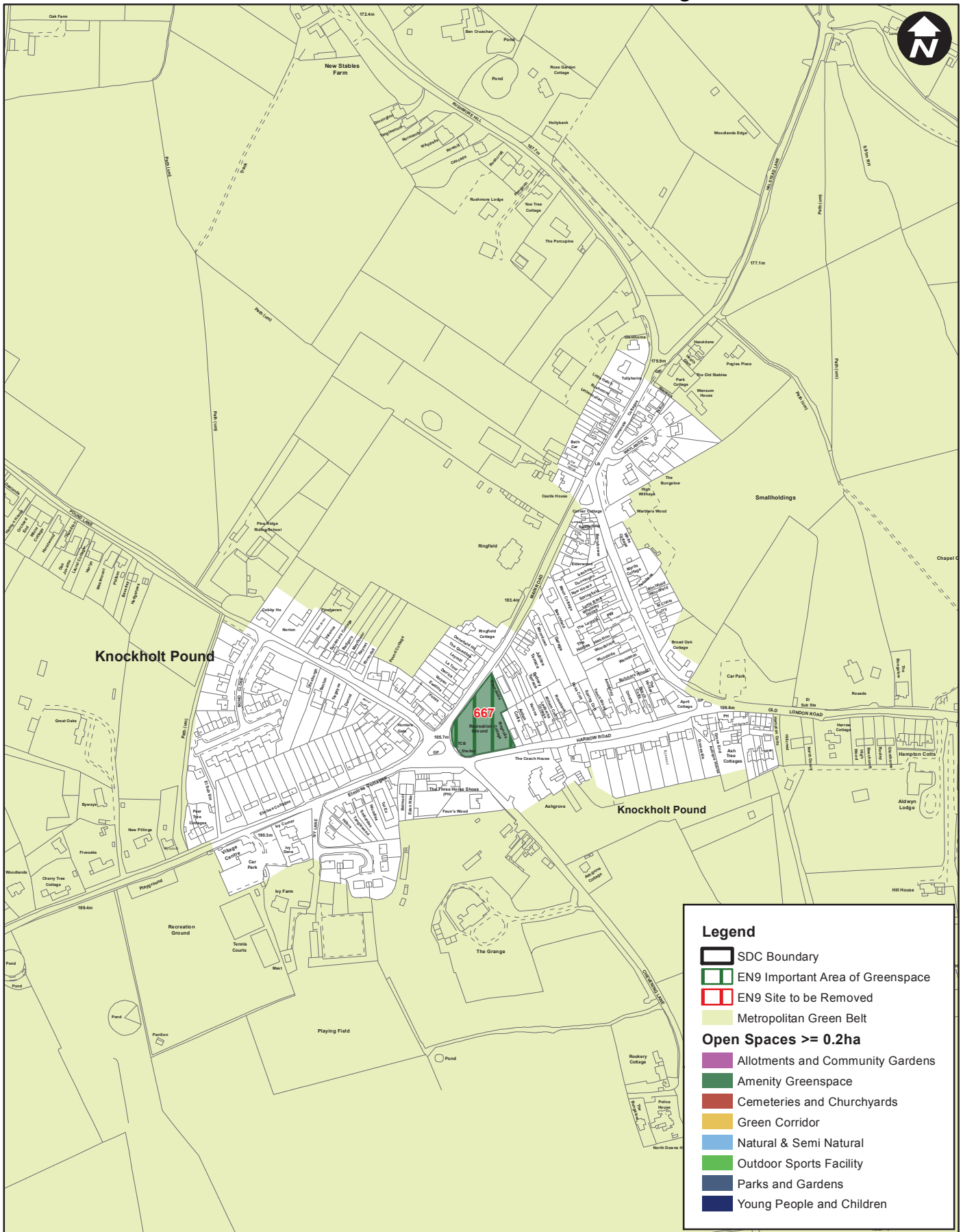


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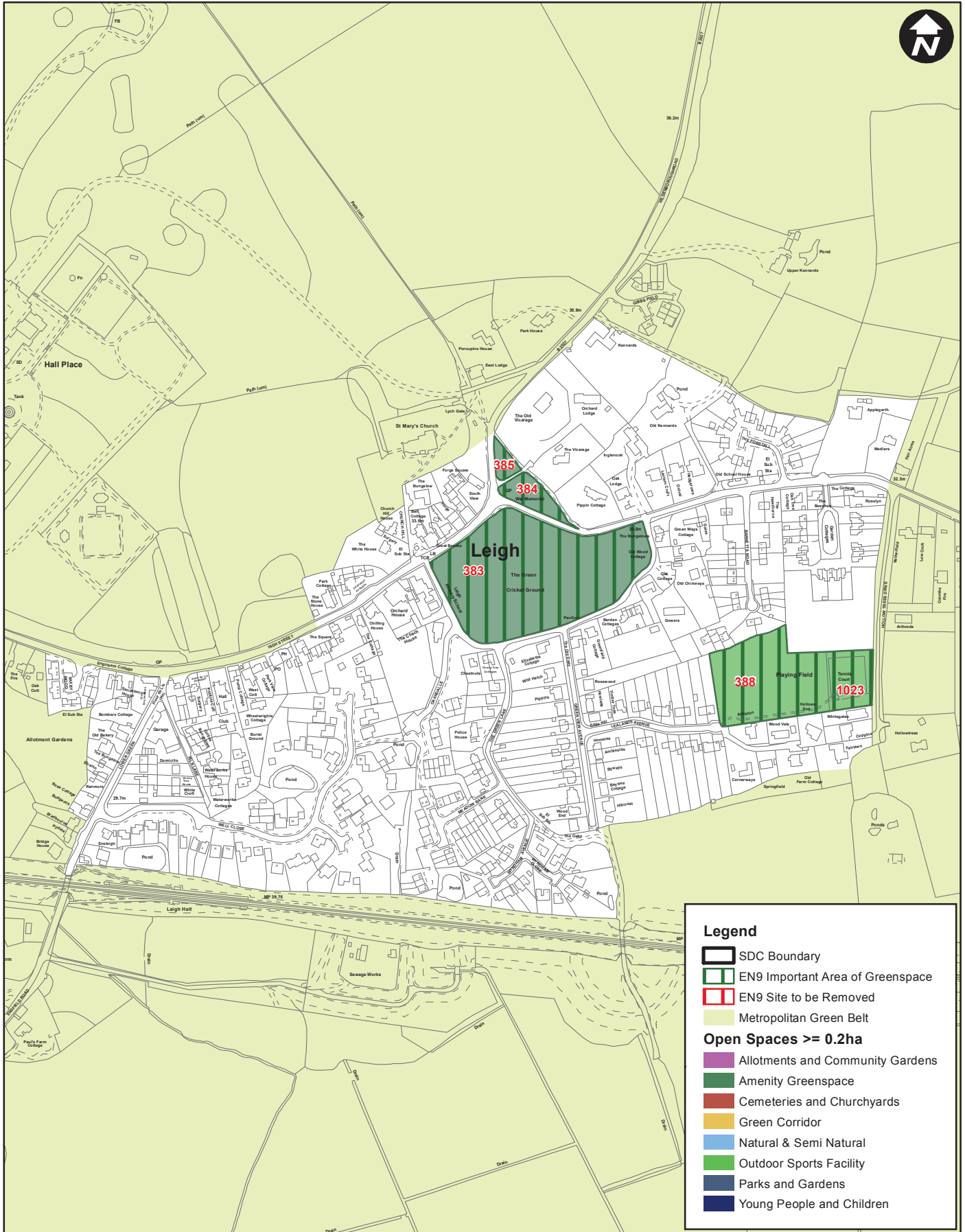
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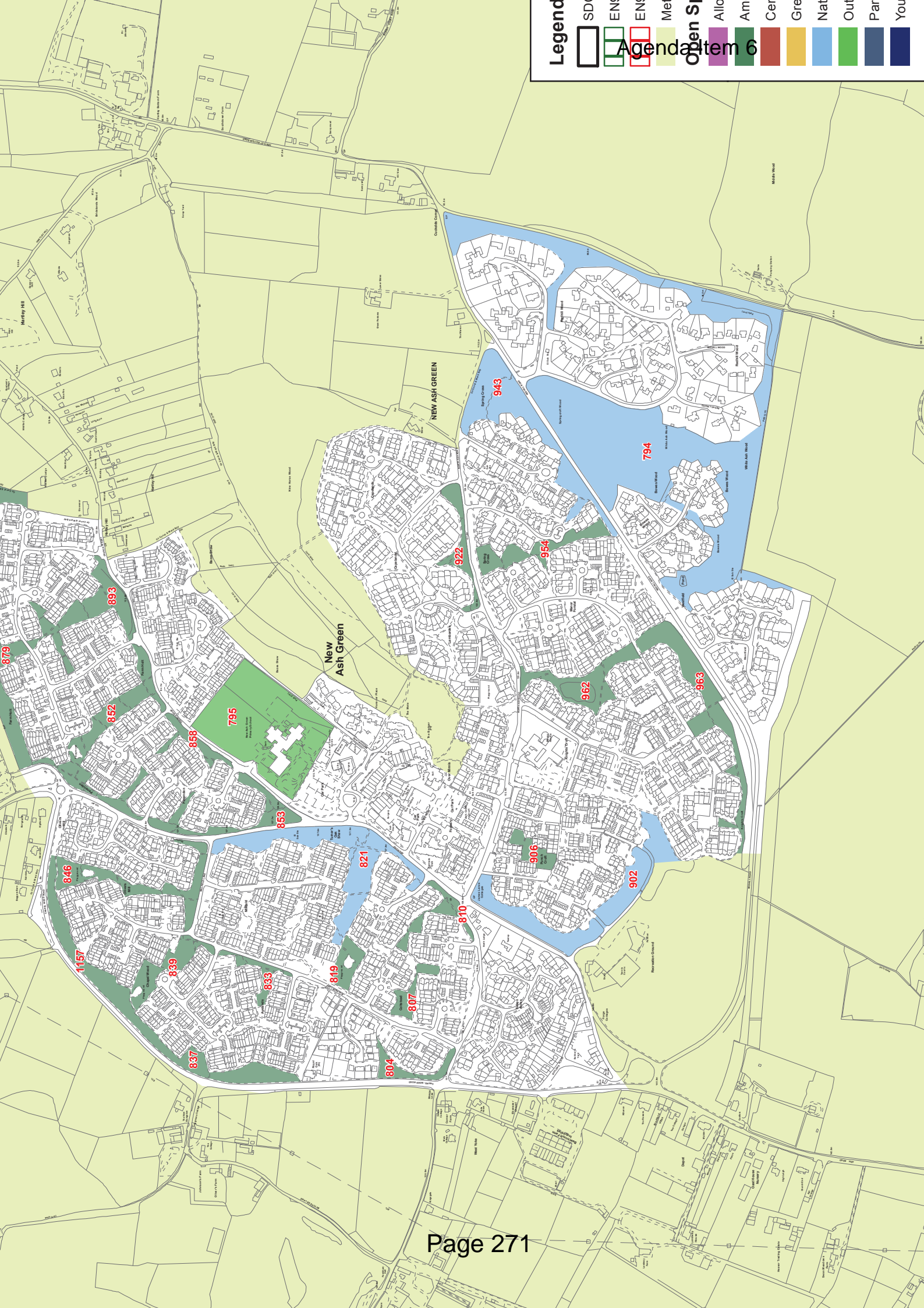
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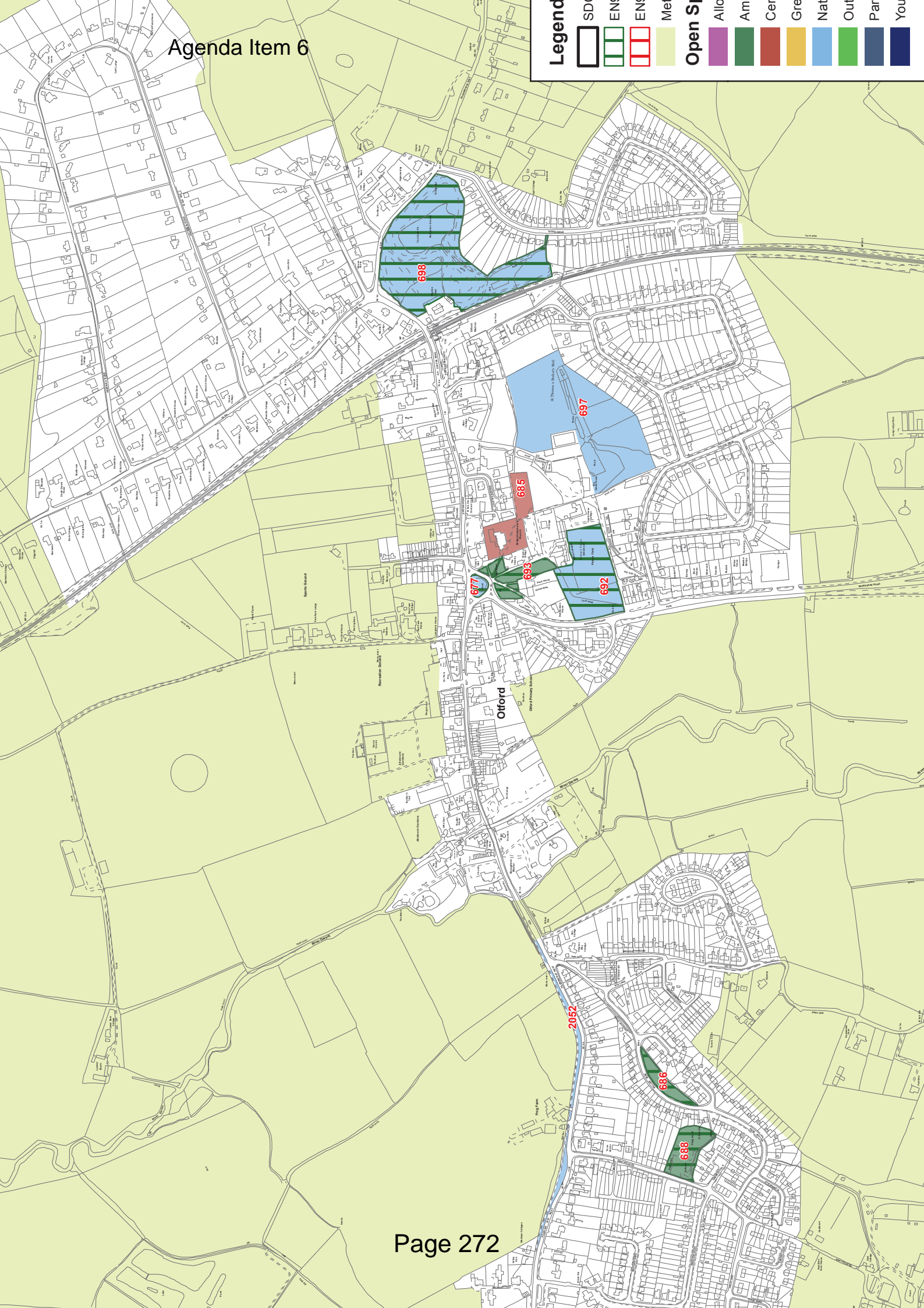


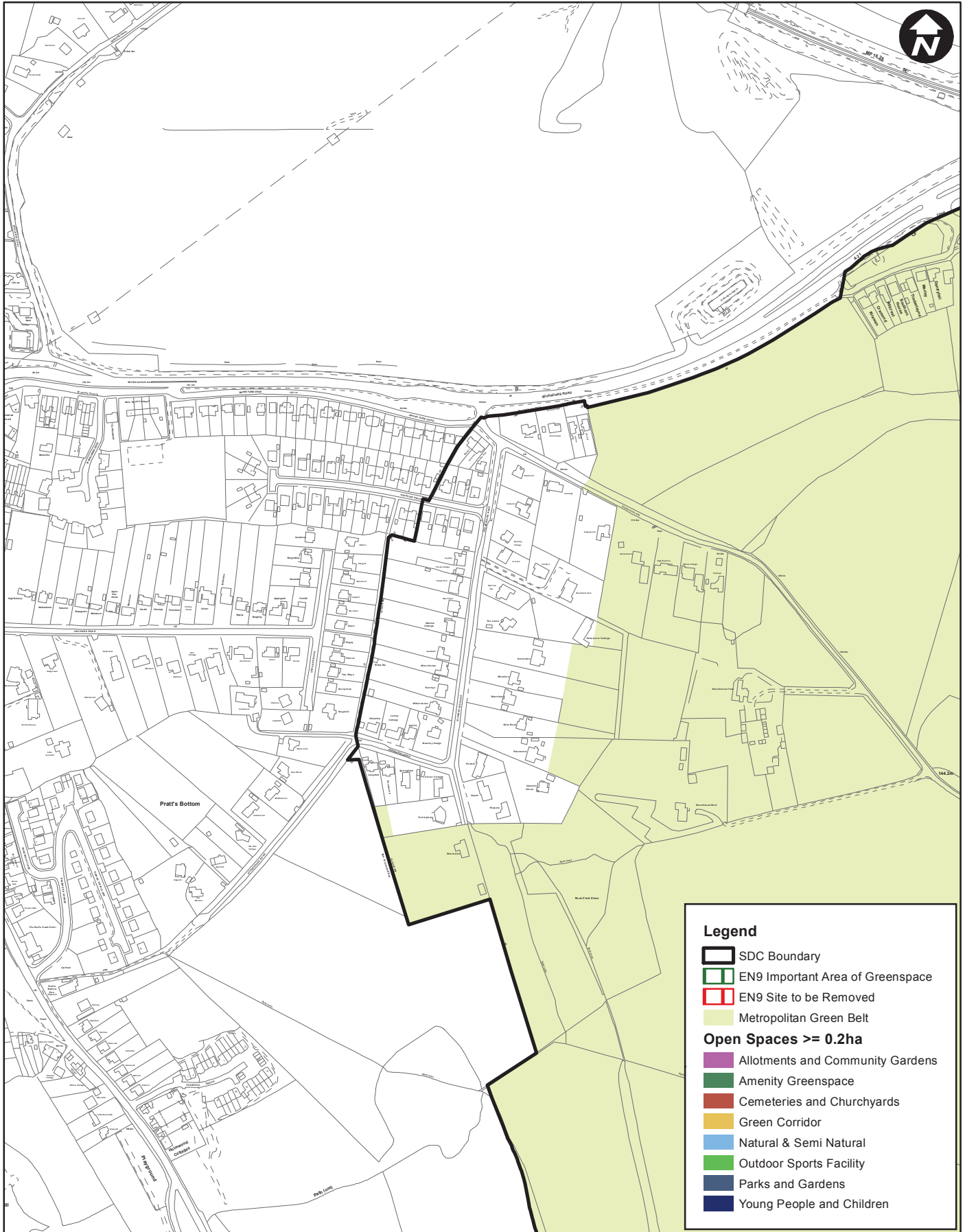


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Legend

- 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

Pratts Bottom

Open Spaces Study

Scale: 1:5,000

Date: February 2012

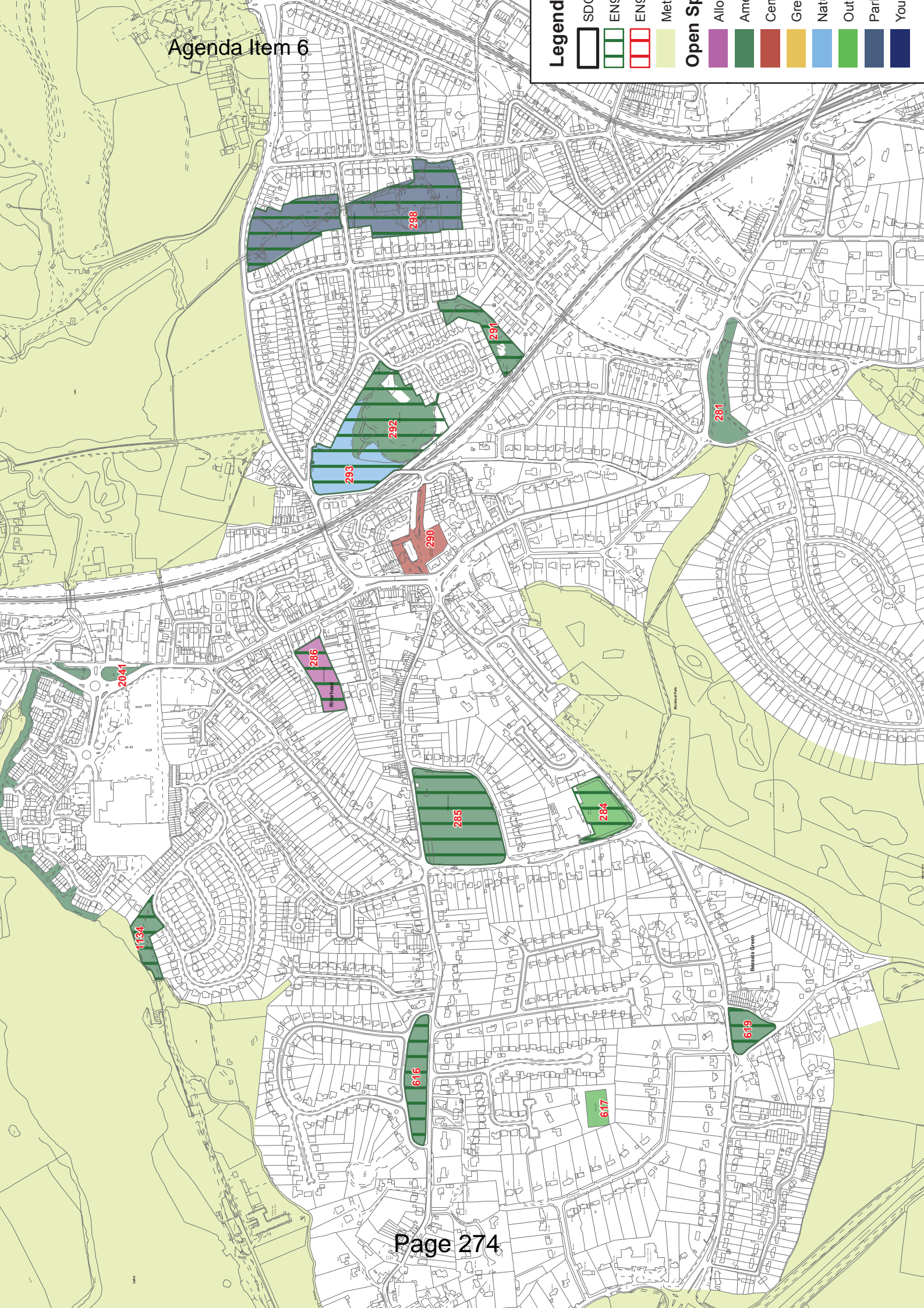
Areas over 0.2ha within Urban Confines

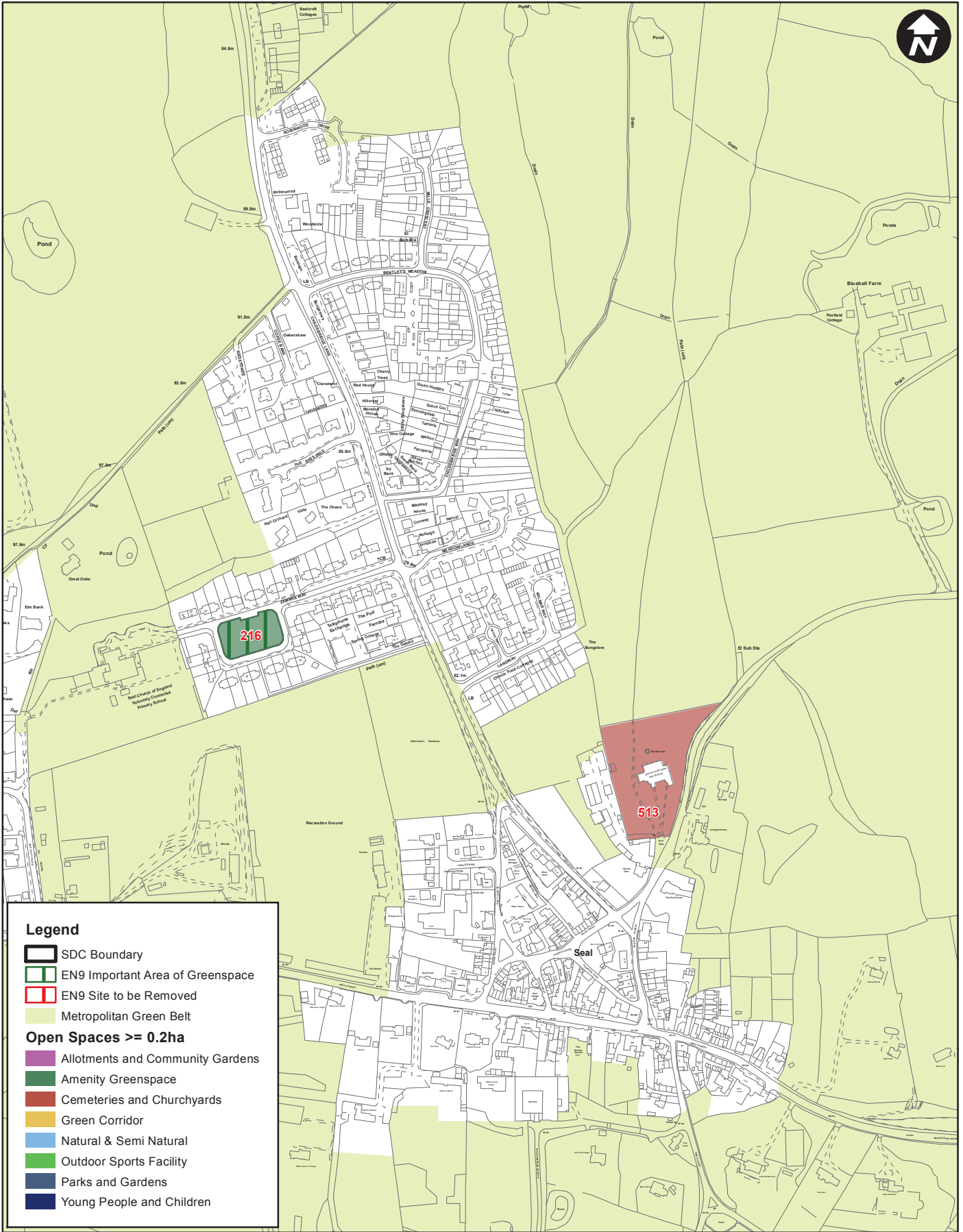


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Legend

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Legend

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Seal

Open Spaces Study

Scale: 1:5,000

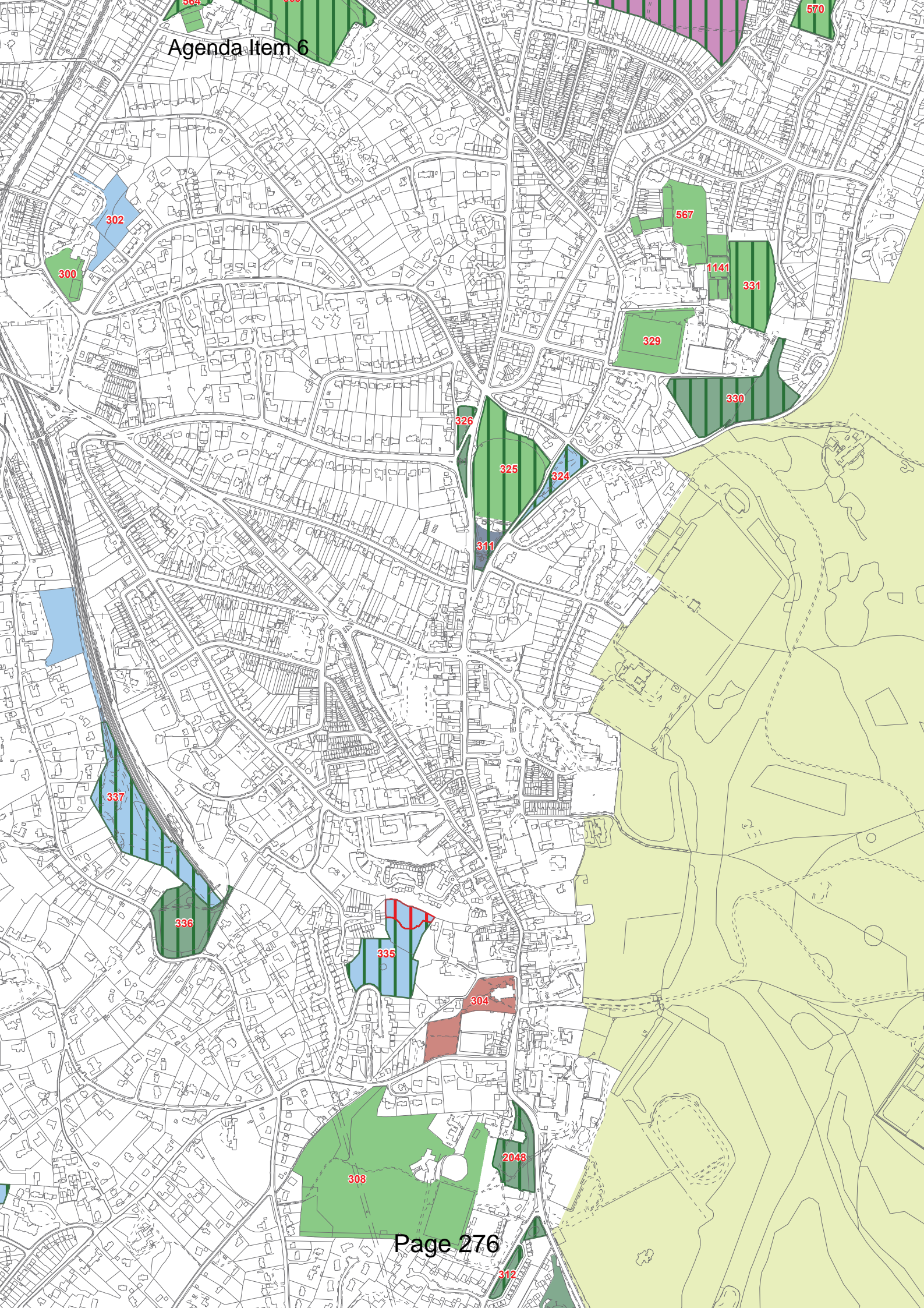
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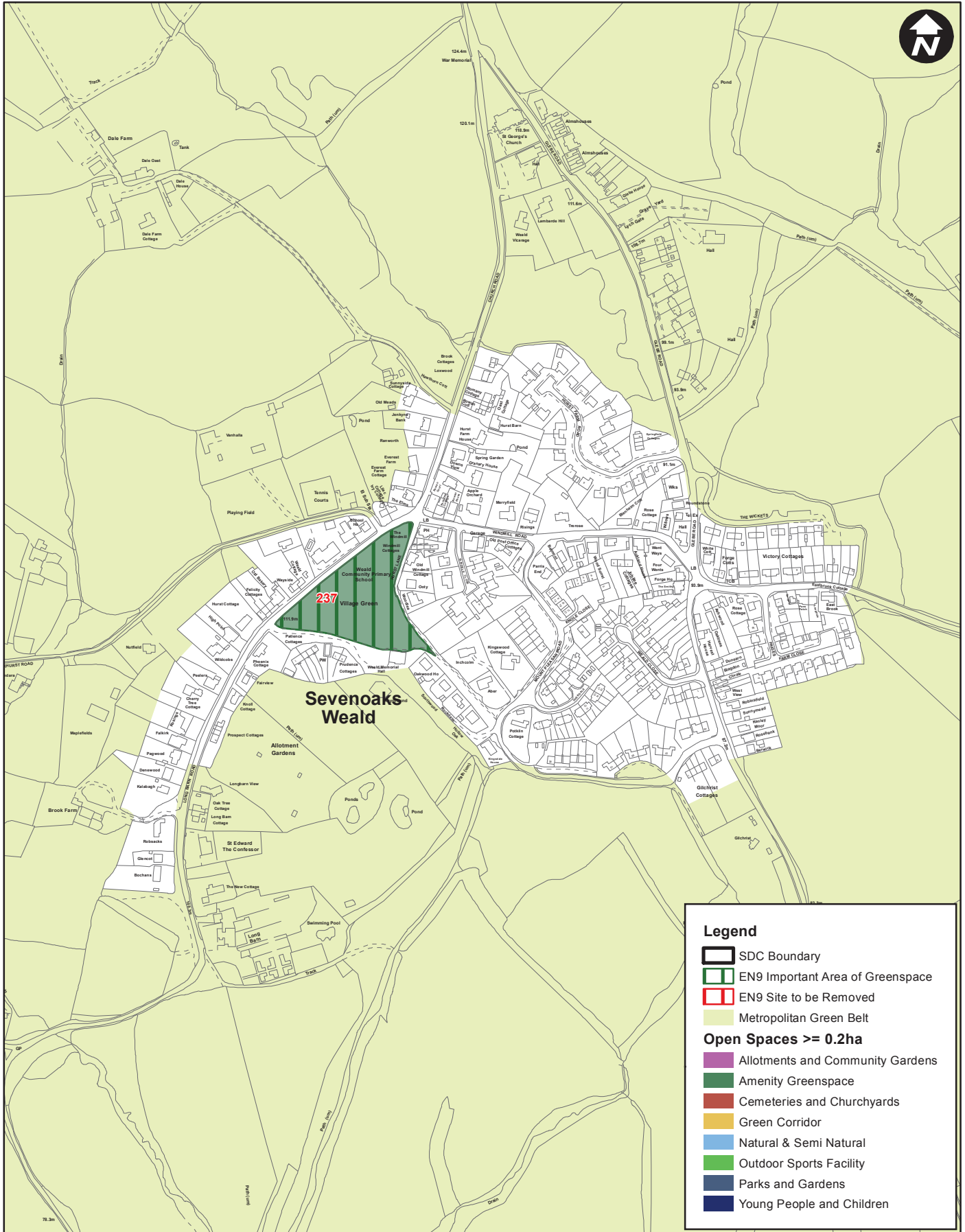
Areas over 0.2ha within Urban Confines



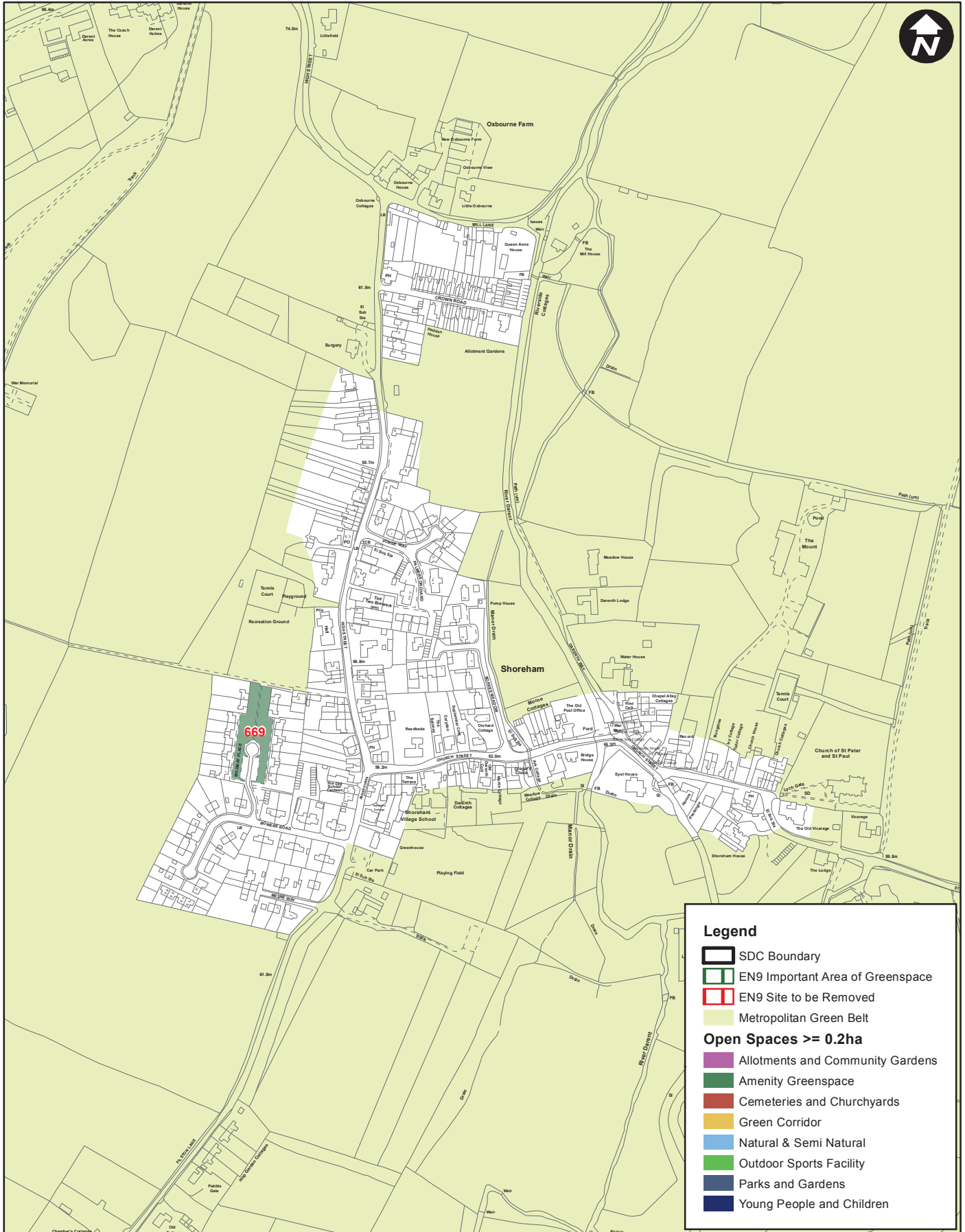
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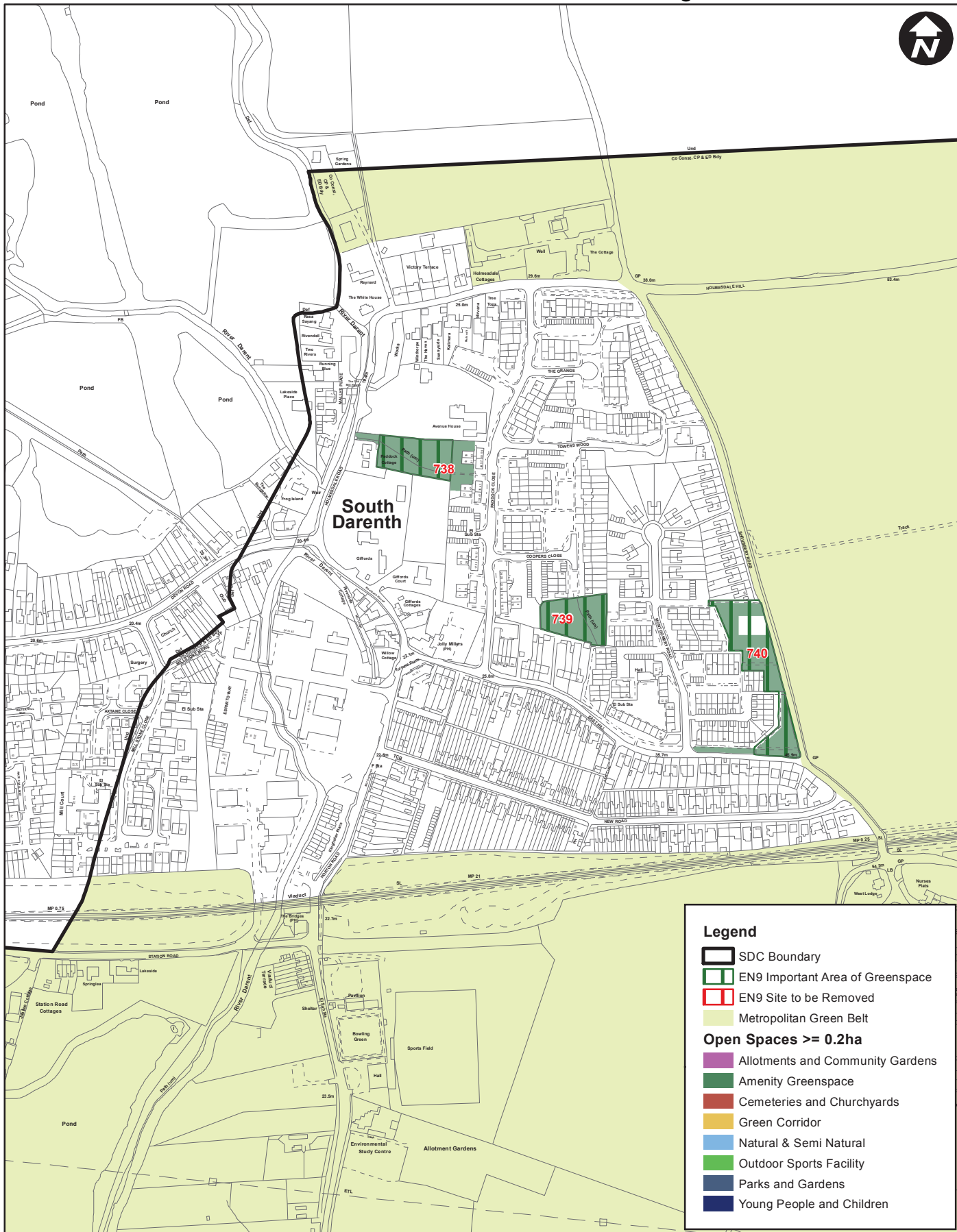
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- Cemeteries and Churchyards
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Open Spaces Study

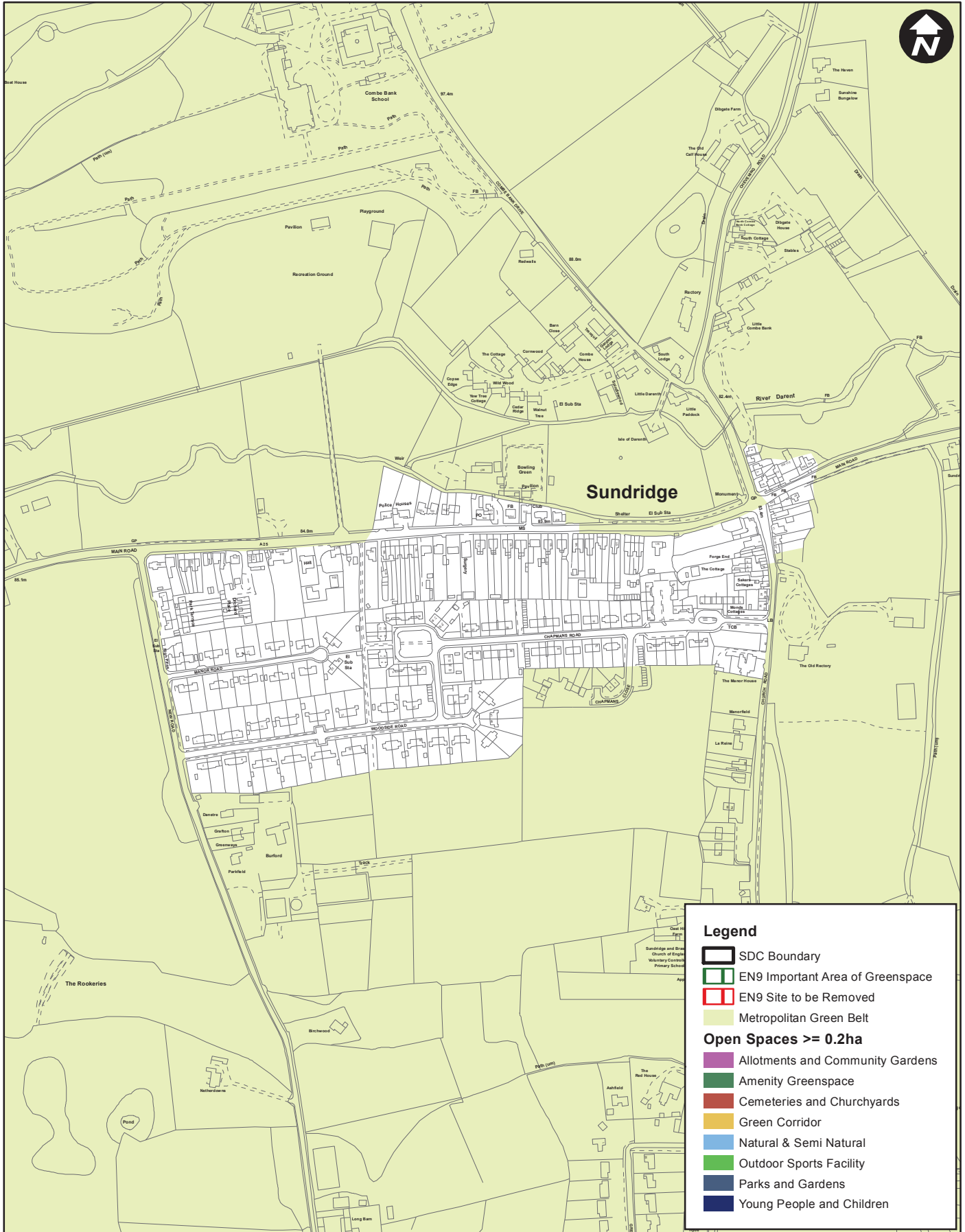
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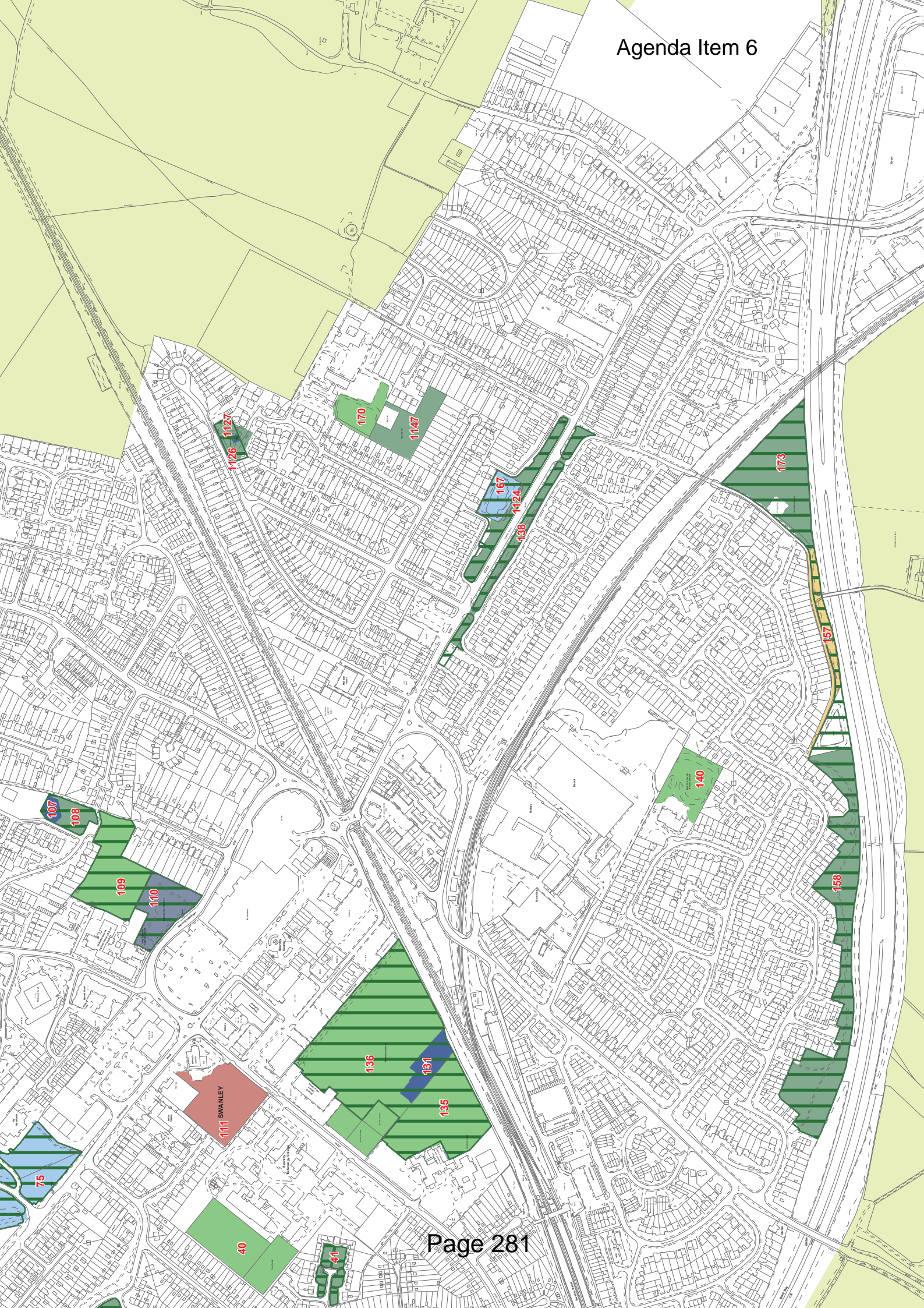
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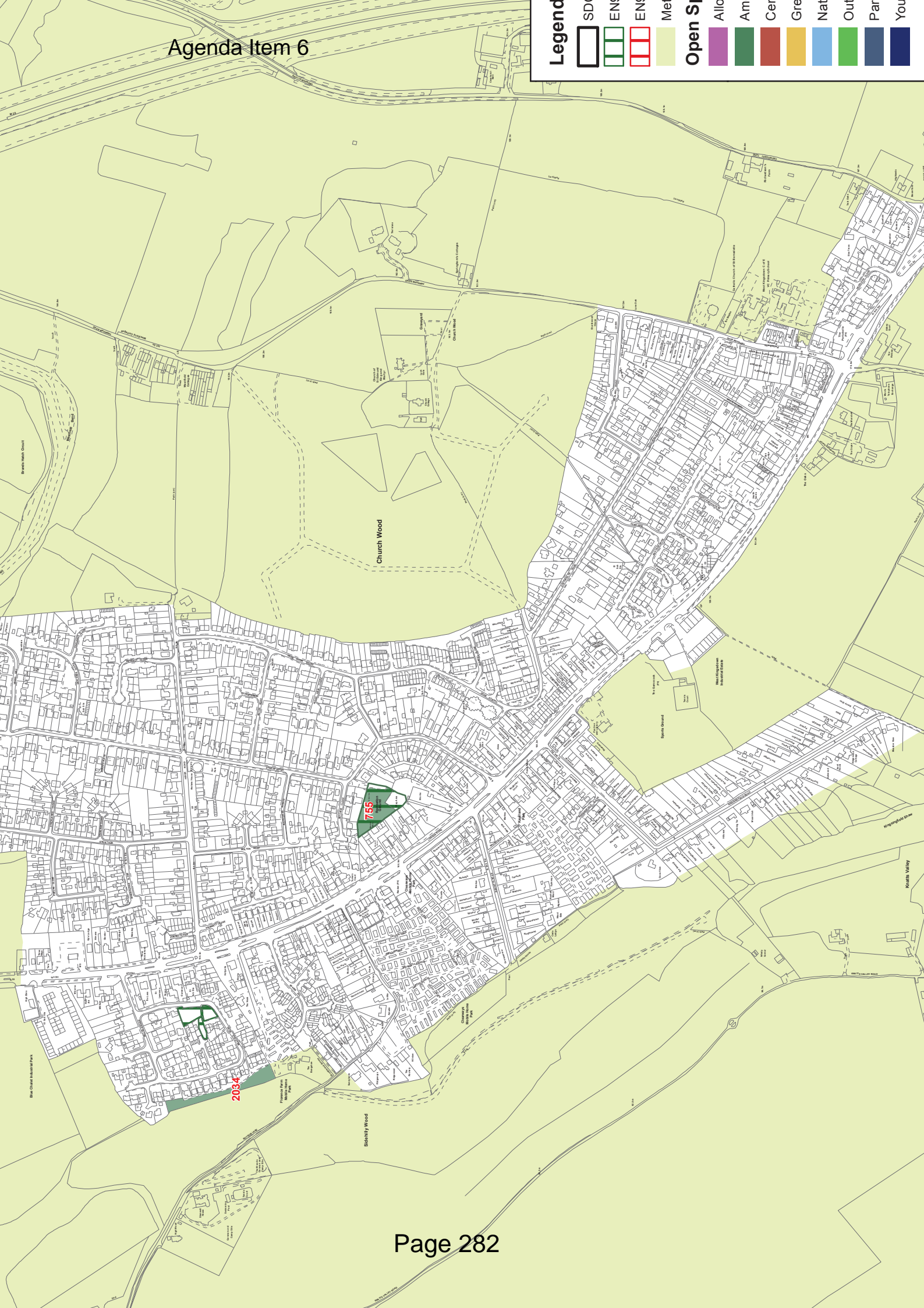
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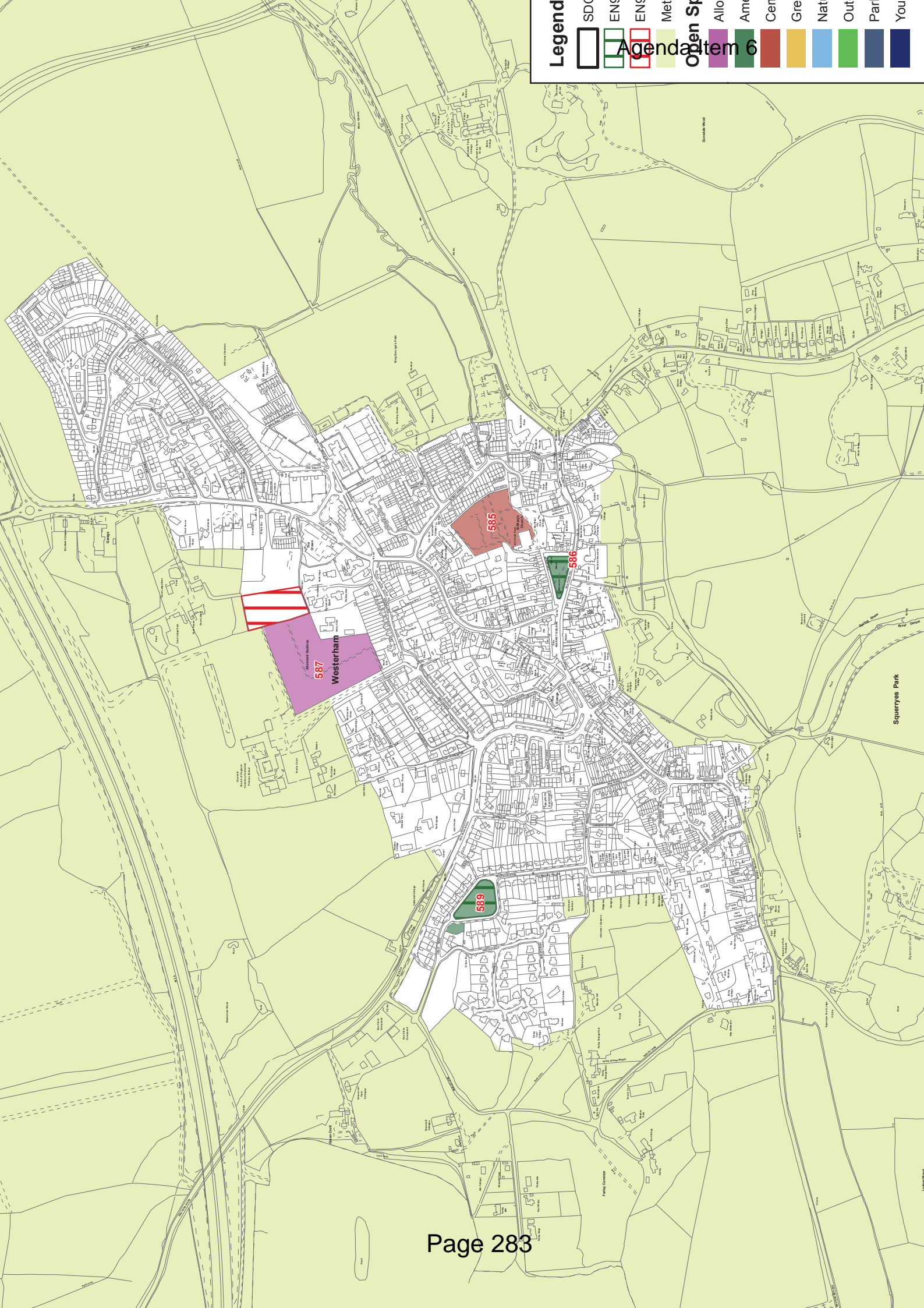
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Appendix 2



Local Development Framework

Allocations and Development Management DPD

Assessment of Options & Alternatives
Interim Sustainability Appraisal

February 2012

Agenda Item 6

Should you wish to comment on this SA Report, please do so in writing no later than Monday 9 April 2012.

Write to:

The Planning Policy Team
Sevenoaks District Council
Council Offices
Argyle Road
Sevenoaks
Kent
TN13 1HG

E-mail: ldf.consultation@sevenoaks.gov.uk



Local Development Framework
Allocations and Development Management DPD

Assessment of Options & Alternatives
Interim Sustainability Appraisal

February 2012

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1 INTRODUCTION

1.1 The Allocations and Development Management (A&DM) Development Plan Document (DPD) will form part of a set of documents that comprises the Local Development Framework for Sevenoaks. The purpose of the document is to build upon the overarching policy framework set out in the Sevenoaks Core Strategy (adopted in February 2011), by identifying where and how future development requirements for the District will be delivered. It will include:-

- New Development Management Policies that will replace all of the remaining 'saved' policies contained in the Sevenoaks Local Plan (Adopted March 2001);
- Site Specific Allocations that will contribute towards meeting Sevenoaks' future development needs; and
- Area specific policies and designations.

1.2 The detailed development management and site allocations that form the basis of the DPD will, in combination with Core Strategy policies, provide the framework within which future development proposals will be assessed and determined.

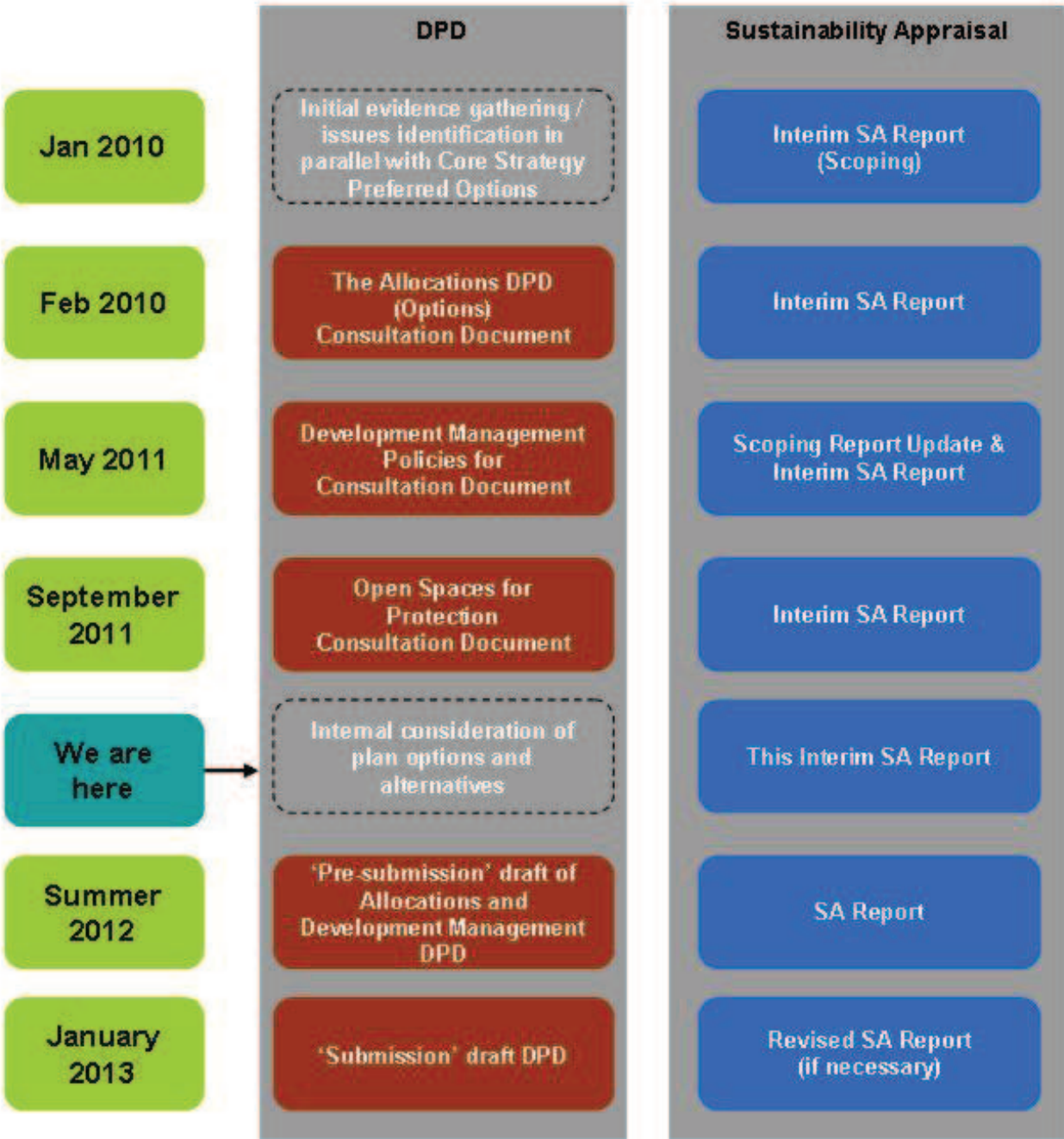
Production of the Allocations and Development Management DPD

1.3 Consultations have taken place in various stages of the production of the A&DM Policies DPD as detailed in diagram 1 overleaf.

1.4 Interim SA Reports were published alongside plan consultation documents at each of the above stages. The appraisal findings and recommendations set out within these Interim SA Reports will be taken into account by the Council when preparing the draft ('Pre-submission') version of the plan.

1.5 The purpose of this document is to appraise a number of alternative approaches to Site Allocations and Development Management Policies that have emerged (subsequent to previous iterations of consultation / SA). The appraisal findings from this current plan-making / SA step will inform the preparation of the Pre-submission Plan.

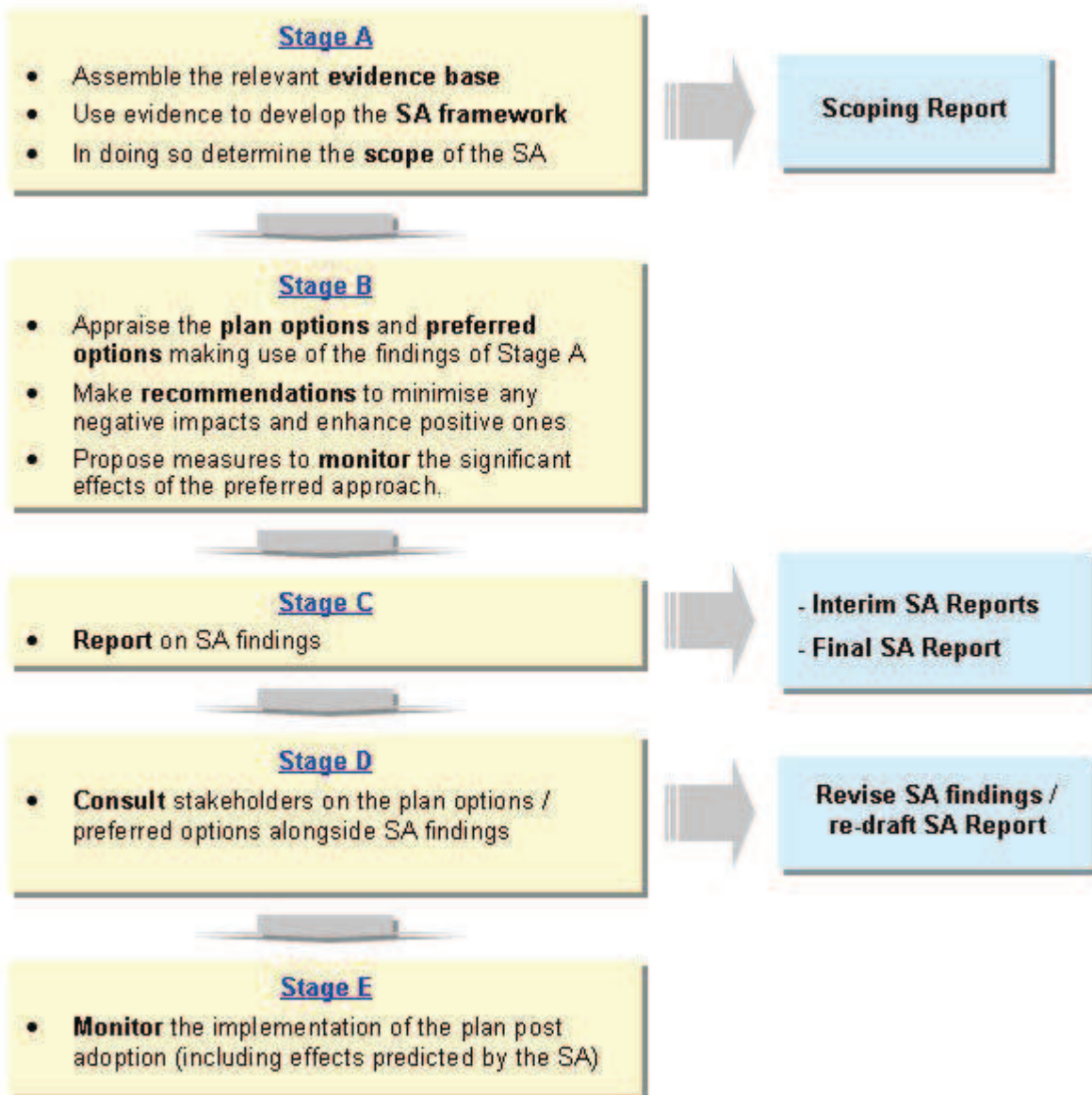
Diagram 1: Production and SA to date.



2 SUSTAINABILITY APPRAISAL AND THE STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) DIRECTIVE

- 2.1 The purpose of the SA is to undertake an appraisal of the ‘social, environmental and economic effects of plans, strategies and policies’ from the outset of the LDF process, so that decisions can be made that accord with the objectives of sustainable development.
- 2.2 The Government’s objectives for sustainable development are set out in the revised strategy document entitled ‘Securing the Future – UK Government Sustainable Development Strategy’ (Defra, 2005).
- 2.3 The five guiding principles of the strategy are identified as:-
- Living Within Environmental Limits;
 - Ensuring a Strong, Healthy and Just Society;
 - Achieving a Sustainable Economy;
 - Promoting Good Governance; and
 - Using Sound Science Responsibly.
- 2.4 Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment, commonly referred to as the Strategic Environmental Assessment (SEA) Directive, came into effect in the UK in July 2004. SEA is the assessment of the likely environmental impacts of plans and programmes at a strategic level, whereas SA has a broader responsibility to consider environmental social and economic issues.
- 2.5 However, common techniques are employed in undertaking SEA and SA assessments, and Government guidance recommends a process which meets their combined requirements.
- 2.6 The Government’s approach is to incorporate the requirements of the SEA Directive into a wider SA process that considers economic and social as well as environmental effects. To this end, the Department for Communities and Local Government (CLG) Plan Making Manuel provides detailed guidance as to the approach to be taken to SA and SEA. The combined SEA / SA process is referred to in this document as SA.

2.7 The Guidance advocates a five-stage approach to undertaking SA.



2.8 Stages A and B are key stages of the SA process. The purpose of Stage A – the scoping stage - is to gather evidence and set the scope for the forthcoming assessment stage (Stage B). The Council originally undertook a scoping report of the Sevenoaks Local Development Framework in 2005, followed by an update in 2007. This scoping report set the baseline data and key framework for the Core Strategy DPD.

2.9 Following the adoption of the Core Strategy the Council produced a Scoping report Update in May 2011 in order to ensure that the scope of the ongoing SA reflects the most up-to-date baseline data.

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- 2.10 Stages B and C are iterative. This SA Report presents the findings of the most recent iterative step. In particular, this SA Report presents an appraisal of a range of alternative approaches (options) that have emerged. This report will play an important role in informing the pre-submission plan document.
- 2.11 In the future, the Council will produce an SA Report for consultation alongside the pre-submission version of the DPD. The SA Report will provide all of the information required of the 'Environmental Report' by the SEA Directive (Annex 1). The Council may also wish to alter the A&DM DPD further, to reflect the consultation on the Pre-submission Plan as well as the recommendations of the SA. If the changes made are likely to have significant sustainability implications then they will be subject to further SA (Stage B) and a further SA Report will be produced (Stage C).

3 OPTIONS AND ALTERNATIVES METHODOLOGY

- 3.1 Scoping is the first stage of SA that is completed before production of the plan document starts.
- 3.2 This scoping process has evolved and been subject to a number of reviews, most recently in May 2011. Through the scoping review process a set of 13 key sustainability objectives were derived by which the Council will consider all of its LDF documents. This is the same approach used and accepted throughout the Core Strategy production.
- 3.3 The basis for producing these objectives come from the SEA Directive, which states the SA process should assess the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.

Sustainability Objectives of the LDF derived from the Scoping Stage	
1	To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home
2	To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment
3	To improve the health and well-being of the population and reduce inequalities in health
4	To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest
5	To improve accessibility for everyone to all services, facilities, recreational opportunities and employment
6	To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve
7	To conserve and enhance biodiversity and geodiversity
8	To protect, enhance and make accessible for enjoyment, the countryside and the historic environment
9	To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure
10	To create a high quality built environment
11	To promote sustainable forms of development and sustainable use of natural resources
12	To encourage high and stable levels of employment and sustain economic competitiveness
13	To improve the development and retention of skills

- 3.4 The first round of ‘option’ consultations on the Councils site allocations and development management policies were assessed against these objectives prior to the

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first round of public consultation. This Interim SA Report follows the same approach and tests the potential options and alternative approaches that have been proposed by stakeholders during the first round of consultations.

- 3.5 The results of the ‘options’ and ‘alternative’ appraisals will assist the Council when determining which policies and allocations will be included within the pre-submission.

Traffic Light Assessment

- 3.6 This SA uses the process of appraising differing ‘options’ against the LDF sustainability objectives and utilises a traffic light assessment method to measure and summarise the impacts of policy proposals.
- 3.7 The purpose of the traffic light assessment is to establish the positive and negative aspects of sustainability against the objectives of the LDF.
- 3.8 The traffic light system was preferred for assessing policies rather than risk false precision by giving a numerical sustainability rating. For example if the policies were assessed on a numerical basis rather than the traffic light system, the comparison between a score of 10 and 5 would imply that the former is twice as good as the latter, which is unlikely to be the case.
- 3.9 Scores were assigned drawing on the evidence-base and professional judgement and also taking into account the criteria for determining the likely significance of effects listed in Annex II of the Directive. A guide to the traffic light approach is included below.

Guide to Traffic Light Policy Assessment

++	<i>A very positive assessment is judged to be where the policy/allocation explicitly promotes opportunities or criteria to deliver the key outcome of the sustainability objective.</i>
+	<i>A positive assessment is where the policy/allocation would positively contribute to achieving the delivery of the sustainability objectives.</i>
0	<i>A neutral assessment is where the policy is either irrelevant to the sustainability objective or where the positives are equally outweighed by the negatives creating a neutral.</i>
-	<i>A negative assessment is where the policy/allocations is inconsistent with the strategic sustainability objective.</i>
--	<i>A very negative assessment applies where the policy/allocation is explicitly in conflict with the sustainability objective.</i>

- 3.10 The final decision of policies to be included within the DPD will be a balancing exercise, where the Council will weigh the positives/negatives and any implications for the inclusion or exclusion of a policy.
- 3.11 Upon identification of final draft policies, the SA will be taken forward to a more advanced Pre-submission stage at which time more detailed assessment of the final policies will be carried out. This will include the evaluation of likely significant effects of the policies including probability of impacts, duration, frequency, cumulative nature and magnitude in accordance with Annex II of the SEA Directive.

4 SITE ALLOCATION ALTERNATIVE OPTION APPRAISALS

- 4.1 A long list of site options has already been subject to appraisal, and findings will be taken into account when selecting the preferred approach. It has now emerged that, for some sites, there is a need to give more explicit consideration to alternative uses. As such, this Chapter considers 11 sites in turn, giving consideration to the merits of alternative uses for each.
- 4.2 This need to give consideration to options for some sites has arisen due to alternative uses being promoted through consultation and/or the emergence of evidence from other sources in recent months
- 4.3 Options that are not consistent with the Core Strategy are not considered to be reasonable, and hence have are not considered.

The detailed appraisals of the site options are included overleaf. The sustainability objectives to which the assessments relate are;

- 1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home;*
- 2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment;*
- 3. To improve the health and well-being of the population and reduce inequalities in health*
- 4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest*
- 5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment*
- 6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve*
- 7. To conserve and enhance biodiversity and geodiversity*
- 8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment*
- 9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure*
- 10. To create a high quality built environment*
- 11. To promote sustainable forms of development and sustainable use of natural resources*
- 12. To encourage high and stable levels of employment and sustain economic competitiveness*
- 13. To improve the development and retention of skills*

LAND REAR OF DÉJÀ VU, SWANLEY	
<p>Déjà vu was a former nightclub within Swanley, which had become a derelict site during the previous 10 years. The Council’s evidence base (Strategic Housing Land Availability Assessment – SHLAA) identified it as a site that may be suitable for housing over the plan period. In assessing the suitability for housing the Council identified that the land immediately to the rear of the site, in a non allocated employment use, may also be better suited to residential development as part of a wider scheme due to the potential inappropriate relationship that may result between new residential on the Déjà vu site and existing employment uses to the rear. The Council considered the two adjoining sites for housing through the first round of ‘options’ public consultation.</p> <p>However following the consultation, the Déjà vu site was granted permission for a hotel and restaurant, which has since been implemented and completed. The introduction of new commercial development and that fact that the land is fully occupied in employment use means that the adjacent land rear of Déjà vu may be more suitably kept for protected employment use rather than residential as originally identified.</p> <p>Option A therefore tests the option of allocating the rear site for protected employment use, whilst Option B tests a residential option.</p>	
Option A	Option B
Retention and protection of land in its current employment/commercial use.	Allocate the land for housing development as initially identified in the Allocation ‘Options’ consultation.
Option A Appraisal	
<p>Option A, to retain the site in its current employment/commercial use, scores positively against the sustainable development objectives that seek to maintain access to services, facilities and employment (Objective 5), as it is a site that allows for small and local businesses to operate within Swanley.</p> <p>It also scores positively when assessed against objective 9, which seeks to reduce the need to travel, as it maintains local jobs and services that if lost would result in current occupiers having to travel to alternative employment sites.</p> <p>Objective 12 seeks to encourage high and stable levels of employment and economic competitiveness. The retention of the site in employment use provides very positive impacts in relation to this objective by providing small scale local employment opportunities for local businesses.</p> <p>Objective 13 seeks to retain and develop skills. The existing units provide facilities for local businesses, in particularly for skilled trades, which would otherwise be lost if the employment site was redeveloped.</p> <p>The only negative impact of option A is judged against objective 1, which seeks to provide housing. The protection of the site in employment use would mean that this site, previously identified to provide housing, no longer yields any residential units.</p>	

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Option B Appraisal
<p>The allocation of the site for housing development would have a very positive impact in relation to objective 1, which seeks to provide opportunities for all residents to live in a sustainable, decent and affordable home. The allocation would include new housing and would include an element of affordable housing.</p>
<p>The site is located within Swanley, which is one of the District’s most sustainable locations. As such new housing in the area would have good links to public transport and would result in housing that has lesser need for private vehicle than in other areas. This is therefore considered to be a positive in relation to new housing along with object 11, which promotes the prudent use of natural resources as the land is previously developed.</p>
<p>There is a very negative assessments against objective 12. The redevelopment for housing would result in the loss of access to employment and services, and the physical loss of employment land that contributes to the local economy.</p>
<p>The redevelopment for housing would also have a negative impact upon access to employment opportunities (objective 5) and the retention of skills (objective 13), through the loss of premises for skilled works and potentially apprenticeships.</p>

Summary

SAObjective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	-	0	0	0	+	0	0	0	+	0	0	++	+
Option B	++	0	0	0	-	0	0	0	+	0	+	--	-

Conclusion

Taking into consideration the above assessments, the option to retain the site in employment use scores most positively against the Sevenoaks LDF Sustainability Objectives.

In determining the most sustainable option the key ‘trade off’ is between the objective of providing sustainable and affordable housing and that of maintaining employment, economic development and the retention of skills. The SA Scoping Report Update (May 2011) shows a number of baseline indicators in relation to both issues. Whilst the development of housing would impact positively in relation to the housing objectives such as contributing to affordable housing, the retention in employment would score well against combating unemployment and reducing job centre allowance.

The potential loss of employment land is likely to have more significant impacts upon the baseline employment conditions, whilst the housing provision could likely be met without the inclusion of the site.

THE SWANLEY CENTRE, SWANLEY

The Swanley Centre is the main shopping area within the town centre of Swanley. In recent years the Centre has declined significantly and has become a poor quality and under performing centre in need of significant regeneration. The Core Strategy identified that the Council would support regeneration in this area.

During the Core Strategy process the land owners submitted representations suggesting that a viable regeneration scheme could not be implemented without a greater quantity of land and that the adjoining recreation ground would need to be redeveloped to provide the critical mass of space to accommodate a new and improved town centre proposal. The Council commissioned independent retail consultants to review this submission who confirmed that additional land is required to support a viable regeneration scheme in the town centre.

Option A tests the allocation of the recreation ground for redevelopment as part of the wider regeneration proposal, based on the assumption that sports and recreation facilities lost would be replaced at an alternative location in Swanley to equal or greater value, which would be insisted upon by the Council in considering a formal allocation. It is also assumed that the regeneration proposal would provide a number of residential units and improved GP and community facilities as promoted by the land owner.

Option B tests the option of allocating only the existing town centre for redevelopment and protecting the recreation ground as open space. Based on the evidence submitted by the land owners this option assumes that in the short to medium term a viable town centre regeneration scheme would not be possible and that the Swanley Centre will not be regenerated in the plan period.

Option A	Option B
Allocation of the centre and the adjoining recreation ground for the comprehensive regeneration and mixed use redevelopment of Swanley Town Centre. Includes replacement recreational facilities, residential, community and GP facilities.	Retain the existing town centre boundary and maintain the recreation ground on the assumption that a regeneration scheme will not come forward and that the centre will not significantly improve without intervention.

Option A Appraisal

The most significant positive in relation to option A is that the regenerated town centre would have a major benefit in terms of the levels and stability of employment and the local economy within Swanley (objective 12). Other significant positive impacts that option A would have would be against objectives 1 (housing), 9 (reducing travel needs through improved services and facilities within the centre), 10 (creating a high quality environment as the existing centre is in a poor and unattractive state) and 13 (providing scope for skills retention and development, through business and GP facilities).

It is accepted that in principle the regeneration of the town centre would be entirely positive, however the negative aspects of this approach relates to the use of the Swanley recreation ground to provide the critical mass of land to drive a viable regeneration scheme. The proposal therefore scores a series of negative ratings against the following objectives; 2

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(managing flood risk- as a result of loss of open permeable land), 3 (Health and well being – through loss of centrally located sports and recreation facilities albeit alternative facilities will be replaced), 6 (Impact on air pollution- through loss of open space and increased traffic) and 7 (loss of Biodiversity/Green Infrastructure).

Objective 4 seeks to reduce poverty and social exclusion. This was given a neutral impact as both the retention of sports and recreation facilities or an enhanced town centre with new community and GP facilities would both provide positives in relation to this goal.

On balance it is considered that there is a neutral impact in relation to objective 5. Option A would see the sports pitches replaced, albeit they are likely to be less accessible than the existing provision. However there is likely to be improved facilities and services in a regenerated town centre and as such the positive and negatives in both respects cancel each other out and result in a neutral score.

Objective 11 has also been given a neutral score as the development would be deemed to be sustainable, which is a positive, but this is offset by the loss of greenfield undeveloped land.

Option B Appraisal

An independent assessment carried out by retail consultants has shown that in all likelihood without the use of at least part of the recreation ground a viable regeneration scheme will not be achievable. Option B is therefore the ‘do nothing scenario’ which is likely to result in no significant improvement for the site during the plan period up to 2026.

This option would have positive impacts in terms of objectives; 2 (preventing flood risk through keeping land open), 3 and 5 (preserving the sports and recreational facilities), 6 (improving air quality as a result of much reduced need to travel as a result of a regenerated town centre) and 7 (preservation of biodiversity opportunities at the site).

The negative impacts would be against objectives; 9 (reducing the need to travel - as inadequate town centre and shopping facilities necessitate the need to travel), 10 (the quality of the environment- which is currently in decline), 11 (sustainable development – through the need to travel to access services and facilities), and 12 and 13 (the decline in employment which impacts upon job opportunities, skills development/retention and the local economy).

Summary

SAObjective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	+	-	-	0	0	-	-	0	+	+	0	++	+
Option B	0	+	+	0	+	+	+	0	-	-	-	-	-

Conclusion

Taking into consideration the above assessments, the option to regenerate the town centre, (including the replacement of lost open space and recreation facilities) scores slightly more positive assessments against the Sevenoaks LDF Sustainability Objectives than promoting regeneration within the existing centre boundary.

The key issues for consideration are the extent to which the loss of accessible and centrally located public open space should be assessed against the creation of a regenerated and more viable town centre for the residents of Swanley.

Baseline indicators such as the proportion of people in working age and people claiming unemployment are likely to see a significant improvement as a result of the regeneration proposal, whilst access to sports facilities and local green space are also identified as key baseline data that will be impacted upon should the recreation ground be redeveloped as part of a regeneration package.

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LAND AT CEDAR DRIVE, EDENBRIDGE

Land at Cedar Drive Edenbridge is a small piece of protected open land within the urban area of Edenbridge. The Council’s evidence base (Strategic Housing Land Availability Assessment (SHLAA)) identified it as a site that may be suitable for housing over the plan period if the open space designation was no longer deemed to be relevant.

Adjacent to the site is a relatively newly constructed residential development, to which the redevelopment of the site would reasonably relate.

Option A appraises the impact of removing the open space designation and allocating for housing development.

Option B appraises the re-allocation of the land as protected open space.

Option A	Option B
Remove open space designation and allocate for housing development.	Re-allocate as protected open space.

Option A Appraisal

The allocation of the site would have a very positive impact on objective 1, which seeks to provide decent and affordable housing.

However a housing allocation would have a very negative impact against objective 7 which seeks to protect and enhance biodiversity and geodiversity through the loss of open space. There would also be further negative impacts when assessed against objective 2 (managing flood risk- as a result of loss of open permeable land), 5 (loss of recreational opportunities), and 6 (Impact on air pollution- through loss of open space and increased traffic).

Option B Appraisal

Protecting the open space use would have a very positive impact against objective 7, which seeks to protect biodiversity and geodiversity.

It would also have positive impacts against objectives; 2 (preventing flood risk through keeping land open) and 5 (preserving recreational opportunities).

It is considered that maintaining the open space designation would have a negative impact on the objective which seeks to provide housing, as the site was previously identified as a site that could be suitable for housing through the Council’s evidence base documents.

Summary

SAObjective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	++	-	0	0	-	-	--	0	0	0	0	0	0
Option B	-	+	0	0	+	0	++	0	0	0	0	0	0

Conclusion

Taking into consideration the above assessments, the option to retain the site as protected open space scores the most positive assessments against the Sevenoaks LDF Sustainability Objectives.

The key issues for consideration are the extent to which the loss of public amenity open space should be assessed against the creation of a small scale housing development.

Baseline indicator levels of affordable housing levels will not be significantly improved as a result of a very small scale development, which may only include a financial contribution or single affordable unit. In contrast access to local green space is an identified as key baseline indicator that will be impacted upon should the site be lost to a housing scheme.

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LAND REAR OF MOAT COTTAGE, OTFORD

Land rear of Moat Cottage is a small piece of open land within the residential curtilage of Moat Cottage in Otford. The Council’s evidence base (Strategic Housing Land Availability Assessment (SHLAA)) identified it as a site that may be suitable for housing over the plan period.

The site is in a location of high archaeological importance and a conservation area. There is also a protected Ancient Monument, which is long linear pond that would need to be crossed to access the area of the site whereby housing would be developed.

Option A tests the impacts of allocating the site for housing.

Option B appraises the option of excluding the site from allocation on heritage and archaeological grounds.

Option A	Option B
Allocate for housing development.	Reject housing on heritage grounds.

Option A Appraisal

The allocation for housing would have a very positive aspect against the housing objective (1) through the creating a number of new units.

However it is considered that such allocation would have a very negative assessment against objectives 2 (managing flood risk- as a result of new units in close proximity to a number of local ponds, with increased risk of flooding), 7 (the loss of biodiversity opportunities) and 8 (impact on a scheduled ancient monument, which is a key aspect of the local historic environment).

The impact against Objective 11 was a considered to be neutral as the site is sustainably located, but would not constitute prudent use of natural resources.

Option B Appraisal

Rejecting the site as an allocation and maintaining it in its current form would have a very positive impact on objective 8, which seeks to protect the historic environment.

There would also be positive impacts against objective 2 (protection against flooding), 6 (air quality), 7 (protection of biodiversity) and 10 (protecting the high quality built environment).

This option would have a negative impact on the objective which seeks to provide housing, as the site was previously identified as a site that could be suitable for housing through the Council’s evidence base documents. It is not considered to be a very negative impact as the site would only have a small housing capacity.

Summary

SAObjective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	++	--	0	0	0	-	--	--	0	0	0	0	0
Option B	-	+	0	0	0	+	+	++	0	+	0	0	0

Conclusion

Taking into consideration the above assessments, the option to reject a housing allocation on heritage grounds scores the most positive assessments against the Sevenoaks LDF Sustainability Objectives.

The key issues for consideration are the importance of protecting heritage assets and whether the housing benefit of a small scale residential scheme would warrant the potential loss or harm of these units.

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CURRANT HILL ALLOTMENTS, WESTERHAM

Currant Hill Allotments are part of a wider area of land in Westerham that was previously safeguard for long term development needs through the Sevenoaks District Local Plan. The Core Strategy reviewed the need to safeguard land for long term needs and instead allocated a reserve site in Edenbridge. The land was removed from the Green Belt many years ago.

Representations were received during the initial consultations promoting a small level of housing on the lower southern section of the site, with equal or greater replacement allotment provision to be provided as an extension at the northern side of the site.

Option A therefore tests the allocation of a portion of the site for housing with replacement allotments on the northern section of the site.

Option B protects the existing allotments in the entirety as community open space.

Option A	Option B
Allocate a portion of the existing allotments for housing, with equal sized replacement allotments provided as an extension at the northern end of the site.	Retain and protect existing allotments in their current form.

Option A Appraisal

Option A results in a very positive impact when assessed against objective 1, which seeks to provide housing.

However there are negative aspects against the following objectives; 2 (impact on flooding through loss of permeable land, 6 (increased air pollution as a result of new development) and 7 (potential loss of biodiversity on both the site of the housing and the area where the replacement allotments will be provided).

The potentially significant negative impacts are neutralised as a result of the replacement of the existing allotment provision with equal or greater new provision. In relation to objective 8 open countryside is considered to be land outside the existing settlement confines of villages (i.e. within the Green Belt). This site is within the existing confines of Westerham and as such this objective is not considered to be relevant in this instance.

Option B Appraisal

In direct contrast to Option A protecting the site in its current form would have positive impacts upon objectives 2 (reducing flood risk by keeping land open and permeable), 6 (protecting against air pollution from new development) and 7 (preserving biodiversity across the two sites).

The negative reading would be against objective 1 by prohibiting a small scale housing development.

Summary

SAObjective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	++	-	0	0	0	-	-	0	0	0	0	0	0
Option B	-	+	0	0	0	+	+	0	0	0	0	0	0

Conclusion

Taking into consideration the above assessments, the option to retain the site in its current form scores the most positive assessments against the Sevenoaks LDF Sustainability Objectives.

However the key issues to be considered are the impact of providing replacement allotment provision and its impact on accessibility to open space against the objective of providing new housing within the settlement of Westerham.

The option that secures housing and replacement allotments is likely to have significant benefits in relation to housing objectives, such as providing affordable units, and in relation to improving health and well being as replacement allotment provision will be included as part of the housing proposal.

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SHEFT'S CROFT (LEIGH'S BUILDERS YARD), EDENBRIDGE

Leigh's Builders Yard (Including the listed property Sheft's Croft) is a redundant builders yard site located within Edenbridge.

The site was identified in the Council's Employment Land Review, along with an adjoining site, as a site that should be protected in employment use for the long term.

Representations were submitted throughout the Core Strategy and initial Allocations and Development Management DPD consultation suggesting there was no reasonable prospect of the site being taken up for employment use in the long term, and that the site was better suited for housing development.

Option A appraises the principle of maintaining the site in employment use.

Option B tests the impact of reallocating the site for housing development.

Option A	Option B
Retain in protected employment use.	Re- allocated for housing.

Option A Appraisal

The retention of the site in employment use scores very positively against the objective that seeks to encourage high levels of economic growth and sustain economic competitiveness (Objective 12).

It also scores positive impacts against objectives 5 (providing access to employment opportunities), 9 (reducing the need to travel by providing alternative employment provision), 11 (promoting the sustainable re-use of a previously developed site) and 13 (providing opportunities for employment that would retain and develop skills).

The only negative impact is that protecting it in employment use would have a negative impact on the housing objective (1) which seeks to promote sustainable and affordable housing.

Option B Appraisal

Allocating the site for housing would have a very positive impact upon objective 1, which promotes housing.

It would also have positive impacts in relation to objectives 5 (providing housing in a location with good access to services, facilities and recreation opportunities), 9 (reducing the need to travel as a result of good links to shops, employment and services), 10 (the enhancement of the built environment) and 11 (promoting the re-use of a previously developed site that is sustainably located).

The negative impacts would be in relation to objectives 12 and 13 which seek to retain employment, economic competitiveness and skills. Allocation for housing would have a very

negative impact in relation to objective 12 and negative impact in relation to objective 13.

Summary

SAObjective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	-	0	0	0	+	0	0	0	+	0	+	++	+
Option B	++	0	0	0	+	0	0	0	+	+	+	--	-

Conclusion

Taking into consideration the above assessments, the two option score similar ratings against the Sevenoaks LDF Sustainability Objectives. Based on a single very negative reading against objective 12, Option A (to retain the site in employment use) scores slightly better when considered against these objectives.

The key issues for consideration is the potential trade between economic stability and the provision of high quality and sustainable housing. Whilst retaining the site in employment scores well there is limited demand for retention and as such the site has been redundant for a number of years. In contrast the housing option would provide for new dwellings in an accessible location and would result in more scope for development to occur and for baseline conditions to improve.

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GLAXOSMITHKLINE (GSK) SITE, POWDER MILLS, LEIGH

The GSK pharmaceutical site at Leigh is an established ‘Major Developed Site’ in the Green Belt that pre-dates planning regulations. However in February 2011 the site closed and operations ceased.

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 (September 2011) considered a number of potential options for the re-use of the site in various different uses.

The key constraint of the site is that it is poorly located with limited access to public transport and local services.

Option A tests the option of maintaining the entire site in an employment use.

Option B tests the option of allocating the site for entirely residential redevelopment.

Option C tests the option of allocating the site for predominantly residential development but with the retention of a the most modern business building (as recommended as the preferred option of the URS Scott Wilson report)

Option A	Option B	Option C
Protect site for employment use.	Allocate for housing.	Allocate for mixed use.

Option A Appraisal

The very positive assessments of maintaining the site in employment use is against objectives 12 (protecting employment and the economy). Positive impacts are judged against objective 5, which seeks to provide access to services, facilities, recreational opportunities and employment, as the site is of a size and scope that provides a significant contribution to local employment and objective 13 (retaining skills).

The very negative impacts of retained employment is judged against objective 9 as the site is so remote there is a significant need to travel by private vehicle to access the site.

There are also negative impacts in relation to objectives 1 (loss of scope for new housing), 6 (Air quality as a result of traffic/the need to travel) 8 (no access to historic element of site) and 11 (promotion of development in a wholly unsustainable location).

Option B Appraisal

An entirely residential development would have a very positive impact against objective 1 (housing). There is also positive assessments against objectives 7 (conserving biodiversity as a result of measures that could be incorporated into a new scheme), 8 (opportunities to integrate access to the historic element of the site) and 10 (the creation of a higher quality built environment).

However very negative impacts would be drawn against objectives 2 (access to the site is covered by flood zone 3), 5 (poor accessibility to services), 6 (Increased air pollution as a

result of need to travel out of the site), 9 (Need to travel to access services and facilities), 12 (loss of employment provision) and 13 (loss opportunity for skills retention).

There would also be a negative impact upon sustainable development as a whole as the site is in a wholly unsustainable location, albeit it would constitute a prudent use of natural resources as the site is previously developed (objective 11).

Option C Appraisal

An entirely residential development would have a very positive impact against objective 1 (housing). There are also positive assessments against objectives 7 (conserving biodiversity as a result of measures that could be incorporated into a new scheme), 8 (opportunities to integrate access to the historic element of the site) and 10 (the creation of a higher quality built environment).

However very negative impacts would be drawn against objectives 2 (access to the site is covered by flood zone); 5 (poor accessibility to services) and 6 (Increased air pollution as a result of need to travel out of the site),

Negative impacts would be drawn against objectives; 9 (Increased need to travel to access services and facilities), 11 (Unsustainable location) 12 (net loss of employment provision) and 13 (net loss opportunity for skills retention).

Summary

SAObjective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	-	0	0	0	+	-	0	-	--	0	-	++	+
Option B	++	--	0	0	--	--	+	+	--	+	-	--	--
Option C	++	--	0	0	--	--	+	+	-	+	-	-	-

Conclusion

Taking into consideration the above assessments, the three options all score relatively poorly against the Sevenoaks LDF Sustainability Objectives, primarily as a result of the unsustainable location of the site. Option A to retain the site in employment use has the least amount of negative ratings, whilst option C to promote a mixed use development has the most positive ratings but with at least three very negative assessments.

The key issues for the future of this site is that the existing occupier has vacated the site and that an independent assessment has shown that there is limited prospect of it being taken up in employment use. As such in order to positively plan for the future the issue of delivery must be addressed. Whilst residential redelivery scores the least positive score and would be judged to be negative against flood risk baseline objectives, it may be the most likely and suitable option overall as it would result in a development that would see demonstrable improvements against other baseline data contained in the scoping report, such as providing towards affordable housing provision.

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WARREN COURT, HALSTEAD

Warren Court is an existing protected employment site in Green Belt, which has an outstanding allocation for increased commercial/employment development. In recent years the site has fallen into disrepair and is no longer fully occupied.

A number of potential options were promoted by the land owner as to how to improve the environment of the site.

Option A tests the option of maintaining the entire site in an employment use.

Option B tests the option of allocating the site for entirely residential redevelopment.

Option C tests the option of allocating the site for mixed use development.

Option A	Option B	Option C
Retain as protected employment.	Reallocate for housing.	Reallocate for mixed use development.

Option A Appraisal

The very positive elements of retaining the site in employment use is considered to be against objective 12 which seeks to retain employment and maintain economic competitiveness.

Other positives include assessments against objectives; 5 (maintaining accessibility to employment), 9 (reduction in the need to travel through providing employment opportunities locally), 11 (providing localised employment and the prudent use of natural resources) and 13 (opportunities for the retention of skills).

The negative assessments are against objective 1, which seeks to provide housing and objective 10 that seeks to create a high quality built environment, which at present is very poor.

Option B Appraisal

The very positive impact of Option B relates to objective 1 which promotes the development of high quality, sustainable and affordable housing. The assessment against objective 10 (to create a high quality built environment) is also a positive as the current environment is very poor and any redevelopment would likely result in significant improvement.

The loss of employment provision would have very negative impacts upon objectives 12 and 13 which seek to retain employment, promote economic competitiveness and retain and develop skills.

Another negative result of the loss of employment for housing would be against objective 9, which seeks to reduce the need to travel. This is considered to be negative as a result of the loss of employment within the settlement of Halstead and the resulting need to travel out of the village to access replacement job opportunities.

Option C Appraisal

The very positive impact of Option C relates to objective 1 which promotes the development of high quality and affordable housing. The assessment against objective 10 (to create a high quality built environment) is also a positive as the current environment is very poor.

The loss of part of the existing employment provision would have a negative impacts upon objectives 12 and 13 which seek to retain employment, promote economic competitiveness and retain and develop skills. Whilst there would be some employment provision as part of a mixed use scheme the Green Belt restriction of buildings allowed would mean that overall there is a net loss of potential employment space.

Summary

SAObjective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	-	0	0	0	+	0	0	0	+	-	+	++	+
Option B	++	0	0	0	0	0	0	0	-	+	0	--	--
Option C	++	0	0	0	0	0	0	0	0	+	0	-	-

Conclusion

Taking into consideration the above assessments, the option to retain the site in its current employment use scores the most positive assessments against the Sevenoaks LDF Sustainability Objectives.

The key issues for consideration is the viability of maintaining the site in employment use, which is currently performing poorly and whether an alternative approach that scores less positively against the SA objectives would have a more positive impacts that can be delivered. The development for housing would likely have a positive impact in relation to reducing homelessness, and providing affordable housing, whilst the retention in employment is unlikely to see positive impacts in relation to employment objectives unless it is substantially redeveloped, which is likely to be unviable.

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LAND ADJ TO EMPLOYMENT ALLOCATION, BROOM HILL, SWANLEY

The Broom Hill development site, adjacent to the M25 in Swanley, is a longstanding employment land allocation that was contained in the Sevenoaks District Local Plan. The Core Strategy proposes that only 4.1 ha of it should be carried forward for employment purposes in the Allocations and Development Management DPD.

Proposals have been put forward, for the area not required for employment use, for housing development that would incorporate improved access to the open countryside located to the north, but would see additional loss of identified acidic grassland.

Option A considers allocating part of the site for housing.

Option B considers protecting the land in its current open form.

Option A	Option B
Allocate a portion of land for housing.	Retain land in its current open form.

Option A Appraisal

Option A would result in new housing, which would score very positively in relation to Objective 1 (Housing).

The negative impacts on the proposal relate to objectives 2 (flooding) as a result of the loss of permeable open land, 5 as a result of the loss of open recreational land, 6 through increased air pollution/greenhouse gases from new dwellings, 7 through loss of biodiversity opportunities, particularly as a result of the loss of acidic grassland and 11 as a result of the loss of natural undeveloped land, which is not a prudent use of natural resources.

The very negative impact on this option would be against objective 3, which seeks to improve health and well being, as the redevelopment of the site would result in the decline in character and amenity of a piece of open recreational space.

Option B Appraisal

The impacts of retaining the space as it exists is predominantly positive.

Option B would have very positive impacts in relation to objective 7 which protects biodiversity and geodiversity, which particularly relates to the acidic grassland identified as being a natural asset.

Other positive impacts relate to objectives 2 (maintaining open permeable land to avoid flood risk), 3 (maintaining natural conditions for walking to the benefit of health and well being), 5 (maintaining recreational opportunities) and 6 (reducing the impact of air pollution).

The negative impact of this proposal is that it would result in no housing being provided in this location, which would be contrary to objective 1.

Summary

SAObjective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	++	-	--	0	-	-	-	0	0	0	-	0	0
Option B	-	+	+	0	+	+	++	0	0	0	0	0	0

Conclusion

Taking into consideration the above assessments, the option to retain the site in its current open form scores the most positive assessments against the Sevenoaks LDF Sustainability Objectives.

The issues for consideration are the merits of retaining non accessible open space against the delivery of housing at the site. Whilst the retention of open space is positive for aesthetical reasons the private nature of the land will mean that baseline indicators that seek improved access to sports and recreation opportunities or access to local green space will not benefit as a result of the retention approach. In contrast the delivery of affordable housing as part of a redevelopment would likely have a positive impacts against the housing baseline indicators.

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LAND AT BLIGH’S MEADOW, SEVENOAKS	
<p>Bligh’s Meadow is the development within the heart of Sevenoaks town centre. The phase 2 element of the site is outstanding and would involve the redevelopment of the area fronting London Road.</p> <p>Option A tests the sustainability of an entirely retail led development at phase 2 of Bligh’s.</p> <p>Option B tests a mixed use approach with retail, employment and residential elements.</p>	
Option A	Option B
Retail (A1-A5) only redevelopment.	Mixed use development incorporating retail, business and residential uses.
Option A Appraisal	
<p>An entirely retail led redevelopment would have a very positive impact in relation to objective 12, which seeks to encourage high and stable employment levels and economic growth.</p> <p>Other positives are considered against objectives 5 (providing improved accessibility to more shops and employment), 9 (reducing the need to travel through greater shopping provision and employment), 10 (enhancing the quality of the built environment), 11 (re-using PDL in a sustainable town centre location) and 13 (creating opportunities to development and retain skills).</p> <p>By focussing redevelopment solely for retail use there would be a very negative impact on objective 1, which seeks to promote housing in sustainable locations.</p> <p>Objective 6 seeks to reduce air pollution. The redevelopment of the site for retail development may have a greater or lesser impact on air quality as a result of new buildings and traffic generation. However it could be argued that in this respect providing enhanced shopping facilities may reduce the need for shoppers to travel to alternative locations. Taking this into consideration a neutral impact has been given.</p>	
Option B Appraisal	
<p>A mixed use development that incorporates retail, employment and residential uses would have very positive impacts in relation to objective 5, which seeks to provide increased accessibility to a range of services and facilities.</p> <p>There would also be positive assessments in relation to objectives 1 (providing housing), 9 (reducing the need to travel), 10 creating a high quality built environment, 11(re-using PDL in a sustainable town centre location), 12 (by encouraging high levels of employment and economic stability) and 13 (creating opportunities to development and retention of skills).</p> <p>The site is located in an Air Quality Management Area (AQMA). As a mixed use scheme would involve placing new residents with an AQMA a negative rating is scored against the objective of promoting health and well being (Objective 3). Objective 6 seeks to reduce air pollution. The redevelopment of the site for mixed use development may have a greater or lesser impact on air quality as a result of new buildings and traffic generation. However it could be argued that in this respect providing a mix of facilities it may reduce the need for visitors to</p>	

travel to alternative locations. Taking this into consideration a neutral impact has been given.

Summary

SAObjective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	--	0	0	0	+	0	0	0	+	+	+	++	+
Option B	+	0	-	0	++	0	0	0	+	+	+	+	+

Conclusion

Taking into consideration the above assessments, the option to promote a mixed use development at the site scores most positively against the Sevenoaks LDF Sustainability Objectives.

However, there are merits and likely positive implications against housing and economic indicators as a result of either of the options.

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STATION APPROACH, EDENBRIDGE	
<p>Station Approach Edenbridge is a protected employment site close to the centre of the town. The existing site is occupied by a Jewsons Builders Merchants with a significant area of under utilized employment land.</p> <p>The land owner has promoted the site through the Allocations and Development Management process for a mixed use development scheme, which would incorporate an equal level of employment floorspace to that which currently exists, with the remainder of the land developed for housing.</p> <p>Option A tests the retention in its current protected employment allocation.</p> <p>Option B appraises the promoted mixed use business and residential allocation.</p>	
Option A	Option B
Retain site in protected employment use.	Allocate for mixed use business and residential development (based on no net loss of employment floor space).
Option A Appraisal	
<p>The very positive aspect of retaining the site in its current protected employment use is in relation to objective 12, which seeks to encourage high and stable levels of employment.</p> <p>Other positive impacts are considered against objectives; 5 (providing access to employment), 9 (reducing the need to travel by providing employment opportunities in a sustainably located site), 11 (promoting sustainable forms of development on a PDL site) and 13 (providing employment opportunity to develop skills).</p> <p>The only negative aspect of retain the site in employment rather than allocating for mixed use would be that the proposal would not result in the development of housing to the detriment of objective 1.</p>	
Option B Appraisal	
<p>A mixed use scheme under option B would have very positive scores against objectives 1 (providing housing), 5 (improving access to services, facilities and employment) and 11 (sustainable development in an accessible location on PDL).</p> <p>Other positive scores are against objectives 6 (to reduce air pollution as a result of higher quality energy efficient buildings and the reduced need to travel), 10 (creating a higher quality built environment), 12 (promoting economic competitiveness and encouraging high levels of employment) and 13 (opportunities to develop or retain skills).</p> <p>There are no identified conflicts with the sustainability objectives.</p>	

Summary

SAObjective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	-	0	0	0	+	0	0	0	+	0	+	++	+
Option B	++	0	0	0	++	+	0	0	+	+	++	+	+

Conclusion

Taking into consideration the above assessments, the option to promote mixed use development scores the most positive assessments against the Sevenoaks LDF Sustainability Objectives.

The key issues relate to balancing the option of maintaining the whole site in employment use, which is based on the hope that the vacant land is redeveloped for intensified employment use, or accepting a loss of employment land with a regeneration of existing provision and the construction of some housing development. The mixed use option is most likely to see direct positive impacts against baseline indicators set out in the scoping report as there would be viability questions over whether replacement employment will be provided when the site has been subject to an employment allocation for a number of years.

5 DEVELOPMENT MANAGEMENT ALTERNATIVE OPTIONS

- 5.1 A long list of policy options has already been subject to appraisal, and findings will be taken into account when selecting the preferred approach. It has now emerged that, for some policies, there is a need to give more explicit consideration to alternative uses. As such, this Chapter considers 6 policies in turn, giving consideration to the merits of alternative approaches for each.
- 5.2 This need to give consideration to options for some policies has arisen due to alternative approaches being promoted through consultation and/or the emergence of evidence from other sources in recent months
- 5.3 Options that are not consistent with the Core Strategy are not considered to be reasonable, and hence have are not considered.

The detailed appraisals of the site options are included overleaf. The sustainability objectives to which the assessments relate are;

- 1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home;*
- 2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment;*
- 3. To improve the health and well-being of the population and reduce inequalities in health*
- 4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest*
- 5. To improve a ccessibility for everyone to all services, facilities, recreational opportunities and employment*
- 6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve*
- 7. To conserve and enhance biodiversity and geodiversity*
- 8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment*
- 9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure*
- 10. To create a high quality built environment*
- 11. To promote sustainable forms of development and sustainable use of natural resources*
- 12. To encourage high and stable levels of employment and sustain economic competitiveness*
- 13. To improve the development and retention of skills*

RE-USE OF REDUNDANT SCHOOL BUILDINGS

There are a number of primary and secondary schools within the Sevenoaks District, some of which may become vacant during the plan period. Without a specific policy with regards to the re-use of redundant school buildings, the sites will usually be most valuable for housing development whether it be within established confines, or part of a Green Belt footprint replacement as has occurred at both Eden Valley and Halstead Place School in recent years

Without intervention providers of community uses are unable to compete with the land values that residential development can offer.

Option A tests a policy that seeks to retain or replace redundant school buildings with a community use such as a village hall, library or youth club unless it is identified that there is no such need for that type of use.

Option B is the ‘do nothing’ scenario that allows the market to drive development accepting that the majority of sites will result in housing developments.

Option A	Option B
Prioritise the reuse of redundant school buildings in community use in first instance.	No specific policy- let the market drive the type of redevelopment.*

Option A Appraisal

The re-use of redundant school buildings in community use would have very positive scores when considered against objectives 4 (seeking to reduce poverty and social exclusion through the provision of community facilities), 5 (creating recreational opportunities) and 11 (promoting sustainable development and the reuse of a PDL site).

Other positive scores include objective 3 (improving health and well being through increase opportunity for social interaction), 9 (reducing the need to travel by having community facilities more accessible) and 13 (developing skills often provided and learnt through community facilities).

The negative assessment of prioritising redundant school buildings for community use is that there is a lost opportunity for new housing on a PDL site.

Option B Appraisal

The very positive aspects of option B is related to the provision of new housing. There are also positives against objective 10 (to create a high quality built environment – assuming that most redundant schools are usual of poor build and design quality) and 11 (to promote sustainable development and make efficient use of natural resources).

Objectives 5 (improving accessibility to services and facilities) will result in a very negative rating as the ‘do nothing’ scenario assumes that community and service uses would not be able to compete with the land values demanded by housing redevelopment.

There would also be negatives in relation to objectives 3 (health and wellbeing) and 4(reducing poverty and social exclusion) as a result of the mixed opportunity to provide new facilities.

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*Due to the high house prices in Sevenoaks unallocated buildings not in the Green Belt are usually developed for residential development therefore the presumption is that without a specific designation the land will be developed for housing.

Summary

SAObjective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	-	0	+	++	++	0	0	0	+	0	++	0	+
Option B	++	0	-	-	--	0	0	0	0	+	+	0	0

Conclusion

Taking into consideration the above assessments, the option to protect redundant school buildings in a community use scores the most positive assessments against the Sevenoaks LDF Sustainability Objectives.

The key issues to be balanced are the opportunities to promote housing development on brownfield and sustainable sites, compared with the option of utilising opportunities to promote essential facilities that meet community needs and combat poverty and social exclusion, particularly as opportunities to provide community facilities don't arise regularly in an area covered by constraints such as Green Belt and high residential housing values.

RE-USE OF REDUNDANT SCHOOL PLAYING FIELDS

There are a number of primary and secondary schools within the Sevenoaks District, some of which may become vacant during the plan period. Without a specific policy with regards to the re-use of redundant school land, the land will often be most valuable as housing due to high land values in Sevenoaks. Without intervention, providers of community uses will be unable to compete with the land values that residential development can offer.

Option A tests a policy that seeks to retain school playing fields in a public community use such as sports playing fields, a public park, or a children’s play area unless it is identified that there is no such need for that type of use.

Option B accepts that most redundant school sites will most likely be redeveloped for housing or mixed use development, but seeks to maintain the majority of open space as amenity land to serve the associated development.

Option C is the ‘do nothing’ scenario that allows the market to drive development accepting that this is likely to result in housing development*.

Option A	Option B	Option C
Prioritise for community open space use in the first instance (i.e. sports pitches or open recreation ground for public use).	Protect as amenity open space for the occupants of a wider school complex redevelopment (most likely housing)	Allow market driven development (most likely housing).

Option A Appraisal

Prioritising for community open space use would have very positive marks against objectives 3 and 5 which seek to promote health and well being and provide access to recreation respectively. Other positive impacts are in relation to objectives; 2 (preventing flood risk), 4 (helping combat social exclusion by providing opportunities to interact), 6 (preventing air pollution), 7 (preserving biodiversity), 9 (reducing the need to travel for community facilities) and 11 (promoting facilities locally and protecting natural resources to the benefit of sustainable development).

The negative drawn against option A is that housing development would be resisted as a result of proposals to prioritise community uses (conflicting with objective 1).

Option B Appraisal

Prioritising for residential amenity land would have very positive impacts against objectives 7 to enhance biodiversity as gardens and amenity land is likely to be of higher ecological value than community sports grounds or facilities.

A positive impact would be in relation to objective 5 which seek to provide access to recreation opportunities which may be carried out as part of such use. Other positive impacts are in relation to objectives; 2 (preventing flood risk by keeping land permanently open and permeable), 3 (improving health and well being by providing exercise opportunities), 6 (preventing air pollution), 10 (creating a higher quality built environment) and 11 (promoting facilities locally and protecting natural resources to the benefit of

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sustainable development).

The negatives drawn against option A is that housing development would be resisted as a result of proposals to prioritise community uses (conflicting with objective 1).

Option C Appraisal

The only very positive impact of the loss of school playing fields for housing would be against objective 1, which seeks to provide high quality and sustainable housing.

The very negative assessments would be against objective 5, which seeks to improve access to recreation opportunities, and 11 that seeks sustainable use of natural resources (due to the loss of undeveloped land).

Other negatives are drawn against objectives 3 (to improve health and well being), 4 (reduce social exclusion), 6 (preserving air quality), and 7 (Conserving biodiversity opportunities).

*Due to the high house prices in Sevenoaks unallocated land not located in the Green Belt is usually developed for residential development therefore the presumption is that without a specific designation the land will be developed for housing.

Summary

SAObjective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	-	+	++	+	++	+	+	0	+	0	+	0	0
Option B	-	+	+	0	+	+	++	0	0	+	+	0	0
Option C	++	0	-	-	--	-	-	0	0	0	--	0	0

Conclusion

Taking into consideration the above assessments, the option to protect redundant school playing fields in a community use scores the most positive assessments against the Sevenoaks LDF Sustainability Objectives.

The key issues to be balanced are the good opportunities to promote housing development on urban and sustainably located sites, compared with the option of utilising opportunities to promote essential sports and recreational facilities that meet community needs and that help promote health and wellbeing and combat poverty and social exclusion.

The need to promote health and wellbeing has a number key baseline indicators, such as accessing the accessibility to sports facilities and green open space. Increasing the accessibilities and meeting baseline objectives is harder to address than some of the housing indicators because of land ownerships and constraints that exist within the District.

NON ALLOCATED EMPLOYMENT SITES	
Core Strategy Policy SP8 protects the District’s identified core employment stock.	
Option A appraises a policy that protects non allocated employment sites by insisting that they should be re-used in employment use in the first instance. However the policy would apply a more relaxed approach to the process of marketing that applicant would need to go through to demonstrate that the site is no longer required in employment use compared to that of SP8 of the Core Strategy.	
Option B is to not provide any protection to non allocated employment sites and allow them to be redeveloped for residential and other uses.	
Option A	Option B
Protect non allocated employment site in business use where viable.	No protection, which in a Sevenoaks context is likely to result in sites being redeveloped primarily residential use.
Option A Appraisal	
The very positive assessment of retaining non allocated employment is in relation to objective 12, which seeks to encourage employment and economic stability.	
There would also be beneficial impacts in relation to objectives 5 (protecting access to employment and services), 9 (reducing the need to travel), 11 (Promoting sustainable forms of development) and 13 (providing opportunities to develop skills).	
Protecting non allocated employment sites would have a negative impact on providing new housing (objective 1) as it acts as a potential constraint to developing PDL sites.	
Option B Appraisal	
Option B would have very positive impacts in relation to objective 1 (providing housing).	
It would also have positive impacts in relation to objectives 10, which seeks to create a high quality built environment and 11, to promote sustainable forms of development and prudent use of natural resources.	
There would be very negative impacts in relation to objective 12 which seeks to encourage high and stable levels of employment.	
Other negative impacts include the impact on accessibility to employment (objective 5), the increased need to travel (objective 9) and opportunities to develop or retain skills (objective 13).	

Summary

SAObjective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	-	0	0	0	+	0	0	0	+	0	+	++	+
Option B	++	0	0	0	-	0	0	0	-	+	+	--	-

Conclusion

Taking into consideration the above assessments, the option to protect non allocated employment sites scores the most positive assessments against the Sevenoaks LDF Sustainability Objectives.

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In determining the most suitable option for this policy approach the sustainability issues to balance are the impacts upon economic competitiveness compared to the merits of improving housing and other development requirements.

TOWN CENTRE STRATEGY	
<p>The town centre chapter of the Allocations and Development Management DPD will set out the approach that is taken to ensuring viable and well performing centers.</p> <p>There are two potential options are either to seek to try and create a balance of retail uses underpinned by a core element of A1 (shop) units, or to allow a market driven approach of allowing an unrestricted balance of units provided they are established town centre uses.</p> <p>Option A assesses the impacts of a balanced approach to be underpinned by a minimum level of A1 shop units.</p> <p>Option B appraises a market driven approach that allows any proportion of uses provided they are defined town centre uses.</p>	
Option A	Option B
<p>Protect an appropriate balance of A1 units within town and local centres.</p>	<p>Do not protect an appropriate balance of A1 units and instead allow appropriate town centre uses to be driven by market demand.</p>
Option A Appraisal	
<p>The Option A approach to keeping a shop led town centre approach is intended to maintain balanced town centres that do not result in an over provision of a particular use. It is therefore considered that Option A would have very positive impact in relation to objective 5 which seeks to improve accessibility to services, facilities, recreational opportunities and employment and to option 12, which seeks to encourage employment and economic stability</p> <p>Other positive assessments are in respect to reducing the need to travel (objective 9) as a result of a good mix of uses and the opportunity to develop and retain skilled workers (Objective 13).</p>	
Option B Appraisal	
<p>Allowing a market driven approach to the provision of town centre units would have positive impacts in relation to improving accessibility to services (objective 5), high levels of employment (objective 12) and the retention of skills (13).</p> <p>Within a Sevenoaks District context it is difficult to predict whether the market driven approach would result in a proliferation of certain uses. A proliferation of predominantly A1 uses would have a more desirable impact that a proliferation of restaurants, take-aways or uses such as betting shops. As it is impossible to predict the most likely impact of a market driven policy, it is not considered that the market driven approach would have an adverse impact in relation to any of the sustainability objectives.</p>	

Summary

SAObjective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	0	0	0	0	++	0	0	0	+	0	0	++	+
Option B	0	0	0	0	+	0	0	0	0	0	0	+	+

Conclusion

Taking into consideration the above assessments, the option to promote a balance of A1 (shop) units within the main town centres scores the most positive assessments against the Sevenoaks LDF Sustainability Objectives. Both options seek to ensure the maximum amount

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of floor space in town centre uses, which is a specific baseline indicator related to objective 5 as defined in the Scoping Report Update (May 2011)

CRIME & DISORDER	
<p>This section considers a specific need to include a crime and disorder policy.</p> <p>Option A promotes a specific policy that allows a resistance of development (including change of use) that may result in increased crime, disorder and anti social behavior.</p> <p>Option B appraises the choice not to include a specific policy and rely on other generic policies such as the draft design and amenity policies.</p>	
Option A	Option B
<p>Include a generic policy to prohibit proposals that will or could result in an increase in crime, disorder and anti-social behaviour.</p>	<p>Do not include policy and rely on criteria in the design and amenity policies that seeks to ensure development is safely designed and does not impact on surrounding neighbours.</p>
Option A Appraisal	
<p>Option A would see a policy that allows development uses to be controlled or resisted if they may result in an increase or potential to increase crime, disorder or anti social behaviour. This would therefore have significant benefits in relation to maintaining the well being and health of residents (objective 3) and potentially helping reduce social exclusion by prohibiting inappropriate developments in deprived areas (objective 4).</p> <p>In addition there would be positive assessments against objective 10 by creating a safer and therefore high quality built environment and against objective 12 because safer places would be more appealing to visitors, and businesses, which would impact upon the economic success of an area.</p>	
Option B Appraisal	
<p>Option B would be to not include a specific policy and to rely on design criteria included in the main design policy. Whilst this option would not result in any significant negative effects, neither is it expected to result in any significant positives.</p>	

Summary

SAObjective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	0	0	+	+	0	0	0	0	0	+	0	+	0
Option B	0	0	0	0	0	0	0	0	0	0	0	0	0

Conclusion

Taking into consideration the above assessments, the option to include a crime and disorder policy scores very positively against the Sevenoaks LDF Sustainability Objectives.

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RESIDENTIAL INSTITUTIONS	
<p>This section determines the need for a specific policy that relates to residential institutions in Class C2 of the Use Classes Order.</p> <p>Option A is to include a specific criteria based policy for new proposals for new residential institutions.</p> <p>Option B relates to not including such policy and judging policies against generic design and amenity policies in the same way that use class C3 residential development would be treated.</p>	
Option A	Option B
<p>Include specific policy with criteria by which a C2 class residential institution use would be considered.</p>	<p>No not include such a policy.</p>
Option A Appraisal	
<p>Option A would not include the formal allocation of sites for C2 residential institutional use, but would set specific criteria by which they will be considered.</p> <p>The specific criteria would support the Core Strategy objective of ensuring the delivery of housing that is designed to meet the needs of all residents and that residential institutions meet specific guidance, including being located in areas that are sustainable and are well served with services and facilities and have suitable opportunities that meet the needs of residents.</p> <p>A specific policy would therefore be considered to have positive impacts upon objectives 1, 3 and 5.</p>	
Option B Appraisal	
<p>Not including a policy to control residential institutions would not result in any negative assessments, but there would be no identified positives.</p>	

Summary

SAObjective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	+	0	+	0	+	0	0	0	0	0	0	0	0
Option B	0	0	0	0	0	0	0	0	0	0	0	0	0

Conclusion

Taking into consideration the above assessments, the option to include a residential institutions policy scores very positively against the Sevenoaks LDF Sustainability Objectives.

6 SUMMARY & CONCLUSIONS

- 6.1 The purpose of this document is to appraise reasonable ‘options’ and ‘alternative’ approaches for sites and policies that are to be considered for inclusion in the Pre-submission version of the Council’s Allocations and Development Management DPD in line with the SEA Directive. The appraisals follow the established approach by which sites and policies have been considered against the 13 objectives derived through the Sustainability Appraisal scoping process.
- 6.2 The appraisals, along with all other planning considerations, will help inform the final decision of what policies and sites are included in the Pre-submission version.
- 6.3 The Council has not included a review of proposed options that are inconsistent with the adopted Core Strategy or National Planning Guidance as the policies and sites included within the Allocations and Development Management DPD should be in conformity with the higher level plans.

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Should you wish to comment on this SA Report, please do so in writing no later than Monday 9 April 2012.

Write to:

The Planning Policy Team
Sevenoaks District Council
Council Offices
Argyle Road
Sevenoaks
Kent
TN13 1HG

E-mail: ldf.consultation@sevenoaks.gov.uk

**Equality Impact Assessment
Corporate Service Improvement Tool**

Appendix 3

**ALLOCATIONS AND DEVELOPMENT
MANAGEMENT DRAFT FOR SUBMISSION**

EQUALITY IMPACT ASSESSMENT

March 2012

Equality Impact Assessment Corporate Service Improvement Tool

Details of the assessment	
Name of Function/Policy/ Service being assessed	Sevenoaks District Council Local Development Framework Allocations and Development Management DPD
Is the policy...?	New <input checked="" type="checkbox"/> (please go to step 1) Existing: <input type="checkbox"/> (please go to step 2)
Date of assessment	February 2012
Directorate & Service	Planning Policy
Policy Owner	
Lead Officer	Helen French - Planning Officer

Step 1	New functions/services/policies: Initial Screening	
	Key Questions	Answers/Notes
1	What are you looking to achieve in this activity?	Assess this plan which supports the LDF vision and strategic objectives for future development in the district over the period up until 2026. This Development Plan Document is set in the context of the Core Strategy. This strategy is central to the delivery of sustainable development and creating sustainable communities.
2	Who in the main will benefit?	All those who engage with the planning system and require planning guidance and advice, incorporating members of the public, developers, private applicants.
3	Does the activity have the potential to cause adverse impact or discriminate against different groups in the community?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Please see note below
4	Does the activity make a positive contribution to equalities?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Please see note below

Notes:

Equality Impact Assessment Corporate Service Improvement Tool

- If the answer to the questions **3 or 4** is 'yes' then it is necessary to go ahead with an equality impact assessment. Please proceed to Step 2.
- If the answer to questions **3 and 4** is 'no', refer this judgement and the responses to the above questions to the Corporate Equalities Monitoring Group for ratification.

Equality Impact Assessment Corporate Service Improvement Tool

	Key Questions	Answers/Notes
Step 2	Clarifying the aims	
1.	What is the overall aim, or purpose of the function/policy/service?	<p>The Allocations and Development Management Draft for Submission supports the LDF vision and strategic objectives for future development in the district over the period up until 2026. The plan is set out in the context of the Core Strategy. It is central to the delivery of sustainable development and creating sustainable communities.</p> <p>The Core Strategy sets out the general approach to the scale and location of development. This document allocates specific development sites, and contains more detailed policies which will be used to help determine planning and applications and will deliver the strategic objectives of the Core Strategy.</p>
2.	What outcomes do you want to achieve with this function/policy/service and for whom?	<p>This document provides the mechanism and further detail for achieving the Core Strategy objectives. The policy areas reflect the desired outcomes:</p> <p>Sustainable Communities and Development Policies</p> <p>Environment and Climate Change</p> <p>Heritage Assets</p> <p>The Green Belt</p> <p>Housing and Residential Development</p> <p>Travel and Transport</p> <p>Green Infrastructure</p> <p>The Economy and Employment</p> <p>Town Centres and Shopping</p>

**Equality Impact Assessment
Corporate Service Improvement Tool**

	Key Questions	Answers/Notes
		Leisure and Tourism
3.	Who is intended to benefit from the function/service/ policy?	All those who engage with the planning system and require planning guidance and advice, including members of the public, developers, private applicants.
4.	Who defines or defined the function/service/policy?	This document is prepared by the Sevenoaks Planning Policy Team and the general public through continued consultation in accordance with the adopted Statement of Community Involvement.
5.	Who implements the function/service/policy?	Sevenoaks District Council and other partner organisations operating within the district area will have a role in implementation.
6.	How do the outcomes of the function/service/policy meet or hinder other policies, values or objectives of the public authority (if applicable)?	The outcomes contribute to the implementation of the Community Plan listed below: Safe and Caring Communities; Green and Healthy Environment; Dynamic and Sustainable Economy; Effective Management of Council Resources.
7.	What factors or forces are at play that could contribute or detract from the outcomes identified earlier?	Factors at play include budget; the current state of the economy; and suitable land availability.
Step 3	Consideration of data and information	
8.	What do you already know about who uses this function/service/ policy?	All those who wish to engage with the planning process. Everyone who works and lives in the district will be affected by the proposals of the strategy, as will organisations and individuals who wish to promote development within the district.
9.	Has any consultation with service users already taken place on the function/service/ policy and if so what were the key findings?	Yes - Jan-March 2010 - The Allocations (Options) consultation took place May - August 2011 - The Development Management Policies consultation took place

Equality Impact Assessment Corporate Service Improvement Tool

	Key Questions	Answers/Notes
		<p>Sept – Nov 2011 – The Open Space Allocations consultation took place</p> <p>All consultations took place in accordance with the Statement of Community Involvement (SCI) including consultation with a wide number of community groups: statutory stakeholders; other agencies; service providers; business sector; local communities; developers and landowners. These are all identified within the SCI.</p> <p>As a result of responses received during these consultation rounds, Government guidance, further additions to the evidence base and experience from other local planning authorities, the Council is now consulting on the Allocations and Development Management DPD Draft for Submission.</p>
10.	<p>What, if any, additional information is needed to assess the impact of the function/service/policy?</p>	<p>The Core Strategy evidence base remains relevant for the DPD but additional research and background studies have been completed:</p> <ul style="list-style-type: none"> • Long Term Employment Space Projections for Sevenoaks District (Sept 2011) • Employment Land Review in Relation to the Power Mills Site (Sept 2011) • Swanley Town Centre Regeneration And Development Assessment (Apr 2011) <p>The next consultation is the Pre-Submission Consultation in summer 2012</p> <p>After analysis of the responses to the pre-submission consultation the document will then be prepared for submission to the Secretary and state and the Planning Inspectorate. An examination will be carried out by an independent inspector and a binding report will be produced. This may incorporate</p>

**Equality Impact Assessment
Corporate Service Improvement Tool**

	Key Questions	Answers/Notes
		recommendations that the council will be required to incorporate into the Allocations and Development Management DPD.
11.	How do you propose to gather the additional information?	The Pre-Submission Consultation to take place in accordance with the SCl in Summer 2012.
Step 4	Assessing the Impact	
12.	Based on what information you already know, in relation to each of the following groups consider whether a) there is anything in the function/service/policy that could discriminate or put anyone at a disadvantage b) for an existing function/service/policy, how it is actually working in practice for each group	
a.	<p>Hard-to-reach groups</p> <p><u>Financially Disadvantaged</u></p> <p>The overall impression of affluence of the District masks local pockets of urban and rural deprivation. In Swanley, White Oak and St Mary's wards both have higher than average unemployment rates, high levels of poverty, poor health, low educational skill levels and high rates of crime. Parts of Edenbridge are also relatively deprived.</p>	There are no policies in the Allocation and Development Management DPD which specifically address the financially disadvantaged. However, policies and allocations may contribute to reducing social exclusion as shown through the Sustainability Appraisal.

Equality Impact Assessment Corporate Service Improvement Tool

	Key Questions		Answers/Notes
b.	Other equality groups	<u>Age</u> The age profile of the District's population is slightly older than the South East average and the trend towards an ageing population is set to continue in the future. Population forecasts show a trend towards a growing elderly population, with likely growth in housing for people with special needs, and to more smaller households. Future housing provision needs to take account of these emerging trends.	Policy SC2: Design Principles ensures that new development is designed to a high quality and should be inclusive and make satisfactory provision for the safe and easy access of those with disabilities. The Town Centre and Shopping policies seek to achieve 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 population they serve. The local centre policies aim to ensure that shops and services in the defined neighbourhood and village centres provide a range of day to day facilities for local residents and, therefore, reducing the need to travel. Some housing allocations have been identified as potentially suitable for older people/those with special needs.
c.		<u>Disability</u>	Policy SC2: Design Principles ensures that new development is designed to a high quality and should be inclusive and make satisfactory provision for the safe and easy access of those with disabilities. Some housing allocations have been identified as potentially suitable for older people/those with special needs.
d.		<u>Gender</u>	There is no direct evidence base on which to make an assessment.
e.		<u>Race</u>	Core Strategy Policy SP6: Provision for Gypsies and Travellers and Travelling Show People. Sites will be provided by means of allocations in the Gypsies and Travellers DPD.

**Equality Impact Assessment
Corporate Service Improvement Tool**

	Key Questions	Answers/Notes
f.	<u>Religion/Belief</u>	
g.	<u>Sexual Orientation</u>	There is no direct evidence base on which to make an assessment.
h.	<u>General</u>	Policy is in place that will provide services and facilities to make communities more sustainable including: <ul style="list-style-type: none"> - reuse of school buildings - town centres and shopping - Sustainable Development
Step 5	Reviewing and Scrutinising the Impact	
13.	Have you identified any differential impact and does this adversely affect any groups in the community?	There are no adverse differential impacts.
14.	If there is an adverse impact can it be avoided, can we make changes, can we lessen it etc?	
15.	If there is nothing you can do, can the reasons be fairly justified?	
16.	Do any of the changes in relation to the adverse impact have a further adverse affect on any other group?	

**Equality Impact Assessment
Corporate Service Improvement Tool**

Step 5 continued...				
Actions to be inserted into Equality Action Plans				
These are actions to develop and inform this working draft as Sevenoaks District Council are still currently drafting the Allocations and Development Management DPD.				
Equality Strand	Objective	Action	Outcome/monitoring information and targets	Date for Completion
If an adverse impact was found or unmet needs identified, which actions will you put in place to address this:				
All	To continue to consult in accordance with the SCI ensuring that all residents who wish to be involved in the preparation of DPD's can express their views.			
If the impact is still unclear, list the actions you will put in place to gather the information you need:				
If you did not find any evidence of unmet needs or adverse impact, list the actions you will put in place to maintain good practice:				



Step 6		Formal Consultation
17.	For existing and existing function/service/policy:	<i>Please send your assessment to the Equality Policy Officer Notes on consulting through service planning here</i>
18.	For a new function/service/policy	<i>Please ensure planned consultations include the findings of this impact assessment.</i>
19.	Which decision making process do these changes need to go through i.e. do they need to be approved by a committee/Council?	These changes need to proceed through the following Timetable: Pre-Submission Autumn 2012; Submission Winter 2012; Examination Spring 2013; Adoption Autumn 2013.
20.	How will you continue to monitor the impact of the function/service/ policy on diverse groups?	Through public consultation in accordance with the SCI including consultation a wide number of community groups: statutory stakeholders; other agencies; service providers; business sector; local communities; developers and landowners.
21.	When will you review this equality impact assessment?	Following the pre-submission consultation Autumn 2012.
Step 7		Publication of results
22.	For an existing function/service/policy:	Send your assessment to the Equality Policy Officer for publication within the Annual Equality Report, produced in May each year.
23.	For a new function/service policy:	Summarise your findings in the committee report.

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Sevenoaks District Council

Allocations and Development Management Development Plan Document

Consultation Statement

1 Introduction

The Allocations and Development Management Development Plan Document (ADM DPD) identifies the sites to achieve the objectives of the Core Strategy, defines the area covered by Core Strategy policies and sets out the Development Management Policies to be used to determine applications in accordance with the Core Strategy objectives. These policies will replace the remaining “saved” Local Plan policies.

Separate consultations were carried out for the Allocations and Development Management Policies documents. However these documents have been combined into one DPD for simplicity.

Once adopted, ADM DPD will form part of the Sevenoaks District Local Development Framework.

This document sets out Sevenoaks District Council’s approach to consultation and engagement in preparing the ADM DPD.

Regulation 30(1)(d) requires Local Planning Authorities to produce a Statement which sets out the following information in respect of all the consultations carried out under Regulation 25 (public participation in the preparation of a Development Plan Document):

- Who was consulted (which bodies and persons the Local Planning Authority invited to make representations);
- How the community and local stakeholders were invited to make representations;
- Summarises the main issues raised by the consultation;
- Explains how the representations made have been taken into account.

2 Approach to consultation

Further to the minimum consultation requirements, the adopted Sevenoaks Statement of Community Involvement (December 2005), ‘Planning for People’, sets out the range of approaches to consultation and participation that the Council will consider facilitating in preparing LDF documents. The appropriate consultation methods have been taken from this guidance and used in this consultation process. A copy of the SCI can be viewed on the District Council’s web site. www.sevenoaks.gov.uk/environment/planning/planning_policy/local_development_framework_ldf/3

3 Who was consulted and How the community and local stakeholders were invited to make representations

A list of specific consultation bodies is set out in Reg. 2 of the Town and County Planning (Local Development) (England) Regulations 2004 (as amended 2009). The same regulation defines ‘general’ consultation bodies as any voluntary bodies, bodies representing racial, ethnic, national or religious groups or disabled persons and bodies representing the interests of businesses in the area.

A list of the consultation bodies consulted is given at **Appendix A**.

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Letters were sent to all organisation and individual on the LDF consultation list. This includes all persons and organisations who have previously made comments on LDF documents or who have expressed a wish to be kept informed of the progress of the plan.

A public notice was placed in local newspapers informing the public of the consultation matters, the consultation period and the places at which the documents can be inspected i.e. online on the Council's website, in libraries and at the Council offices. The details of the consultation were released to the local press via a press release.

A range of exhibitions, briefings and drop in sessions were held throughout the consultation period

Three consultation summaries of the consultation exercises undertaken, the main issues raised by the consultation and how the representations made have been taken into account are attached in appendices.

Allocations Options Consultation Paper

Public Consultation Period - 11th February – 1st April 2010 (6 weeks)

5 exhibitions were held during the consultation period:

- 23rd February 2010 - Alexandra Suite Swanley Town Council. (circa 65 people attended),
- 24th February 2010- Sevenoaks - District Council Offices (115),
- 25th February 2010- Rickards Hall, Edenbridge Town Council (20),
- 1st March 2010 - Westerham Parish Council Offices (60),
- 2nd March 2010 - New Ash Green Village Hall (30)

A further meeting in respect of the Sevenoaks School sites, called by Councillors was held on 25th March 2010 and was attended by approximately 40 people.

In addition to the general consultation approximately 3500 letters were sent to properties adjoining the potential allocation sites inviting comments, and to ensure that affected neighbours were aware of the potential development sites at the earliest stage of consultation.

There was considerable local press coverage on a range of sites

Representations on the Allocations DPD (Options)

Representations were received from 285 organisations and individuals and a total of 690 comments were made.

The sites which generated the most responses were the
Sevenoaks School sites,
Land adjacent to London Road, Westerham (the former Churchill School site),
The Allotment gardens adjacent to Churchill School, Westerham,
Cramptons Road Water Works and
The Gasholder Station, Cramptons Road, Sevenoaks.

A summary of the comments made and the District Council's response is attached at **Appendix B**. This sets out the how the comments received have been taken into account in revising the DPD.

Draft Development Management Policies

Public Consultation - 26 May to 4 August 2011.(10 weeks)

Consultation had previously taken place on site allocations (see above) and the objective of this consultation stage was to obtain views and comments on the initial proposals for the Development Management policies. It was also an opportunity for additional land or sites to be submitted for consideration in respect of housing, Gypsy and Traveller provision, open space and for minor amendments to Green Belt boundaries.

4 exhibitions/drop-in sessions for members of the public to discuss the draft Development Management policies with members of the Planning Policy team were held on:

- 16th June 2011 at Rickards Hall, 72a High Street, Edenbridge
- 17th June 2011 at Alexandra Suite, Town Council offices, Swanley
- 20th June 2011 at Sevenoaks District Council offices, Sevenoaks.
- 11th July 2011 at Westerham Parish Council Offices.

More focused consultation was also undertaken as follows -

Planning Agents Forum 13th June 2011

Town and Parish Council Briefing 16th June 2011

Green Infrastructure Workshop 27th June 2011

Post-consultation Councillor Briefing (focus on green belt policies) 21st September 2011

Representations on the Development Management Policies

Representations were received from 83 organisations and individuals and a total of 504 comments were made.

There was general support for the policies including provision for the principles set out in the National Planning Policy Framework, highlighting presumption in favour of sustainable development and positive planning. Also there was strong support for the policies protecting Neighbourhood Services and Facilities, the natural and built environment and for the approach to development a GI network

A large number of comments were received on the policies that covered extensions to residential properties in the Green Belt.

A summary of the comments made and the District Council's responses is attached at **Appendix C**. This sets out the how the comments received have been taken into account in revising the DPD.

Open Space Allocations for Consultation

22nd September - 3rd November 2011 (6 weeks)

The Open Space Allocations Consultation, has been incorporated into the Allocations and Development Management Development Plan Document. The consultation sought views on open space sites that are located within the built confines of the Districts settlements and that are over 0.2 hectares that are to receive long term protection against development.

Letters regarding the consultation all those on the LDF consultation list and a public notice was placed in local newspapers. The documents were available online on the Council's website, in libraries and at the Council offices. The details of the consultation were also released to the local press via a press release.

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There was considerable local press coverage on a range of sites

Representations on the Open Space Allocations for Consultation

38 organisations and individuals responded. The majority of the comments suggested the addition of a number small sites which were either under the threshold or already protected by GB policy. A number requested the deletion of protection in connection with development proposals.

A summary of the comments made and the District Council's responses is attached at **Appendix D**. This sets out the how the comments received have been taken into account in revising the DPD.

The Council considered it appropriate to consult the following 'specific' consultation bodies on the draft In addition Companies, Organisations and Individuals on the Council's LDF mailing list were also invited to comments. This mailing list contains 350 consultees, being made up of all those who responded to previous formal and informal LDF consultations or who asked to be kept informed of the progress of LDF documents.

Homes and Communities Agency	Water Undertakers
The Environment Agency	East Surrey Water Co.
English Heritage	South East Water
Natural England	Thames Water
Neighbouring Authorities	Kent Police
Tonbridge and Malling Borough Council	Kent County Council
Dartford Borough Council	Parish Councils
Gravesham Borough Council	Ash-cum-Ridley Parish Council
Tunbridge Wells District Council	Brasted Parish Council
Wealden District Council	Chevening Parish Council
Tandridge District Council	Chiddingstone Parish Council
London Borough of Bromley	Cowden Parish Council
London Borough of Bexley	Crockenhill Parish Council
Hildenborough Parish Council	Dunton Green Parish Council
Shipbourne Parish Council	Edenbridge Town Council
Ightham Parish Council	Eynsford Town Council
Wrotham Parish Council	Farningham Parish Council
Stansted Parish Council	Fawkham Parish Council
Trottscliffe Parish Council	Halstead Parish Council
Speldhurst Parish Council	Hartley Parish Council
Bidborough Parish Council	Hever Parish Council
Southfleet Parish Council	Hextable Parish Council
Longfield and New Barn Parish Council	Horton Kirby & South Darent
Darent Parish Council	Kemsing Parish Council
Sutton-at-Hone and Hawley Parish Council	Knockholt Parish Council
Wilmington Parish Council	Leigh Parish Council
Meopham Parish Council	Otford Parish Council
Forest Row Parish Council	Penshurst Parish Council
Harfield Parish Council	Riverhead Parish Council
Withyham Parish Council	Seal Parish Council
Limpsfield Parish Council	Sevenoaks Town Council
Tatsfield Parish Council	Sevenoaks Weald Parish Council
Dormansland Parish Council	Shoreham Parish Council
Mobile Phone Operators	Sundridge with Ide Hill Parish
Mobile Operators Association	Swanley Town Council
Electricity and Gas Companies	Westerham Parish Council
N Power	West Kingsdown Parish Council
EDF	
E.On	
Scottish and Southern Electricity	
Utilita Services	
Good Energy	
Ecotricity	
Ebico Ltd	
Spark Energy	
British Gas	
Sewerage Undertaker	
Southern Water	

Summary of Responses to Consultation on Site Allocations Options Document

Comment on Sites Allocations

ID	Name	Organisation Details	Summary	SDC Response
31 -37 Park Lane, Kemsing				
AO73	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 now has planning permission so not included in allocations document.
AO451	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				
AO74	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
AO190	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.
AO264	Cllr 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.
AO403	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.
AO319	Mr Roy Hunt			The prominent position of site has been identified in the potential allocation and the importance of appropriate design has been emphasised.

ID	Name	Organisation Details	Summary	SDC Response
				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.
AO452	Ms Carmelle Bell	Planning Administrator Thames Water Property	Observations - No infrastructure concerns regarding water supply - No infrastructure concerns regarding waste water supply.	No infrastructure concerns have been raised by local providers through the consultation. Noted
AO583	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.
AO649	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				
AO4	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.
AO115	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

ID	Name	Organisation Details	Summary	SDC Response
AO168	Mr and Mrs Howes		Objections	Proximity to school concern noted.
AO180	Mr P Kembery		Infrastructure issues	The site is within an AONB. Existing tree screening should be maintained and enhanced to avoid impact on the AONB. Development site reduced to lower field to limit impact on AONB.
AO182	Beth Mullings		- Proximity to Junior School	
AO189	Mr and Mrs Howes		- noise pollution, land contamination and air quality	
AO193	Mr Andrew McCormick		- sustainability and design cost implications	
AO199	Mr Martin Stevens		- Infrastructure Provision / Overloaded services	Greenfield land status 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. Equivalent replacement allotments will be re-provided.
AO202	Mrs E M Kembery		- Increase traffic and congestion	
AO203	Ms Janice Stent		- Safety issues regarding London Road	
AO218	K and P Whalley		- Access issues / Sight Lines	
AO219	Ms Sarah Cullom		- Power supply problems	
AO220	A Wells		- Lack of amenities, transport problems, parking and accessibility	
AO221	Denis Bulford		- Ecological and Aboricultural issues	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.
AO222	Mrs Janet Young		- Greenfield Site	
AO231	Mr Peter Corfield		- Site should be returned to the Green Belt and allotments retained	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.
AO257	Ms Elaine Kibblewhite		- Loss of allotment/high grade soil	
AO258	Mr and Mrs C Davies		- Loss of wildlife	
AO261	E.M Freeman		- AONB	
AO299	Mr and Mrs Whitney		- Visual impact, light and noise pollution	
AO300	M.W Penfold		- Impact on Green Belt	
AO301	A Wells		- Allotments are well used by community	
AO315	Mr and Mrs		- Shortage of Allotments	
			- important to retain for community	
			- Allotment environmentally friendly and an important community use	
			- Would not provide any community benefits	
			- Alternate allotment site not accessible	
			- Alternative sites should be sought	
			- Land not required to meet the SE Plan Target	
			- Housing Supply issues	
			- No gypsy development	
			- Sufficient housing in Westerham	
			- no wish for another housing estate	
			- New houses already in Rysted lane, no more needed.	
			- current Affordable Housing issues no wish for more	
			- Unwanted residential development	
			- Observations	
			- Allotments provide rich habitat for reptiles and amphibians.	No infrastructure concerns have been raised by local providers through the consultation.
			-likely to harbour reptiles and provide terrestrial habitat	Core Strategy housing provision is not an upper limit and as such would not

ID	Name	Organisation Details	Summary	SDC Response
AO316	R Fenn		for amphibians. - likely to provide foraging habitat	be sufficient basis to stop new development.
AO322	Nicola Wolfenden		-Bats hibernate within Westerham Mines SSSI evidence that bats use the mines within the summer months.	The Council does not propose Gypsy or Traveller accommodation at this site.
AO324	Mr Michael Grimes		- 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.
AO337	MJ Turner			Exceptional circumstances need to be demonstrated to return site to the Green Belt. These circumstances have not been demonstrated.
AO338	Clare Moran and William Hayes			The Core Strategy sets out the basis by which affordable housing contributions will be sought and to which level.
AO345	Mrs Dorothy Oram			The site is not located within the Green belt.
AO350	Mr David Taylor-Smith			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.
AO354	Don Pickett			The planning process will ensure that sufficient study work is carried out to ensure any biodiversity concerns are adequately mitigated.
AO408	Denise Stevens			
AO459	Mr and Mrs Tidy			
AO460	Mrs Hicks			
AO547	Sally-Anne Nowell			
AO653	Ms Carol Parker			
	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust		
Bat & Ball Enterprise Centre, Sevenoaks				
AO81	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
AO499	Hannah Mears	Kent Area Office Environmental Agency	Observations - Site lies within SPZ1 for Cramptons Road abstraction - Possible contamination issues	Noted
AO662	Miss Debbie Salmon	Conservation Officer, Policy and Planning	Observation -recommend that a buffer strip be recreated along the corridor.	Noted

ID	Name	Organisation Details	Summary	SDC Response
AO481	Katherine Dove	Kent Wildlife Trust KCC Planning Policy	The site is within 500 metres of a SSSI . Consideration to be given to space for biodiversity in any development.	Noted.
Bevan Place, Swanley (Local Plan Allocation and adjacent land)				
AO63	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
AO121	Mr and Mrs Marilyn and Philip Ball		Object - Heritage	The Council do not consider that there are any historic assets that would be lost or impacted upon as a result of this allocation. The majority of the site is made up by an underutilised car park, whilst the remaining section relates to a working mans club and low aesthetic quality apartments. Noted.
AO441	Ms Carmelle Bell	Planning Administrator Thames Water Property	Observations - No infrastructure concerns regarding water supply - No infrastructure concerns regarding waste water supply	Noted
Blue Chalet Industrial Park, West Kingsdown				
AO106	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
BT, London Road, Sevenoaks				
AO82	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.
AO500	Hannah Mears	Kent Area Office Environmental Agency	Observations - Site lies within SPZ1 for Cramptons Road abstraction - Possible contamination issues	Noted.
AO663	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation - recommend that a buffer strip be recreated along the corridor	
Bus Garage, London Road, Swanley				
AO64	Mr Adam Single	Archaeological Officer	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted

ID	Name	Organisation Details	Summary	SDC Response
AO122	Mr and Mrs Ball	KCC Heritage Conservation Group	Object - Heritage	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. One low-level building of some merit as an 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.
AO442	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				
AO10	Ms Anne Warburton		Objection	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. 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.
AO9	Ms Angelina Chapman		Loss of Car Parking	
AO23	Mr and Mrs Clary			
AO29	John Moulton			
AO150	Barbara Smith			
AO514	Marian Verkerk			
AO156	J M Bamforth			
AO236	Riverhead Parish Council	Riverhead Parish Council		
AO266	Mr Mark Lowth			
AO305	Ms Elwyn Jones			
AO318	Mrs Lorna Talbot	Parish Clerk Seal Parish Council		
AO389	Mrs Ann White	Sevenoaks Town Council		
AO407	Mr A.J Henley			
AO432	Ms Carmelle Bell	Planning Administrator	Outside water supply boundary Sewerage network	

ID	Name	Organisation Details	Summary	SDC Response
A054	Mr Adam Single	Thames Water Property Archaeological Officer KCC Heritage Conservation Group	unlikely to support development Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	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
Corner of Birchwood Park Avenue & Bartholomew Way, Swanley				
A032	O G Mahoney		Object - Pollution - Access - Design - Invasion of privacy and safety	Noted
A042	Mr Iain Chalmers			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	Recent McCarthy & Stone sheltered housing schemes refused and dismissed at appeal on grounds of overdevelopment.
A0265	Mr Gian Bendinelli	The Planning Bureau Limited	Object - Density too low - Site suitable for sheltered accommodation	
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	Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	Noted.

Agenda Item 6

ID	Name	Organisation Details	Summary	SDC Response
AO141	Mr Terry Payne	Heritage Conservation Group	Objection - WKCS and Fort Halstead cover housing requirement - Excess Pollution - Highways requirements - School capacity - Water contamination and security - Area disruption - Traffic	<p>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.</p> <p>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.</p> <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>
AO164	Mr Trevor Dann		Observations - properties should be low in height - Traffic-calming measures to be installed - Density too high - Mixed use - include open space	
AO235	Mr A Wickens		Objection - Eviction from property.	
AO276	Mr Clay		Observations: - Outside water supply boundary	
AO390	Mrs Ann White	Sevenoaks Town Council	- Thames Water may need to undertake investigations to determine impact of any development - Congestion/Traffic on Cramptons Road	
AO404	D Beatty		Observations: - Site lies in source protection zone 1 and underlain by principle aquifers. - pollution and contamination risk - incorporate sustainable drainage techniques	
AO433	Ms Carmelle Bell	Planning Administrator Thames Water Property	- Air Quality - No social housing, ok to part buy, part rent	
AO515	Mr & Mrs Simmons		Observation - Recommend protected species surveys	
AO493	Hannah Mears	Kent Area Office Environmental Agency	Support with Conditions: - All site constraints can be overcome - Site area is 1.8ha, giving 90units	
AO351	Mr Tim Brooks			
AO645	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust		
AO355 AO358	South East Water	South East Water		

ID	Name	Organisation Details	Summary	SDC Response
Edenbridge Town Centre				
AO173	Ms C Lane	Edenbridge Town Council	Support with condition - suggests the town centre boundary be retained and extended to include the Co-op	Noted and extended
AO581	Royal Mail Properties		Support with conditions - Edenbridge Royal Mail Site promoted for future residential mixed use development	Noted
Edenbridge Trading Centre/Warsop Trading Centre and Leigh Builder's yard, Edenbridge				
AO103	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
AO191	Mr B Parker		Objection;	Noted.
AO207	Mr Malcolm Hardy		-Unsuitable for employment use; -Small scale residential development is more appropriate	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 been re-designated as a housing allocation with potential to accommodate housing specifically designed for older people.
AO212 AO213	Mr Lawrence Neil Barry		-Site not connected to Edenbridge Trading Estate, separate road access	
AO223	Ms Lane	Edenbridge Town Council	- Surrounded by residential properties. - Frontage in Edenbridge Conservation Area - traffic and noise - Unlikely to attract new business - Should be allocated for residential use, supported by Edenbridge Town Council	
AO224	Mr and Mrs D Parker			
AO225 AO226	Mr and Mrs Pecksen			
Erskine House, Oakhill Road, Sevenoaks				
AO83	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

ID	Name	Organisation Details	Summary	SDC Response
AO664	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 woodland adjacent to the railway corridor.	
Field south of Moat Cottage, Station Road, Otford				
AO15	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.
AO75	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group		
AO211	Mr and Mrs JC Peacock			
AO334	Parish Clerk Barbara Darby	Otford Parish Council		
AO217	Mrs Lyndsey Edwards			
AO497	Hannah Mears	Kent Area Office Environmental Agency	Observations - Watercourse adjoining site with narrow area of Flood Zone 3	
AO453	Ms Carmelle Bell	Planning Administrator Thames Water Property	Observations - Outside water supply boundary - No waste water infrastructure serving site	
AO651	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation -Recommend that the boundary planting and the moat be retained	
AO260		Jarvis Homes	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 Scheduled Ancient Monument	Noted. The site has been removed and is no longer being considered for allocation due to the constraints at the site.

ID	Name	Organisation Details	Summary	SDC Response
Former Déjà vu Site and land to the north, Swanley				
AO17	Gillian Fittich		- 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	
AO18	Mr and Mrs Lundberg		Support - Need hotel Support with conditions - Design should be in keeping - Access should not be via Pucknells Close	Hotel development now completed on part of identified site. Allocation for the remainder of the site has been revised to protect existing employment site.
AO184	Mr P Doherty		Support with conditions - Design should be in keeping - Access should not be via Pucknells Close	
AO41	Mr and Mrs David and Marie Collett		Support with conditions - Design should be in keeping - Access should not be via Pucknells Close Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.	
AO66	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group		
AO123	Mr and Mrs Ball		Object - Heritage	
AO444	Ms Carmelle Bell	Planning Administrator Thames Water Property	Observations: - Outside water supply boundary - No infrastructure concerns regarding waste water supply	
AO295	Mr Christopher Drake	Assistant Town Clerk Swanley Town Council	Observations - Density should be higher	
Fort Halstead				
AO119	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	Pre-determination assessment should be carried out to clarify whether development of any part of the site is possible.	Noted
AO512	Mr Gordon Plumb	Badgers Mount Residents Association	Observation -No mention of Fort Halstead's ability to provide housing	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.

ID	Name	Organisation Details	Summary	SDC Response
AO690	Armstrong (Kent) LLP		Observation - Propose Fort Halstead be allocated for housing/mixed use	
Foxes Garage, London Road, Badgers Mount				
AO1		Consultant Claverton Ltd	Support residential development. Current use is under used and unviable.	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. Address error noted - London Road changed to Orpington By Pass. Previous planning refusal has been considered, but focused around sustainability issues for a mixed use development. The site is not identified as an important employment site worth of protection.
AO14	Mr and Mrs Earl		Support with conditions - Support in principle but concerned too many units proposed - Parking and road safety issues could also be a concern	
AO76	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.	
AO454	Ms Carmelle Bell	Planning Administrator Thames Water Property	Observations - No infrastructure concerns regarding water supply - No infrastructure concerns regarding waste water supply	
AO513	Mr Gordon Plumb	Badgers Mount Residents Association	Objection -Wrong Address -Previous Planning Refusal -Loss of Employment	
Glaxo Smith Kline, Powder Mills, Leigh				
AO117	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.
AO482	Katherine Dove	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				
AO92	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
Greatness Mills, Mill Lane, Sevenoaks				

ID	Name	Organisation Details	Summary	SDC Response
AO56	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.
AO434	Ms Carmelle Bell	Planning Administrator Thames Water Property	Observations: - Outside water supply boundary - No infrastructure concerns regarding waste water supply	
AO477	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.	
AO494	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	
Hardy's Yard, Riverhead				
AO84	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.
AO501	Hannah Mears	Kent Area Office Environmental Agency	Observations - Large part of site is in FZ3a - Flood mitigation measures part of any development	
AO665	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				
AO85	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
AO395	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 conservation terms.
AO502	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	

ID	Name	Organisation Details	Summary	SDC Response
Horizon House, Swanley				
AO93	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
AO194		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.
AO668	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				
AO107	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.
AO508	Hannah Mears	Kent Area Office Environmental Agency	Observations - Site within Flood Zone 3 - Risk of contamination	Noted.
AO675	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation -recommend that a buffer of natural habitat	Noted.
Johnsons (School Land) at Oak Lane & Hoggarden Lane, Sevenoaks				
AO363	Mr David Wigg		Support with conditions -Lower density -Improved infrastructure -No provision of affordable- to be directed to other areas	Noted
AO487	Sevenoaks School Foundation		Support - Part of planned management of the school estate.	Noted
AO30	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.
AO61	Mr Adam	Archaeological	Low level archaeology anticipated which could be dealt	Noted

ID	Name	Organisation Details	Summary	SDC Response
	Single	Officer KCC Heritage Conservation Group	with through suitable conditions on a planning approval.	
AO26	Ms Lisa Stewart		Object - Congestion - Excessive Density - Housing target too high - water shortages - Infrastructure Provision - Character of Area - Traffic and air quality issues - Retain existing house - Affordable percentage unattainable - Water supply/sewage - Not in keeping with character of area - Aboricultural issues - Education provision -Sports/play areas -Transport to London - Loss of area character - mixing low and high density - Safety risk due to absence of pavements - Biodiversity - Pollution needs to be mitigated - How long the Affordable Housing will be retained - fields could be designated for allotments - should prevent schools from selling off playing fields for housing - Safety and transport - Greenfield not brownfield - Environmental harm - topography - green infrastructure - Outside water supply boundary - Thames Water may need to undertake investigations to determine impact of any development - Loss of playing fields - Surface Water drainage - Waste Water Drainage - Electricity problems - Drainage and flooding issues - Proposal contrary to EN1 and PPS3 - Noise and Pollution	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. The consultation suggested a low density development (25dph) which at the time of consultation was below the Governments minimum density. 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. No service provider has identified a water shortage. No Kent County Council drainage concerns have been raised regarding the proposal. 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. 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. 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.
AO28	Mr Graham Stewart			
AO128	Mr John Crowe			
AO130	Mr Graham Boon			
AO132	Mr David Glennie			
AO134	Ms Paula Burns			
AO136	PB Dravers			
AO138	Mr and Mrs Miller			
AO140	Ms Jane Affleck			
AO147	Dr and Mrs Stuart and Linda Simpson			
AO148	Ms Sheila Reynolds			
AO167	Mr and Mrs AB Vowles			
AO188	Mr and Mrs B.E and T.E.A Horton			
AO215	Mr Graham Boon			
AO227	Mrs Barbara Gibbs			
AO239	Mr Mike John			
AO241	Patrick	Committee		

Agenda Item 6

ID	Name	Organisation Details	Summary	SDC Response
	FitzGerald	The White Hart Residents Association	- Loss of Green Space - Appeal decision (Appeal Ref: APP/G2245/A/09/2112850) - Appeal in Downsview Road	
A0243	Ms Sheila Campbell		Observation -recommends a corridor of tree and grass habitat be retained and enhanced through the centre of the site	
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	Clir 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			

ID	Name	Organisation Details	Summary	SDC Response
A0545	Mr S J Valiant			
A0554	Mr David Glennie			
A0556	David and Violaie Townsend			
A0559	FA and PC Catterall			
A0564	Mr Nick Osler			
A0569	Dr and Mrs Simpson			
A0570	Ms Paula Burns			
A0591	Mr Alan Senior			
A0593	Mr and Mrs Richardson			
A0594	Mr Graham Footitt			
A0604	Mr and Mrs C Penney			
A0605	Mr David Perry			
A0607	Mr and Mrs A P Dowding			
A0609	Oak Lane Residents Association			
A0612	Mr and Mrs Cobban			
A0614	Mr and Mrs Iain and Frances Smith			
A0617	Mr Daron Pearce			
A0619	Mr and Mrs O'Sullivan			
A0623	WP and SA			

ID	Name	Organisation Details	Summary	SDC Response
	Sellers			
AO626	Mr and Mrs Kieron and Julia Brennan			
AO628	Peter Kernan and Maria Lemos			
AO630	Mr Vincent Geake			
AO633	Mr and Mrs Pauline and Barrie Maxwell			
AO635	Philip and Sarah Brown			
AO637	Mr Paul Nash			
AO641	Mr & Mrs D Wheatley			
AO642	Mr & Mrs Gillett			
AO647	Miss Debbie Salmon	Conservation Officer, Policy and Planning, Kent Wildlife Trust		
Land adjacent to London Road, Westerham				
AO77	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
AO143	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	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
AO144	Mr and Mrs K Whalley			
AO159	Jo Connah			
AO179	Mrs C Goodall			
AO181	E.M Freeman			
AO192	Mr Andrew McCormick			
AO200	Mr Martin			

ID	Name	Organisation Details	Summary	SDC Response
	Stevens		- Trees and loss of allotments - Loss of Green Belt:	prudent use of the land.
AO229	Beth Mullings		- If developed should be small bungalows for elderly/retired	The site is sustainably located within the settlement of Westerham which has access to good services and facilities.
AO230	Mr Peter Corfield		- Highway safety	
AO252	Mr, Mrs and Master Mason		- Would not provide an community benefits	The key features and characteristics of the site and area have been considered and within the potential allocation the importance of 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.
AO253	Mr Matthew Pullen		- noise pollution, land contamination and air quality - sustainability and design cost implications - Land not required to meet the SE Plan Target	
AO256	Ms Elaine Kibblewhite		- No gypsy development - Prefer sheltered housing	No infrastructure service provider has identified a concern regarding the proposal.
AO293	Ms Gillian Burmester		- No more social housing needed - Alternative sites should be sought	Core Strategy housing provision is not an upper limit and as such this would not be sufficient basis to stop new development.
AO314	Mr and Mrs R Fenn			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.
AO317	Nicola Wolfenden			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.
AO336	Clare Moran and William Hayes			The site is not located within the Green Belt and was previously safeguarded for development.
AO339	Mrs Dorothy Oram			Unless a sheltered housing scheme was proposed the occupants of any proposed dwellings would be outside of the control of the Council.
AO340	Mr Simon Burmester			The occupants of any proposed dwellings would be outside of the control of the Council.
AO343	Mr David Taylor-Smith			The site was previously identified as a potential Alzheimer's Care home however the scheme was not delivered due to the lack of identified need for such a facility.
AO348	Denise Stevens			The land owner has expressed confirmation that the site remains viable within the Core Strategy period.
AO349	Mrs Deborah Mills			
AO353	Ms Sally Pratt			
AO359	Mr Clive Jenkins			
AO455	Ms Carmelle Bell	Planning Administrator Thames Water Property	- No infrastructure concerns regarding water supply - No infrastructure concerns regarding waste water supply	

ID	Name	Organisation Details	Summary	SDC Response
AO458	Sally-Anne Nowell		Support -Re-use of site.	Noted
AO639	KCC Property		Comprehensive support for site.	Noted, although Allotments located outside of this parcel of land.
AO652	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 hibernates 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	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.
Land at Broom Hill, Swanley				
AO13	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. - Increased congestion - develop other sites - noise and intrusion - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning 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	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.
AO43	Mr and Mrs Elsdon			
AO94	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group		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) 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.
AO124	Mr and Mrs Ball			
AO151	Mr J A Manning			
AO165	Mr and Mrs Bentley			
AO210	Mr & Mrs Miles			
AO263	Mr and Mrs Clements			
AO347	The Wood Family Trust			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
AO461	Cooper Estates Limited		Support with Conditions - Plan in document differs from the Local Plan	

ID	Name	Organisation Details	Summary	SDC Response
AO572	Mr John Fullagar		- Original boundary should be retained	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. The previously developed land towards the north of the site is considered to be suitable for a small residential development. In addition, land to the west of the site is considered to have the potential for residential development, subject to access, amenity, biodiversity considerations and the visual impact of any proposal. Therefore the proposal is to designate the site for mixed use development, comprising employment (4.1ha), open space and residential.
AO669	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	<p>Object</p> <ul style="list-style-type: none"> - The site can be developed for a limited amount of residential development, including affordable social housing. - Biodiversity site 	
Land at Cedar Drive, Edenbridge				
AO21	Ms Rachel Chatwin		<p>Objection</p> <ul style="list-style-type: none"> - Overlooking - Loss of light/Overshadowing - Arboricultural issues - Drainage concerns - Open space provision - Access - Congestion - Infrastructure <p>Support with condition;</p> <ul style="list-style-type: none"> - Subject to additional parking for the Stangrove Estate <p>Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>	Detailed design issues to be considered via any planning application. The site is not within the Green Belt.
AO34	Mr Stephen Lewzey			
AO45	Mr Philip Blackman			
AO47	Mr and Mrs Miriam and Jason Chatten			
AO51	Mr and Mrs T Anderson			
AO71	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group		
AO120	C Arter			
AO153	Mr and Mrs Blake			
AO177	Ms C Lane	Edenbridge Town Council		
AO183	Mrs Natalie Dodd			

ID	Name	Organisation Details	Summary	SDC Response
AO204	Ms Poor			
AO205	Mrs LA Reynolds and Mr SB Seymour			
AO206	Miss Claire Bennett			
AO402	Mr Andrew Ramsey			
AO449	Ms Carmelle Bell	Planning Administrator Thames Water Property		
AO542	Mrs S Brachet-Smith			
AO558	Mr and Mrs Chatten			
Land at Croft Road Westerham (Reserve Site for Housing)				
AO33	Mr R C Woodward		Object -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.	The site was removed from the Green belt and safeguarded for future development needs. Core Strategy housing provision is not an upper limit and as such this would not be sufficient basis to stop new development. 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. The Greenfield designation is not an absolute constraint to prohibit development. The site meets the allocation threshold of being greater than 0.2ha.
AO126	Mrs Y Tullett			
AO127	Mr & Mrs Hilliard			
AO186	Mr Mark Waterman			
AO195	Mrs R Pearson			
AO196	Mr Richard Essex			
AO232	Mr Richard WB Howard			
AO248	Mr Laurence Booshard			
AO249	Mr Mark Waterman			
AO250	Karen Waterman		Observation	SDC sought detailed comments from Kent Highways through the

ID	Name	Organisation Details	Summary	SDC Response		
AO251	Mr Nigel Leadbetter		- recommend that woodland and hedgerow boundaries and a corridor of adjacent rough grassland be retained	consultation process. KCC Highways advised that access via Croft Road would be acceptable and that there were not highway constraints that would prohibit development. The presence of biodiversity is not an absolute constraint and can be adequately mitigated through the planning process. Core Strategy housing provision is not an upper limit and as such this would not be sufficient basis to stop new development. Privacy and amenity issues will be considered at the detailed planning stage.		
AO312	Mr and Mrs Howe					
AO326	Mr Kevin Rogers					
AO327	Ms S Warnes					
AO346	Mr David Taylor-Smith					
AO411	Jeremy Wilson/Kristine Mitchell					
AO659	Miss Debbie Salmon	Conservation Officer, Policy and Planning, Kent Wildlife Trust				
AO114	Mr Adam Single	Archaeological Officer, KCC Heritage Conservation Group				
Land east of High Street, Sevenoaks						
AO8	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. - Interchange relates to public transport interchange to ensure existing bus garage is not lost as a result of any future proposal.
AO110	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 Car parking provision	Noted.		
AO155	J M Bamforth			Noted. Car parking will be retained		
Land rear of Garden Cottages, Leigh						
AO78	Mr Adam Single	Archaeological Officer, KCC Heritage Conservation Group		Noted		

ID	Name	Organisation Details	Summary	SDC Response
AO308	D.S. Whitehall		Object	KCC Highways were consulted and advised that as per previous application proposals, access via Hollow Trees Drive is possible with upgrading.
AO309	Mr and Mrs Truzzi-Franconi		<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 	<p>No infrastructure service provider has identified a concern regarding the proposal.</p> <p>The key features and characteristics of the site and area have been considered and within the potential allocation the importance of appropriate design has been emphasised. Privacy and amenity issues will be considered as part of the detailed planning application process.</p> <p>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.</p> <p>Greenfield land status is not an absolute constraint. Notwithstanding this the Council has prioritised the majority of its new housing provision on brownfield, previously developed sites.</p> <p>The planning process will ensure that sufficient study work is carried out to ensure any biodiversity concerns are adequately mitigated.</p>
AO320	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 <p>Observations:</p> <ul style="list-style-type: none"> - Outside water supply boundary - Outside waste water supply boundary 	Proposals for care home refused previously and dismissed at appeal.
AO456	Ms Carmelle Bell	Planning Administrator Thames Water Property	<p>Observation</p> <p>Consideration should be given to the ecological impacts of development in this location.</p>	
AO650	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust		
Land West of Bligh's Meadow, Sevenoaks				
AO57	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
AO24	Mr and Mrs D & R Clary		<p>Observations</p> <ul style="list-style-type: none"> - Require the retention or increase of existing car parking 	Noted. Replacement car parking provision addressed within the allocation.
AO391	Mrs Ann White	Sevenoaks Town Council	Support with Conditions	Design of building will need to respond to topography of site.
AO435	Ms Carmelle Bell	Planning Administrator Thames Water	<p>Observations:</p> <ul style="list-style-type: none"> - Outside water supply boundary - Thames Water may need to undertake investigations to 	

ID	Name	Organisation Details	Summary	SDC Response
AO160	J M Bamforth	Property	determine impact of any development	
AO208	Mr Peter Stevens		Observations - Car Parking Provision Object - Loss of parking and congestion - If building goes ahead, to be limited to 2 storey	
Land West of Cherry Avenue, Swanley				
AO67	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
AO445	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.
AO294	Mr Christopher Drake	Assistant Town Clerk Swanley Town Council	Observations - 80% should be open space	
AO648	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)				
AO50	Mr and Mrs T Anderson		Object - Overlooking - Infrastructure provision	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 A&DM DPD seeks to define the detailed boundary only.
AO52	Mr Paul Glenister	Easistore Self Storage	Support	Noted
AO70	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	
AO176	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.	
AO448	Ms Carmelle Bell	Planning	Observations:	

ID	Name	Organisation Details	Summary	SDC Response
AO479	Katherine Dove	Administrator Thames Water Property	- Outside water supply boundary - Outside waste water supply boundary	
AO490	Galiford Try Strategic Lane	KCC Planning Policy	Does the site map exclude the area in Flood Zone 3?	
AO567	Cooper Estates Limited	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 Support with Conditions - Delete "Access will be from Enterprise Way" - Should be released "when required"	Hilders Lane is located within the Green Belt.
London Road, Sevenoaks				
AO86	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	On the edge of the Medieval and post-medieval core of Sevenoaks	Noted
AO396	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				
AO95	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				
AO96	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
AO670	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)				

ID	Name	Organisation Details	Summary	SDC Response
AO87	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.
AO503	Hannah Mears	Kent Area Office Environmental Agency	Observations - Site adjacent to area of FZ3a - Detailed FRA required - Development must seek to reduce flood risk	
AO666	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation - recommend that a buffer of natural habitat	
New Ash Green Village Centre, New Ash Green				
AO16		Gableholt Ltd	Support with Conditions - Regeneration must be commercially Viable - Will require public funding	Noted. Allocation references housing enabling regeneration scheme.
AO35	Mr Cameron Clark	Chairman Chapel Wood Residents' Society Limited	Support with Conditions - Sufficient car parking to be maintained	Noted. Parking to be incorporated in redevelopment scheme.
AO44	Mr A Dari		Object - current business leaseholder	Land ownership and agreements outside the scope of the Council's control.
AO79	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	
AO149	K Kpinar		Object No regeneration	
AO197	Mrs Stella Kemp		Support - Overhaul and clean up all of the village centre - improve bus services - Reconsider residential element	
AO313	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. 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.
AO375	Mr S Richardson	Friends of the New Ash Green Centre	Object - Further housing in central area	

ID	Name	Organisation Details	Summary	SDC Response
AO376	Alison de Jager	Ash-cum-Ridley Parish Council	- reduction of commercial/employment - parking Observation -Badger Pub and Village hall unlikely to be available so density should be decreased.	Noted
AO457	Ms Carmelle Bell	Planning Administrator Thames Water Property	Observations: - Outside water supply boundary - Outside waste water supply boundary	Noted
North Downs Business Park, Dunton Green				
AO118	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				
AO97	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.
AO671	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation -recommend that a buffer of natural habitat	Noted.
Police Station, Morewood Close, Sevenoaks				
AO58	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.
AO436	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.
AO495	Hannah Mears	Kent Area Office Environmental Agency	Observation - Site requires FRA	Noted
AO536	Mr Tom Brown		Support - Greater Density due to location to infrastructure and	

ID	Name	Organisation Details	Summary	SDC Response
AO272	Ms Sheila Campbell		facilities Object - Land should be returned to allotments	
AO655	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				
AO112	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
AO394	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.
AO578	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.
Sevenoaks Gasholder Station, Cramptons Road, Sevenoaks				
AO6	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.
AO12	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.
AO22	Mr David Knight		Support the redevelopment	Noted
AO59	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
AO125	Mrs Ludlow		Object	Core Strategy housing provision is not an upper limit and as such this would

ID	Name	Organisation Details	Summary	SDC Response
AO142	Mr Terry Payne		- infrastructure provision - Traffic and Pollution	not be sufficient basis to stop new development.
AO163	Mr Trevor Dann		- WKCS and Fort Halstead cover housing requirement - Excess Pollution - Highways requirements - School capacity	The Developer Contributions policy in the Core Strategy will allow contributions to be sought towards education provision and other social infrastructure if required.
AO259	Mr W Codling		- Storm-water drainage - Traffic - Loss of Gas Storage	Gas storage facility is not in operation and is being promoted for redevelopment.
AO268	Mrs A Earthrowl		- Properties should be low in height	
AO283	Mr Clay		- Traffic-calming measures to be installed - Air Quality	
AO352	Mr Tim Brooks		- No social housing, ok to part buy, part rent Observations	The Core Strategy has an adopted policy with regards to affordable housing provision.
AO357	South East Water	South East Water	- Support use of former employment sites for residential development	
AO392	Mrs Ann White	Sevenoaks Town Council	Object - Land should be used as open space	Noted. The Council consider the site unsuitable for open space provision. Housing to be prioritised on brownfield, previously developed land.
AO401	Mr & Mrs Galvin		Observation - keep existing conifers - parking is problematic - keep social housing to 10%.	Observations noted.
AO437	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	
AO478	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.	
AO516	Mr & Mrs Simmons		Support with conditions - preferable over Cramptons Road Waterworks Site - Site to be accessed via Otford Road not Cramptons Road.	
Sevenoaks School, Land at Oak Lane & Hoptgarden Lane, Sevenoaks				
AO25	Ms Lisa Stewart		Support with conditions subject to - Retention of existing building - Density being consistent with area	SDC sought detailed comments from Kent Highways through the consultation process. KCC Highways advised that existing access to the Sevenoaks School site on Oak Lane has low visibility and that an improved access is required. It was also confirmed that access to the southern part of the site onto Grassy Lane could be achieved.
AO27	Mr Graham Stewart			
AO31	Mr Geoffery alton		Low level archaeology anticipated which could be dealt	

ID	Name	Organisation Details	Summary	SDC Response
AO60	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	with through suitable conditions on a planning approval. - Object - Too many dwellings - Housing target too high - water shortages - High Density - Infrastructure - Congestion - Drainage and surface water runoff - land borders conservation area - loss of playing field - retain houses if possible - Aboricultural issues - Education provision - Access - Sports/play areas - Transport to London - Safety risk due to absence of pavements - Drainage impact - Biodiversity - Pollution needs to be mitigated - How long the Affordable Housing will be retained - fields could be designated for allotments - should prevent schools from selling off playing fields for housing - Used as Community Playing Fields - Greenfield not brownfield - green infrastructure - Outside water supply boundary - Thames Water may need to undertake investigations to determine impact of any development Observation - Trees be retained and grassland and tree corridor created..	The conversion of the existing building into apartments or a replacement block of similar size and nature is proposed. Core Strategy housing provision is adopted and is not an upper limit and as such this would not be sufficient basis to stop new development. The key features and characteristics of the site and area have been considered and within the potential allocation the importance of appropriate design has been emphasised. 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 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 consultation suggested a low density development (25dph) which at the time of consultation was below the Governments minimum density. 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. The Council do not therefore consider the allocation to be overdevelopment. No infrastructure service provider has identified a concern regarding the proposal. 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.
AO129	Mr Graham Boon			
AO131	Mr David Glennie			
AO133	Ms Paula Burns			
AO135	PB Dravers			
AO137	Mr and Mrs Miller			
AO139	Ms Jane Affleck			
AO146	Dr and Mrs Stuart and Linda Simpson			
AO161	Mrs Catherine Chan			
AO166	Mr and Mrs AB Vowles			
AO187	Mr and Mrs Horton			
AO216	Mr Graham Boon			
AO228	Mrs Barbara Gibbs			
AO237	Mr Mike John			
AO240	Patrick FitzGerald			
AO242	Ms Sheila Campbell			
AO244	Sir Michael Harrison	Chairman Sevenoaks Conservation Council		
AO247	Sir Michael	Chairman		

Agenda Item 6

ID	Name	Organisation Details	Summary	SDC Response
	Harrison	Sevenoaks Conservation Council		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.
AO274	Ms Sheila Campbell			
AO281	Mr & Mrs Ian Webb			The Core Strategy has an adopted policy with regards to affordable housing provision.
AO298	Mrs Helen Plestis			Greenfield land status is not an absolute constraint. Notwithstanding this the Council has prioritised the majority of its new housing provision on brownfield sites.
AO361	Mr David Wigg			
AO379	Mr Julian Scott			
AO393	Mrs Ann White	Sevenoaks Town Council		The appeal decision referred to relates to redevelopment of single residential unit and is not directly relevant to this site.
AO399	Mr & Mrs Williams			No concerns have been raised by statutory consultees with regards to flooding. Flood Zone 1.
AO405	Mr Geoffery Dalton			
AO423	Cllr Mrs Avril Hunter			
AO438	Ms Carmelle Bell	Planning Administrator Thames Water Property		
AO506	Becky Penty	South East Region Sport England		
AO519	Mr D Richardson	Vice Chairman Hop Garden lane residents Association		
AO524	Ms Jane Affleck			
AO539	Mr and Mrs Jackson			
AO543	Ashley and Amanda Mackenzie			
AO544	Mr and Mrs			

ID	Name	Organisation Details	Summary	SDC Response
	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			

ID	Name	Organisation Details	Summary	SDC Response
AO616	Mr Daron Pearce			
AO618	Mr and Mrs O'Sullivan			
AO620	WP and SA Sellers			
AO627	Peter Kernan and Maria Lemos			
AO629	Mr Vincent Geake			
AO631	FA and PC Catterall			
AO632	Mr and Mrs Maxwell			
AO634	Philip and Sarah Brown			
AO636	Mr Paul Nash			
AO640	Mr & Mrs D Wheatley			
AO643	Mr & Mrs T Gillett			
AO646	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust		
AO483	Sevenoaks School Foundation		Support Part of planned management of the school estate	Noted.
Southern Cross Industrial Estate, Swanley				
AO98	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.
AO672	Miss Debbie Salmon	Conservation Officer, Policy and	-Recommend a buffer of natural habitat	Noted

ID	Name	Organisation Details	Summary	SDC Response
South Park, Sevenoaks				
AO88	Mr Adam Single	Archaeological Officer KCC Heritage Conservation Group	On the edge of the Medieval and post-medieval core of Sevenoaks	Noted.
Station Approach, Edenbridge				
AO104	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.
AO674	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	-recommend that a buffer of natural habitat	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.
Station Road, Edenbridge				
AO48	Cllr J Scholey	Edenbridge and District Community Link	- Access for full size HGVs - Current tenants vacating site Object	Noted
AO49	Mr Tom Burton		- Mixed use including residential should be encouraged/prioritised	Protection recommended in Council's Employment Land Review. Council does not see this as an appropriate site for residential development.
AO102	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	
AO178	Ms C Lane	Edenbridge Town Council	- recommends improvements to the Railway bridge over the B2026 Observations	
AO505	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.	
St Bartholomew's Hospital Laundry, Bonney Way, Swanley				
AO68	Mr Adam	Archaeological Officer	Low level archaeology anticipated which has been dealt with in the past through suitable conditions on a	Noted. Site now redeveloped.

ID	Name	Organisation Details	Summary	SDC Response
AO446	Ms Carmelle Bell	KCC Heritage Conservation Group Planning Administrator Thames Water Property	planning approval. 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				
AO69	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.
AO447	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	
AO657	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation - recommends that the design contains a fully integrated Green Infrastructure.	
Swanley Library and Information Centre, Swanley				
AO99	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.
AO296	Mr Christopher Drake	Assistant Town Clerk Swanley Town Council	Observations - Little Heath development is mixed use	Noted.
Swanley Town Centre Regeneration Area				
AO113	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
AO234	Mr Nigel Siver		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.

ID	Name	Organisation Details	Summary	SDC Response
AO297	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				
AO91	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				
AO100	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
AO504	Hannah Mears	Kent Area Office Environmental Agency	Observations - Potential for contamination - Site within SPZ3	Noted.
AO673	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation -recommend that a buffer of natural habitat	
The Technology Centre, Swanley				
AO101	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				
AO89	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.
United House, Goldsel Rd, Swanley				
AO3	Mr Francis Patrick		- Flood risk to neighbours due to surface water run off	Noted.
AO40	Mr Kevin		Support with Conditions	

ID	Name	Organisation Details	Summary	SDC Response
	Searles		<ul style="list-style-type: none"> - Object to any retail provision being included - No direct access to High Firs estate 	Site now proposed for residential development. Main access can not be re-routed due to site constraints. Development to consider potential for pedestrian/bicycle access along alternative routes.
AO62	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.	
AO310	A F Webb		<p>Support with conditions:</p> <ul style="list-style-type: none"> - Current use unpleasant for neighbours - Re-route access - Time limited operations - Consideration of building height <p>Observations:</p> <ul style="list-style-type: none"> - Thames Water may need to undertake investigations to determine impact of any development 	Building heights to be considered at detailed design stage.
AO440	Ms Carmelle Bell	Planning Administrator Thames Water Property	<p>Support with conditions</p> <ul style="list-style-type: none"> - net capacity should be increased to at least 300 <p>Support</p> <ul style="list-style-type: none"> - Density of 75dph Object - site area should be 3.45ha <p>Observation</p> <ul style="list-style-type: none"> - recommend retention of the tree lines along the boundary - constrained land could be used as semi natural open space 	Noted
AO596 AO599 AO600	United House		<p>Support with conditions</p> <ul style="list-style-type: none"> - net capacity should be increased to at least 300 <p>Support</p> <ul style="list-style-type: none"> - Density of 75dph Object - site area should be 3.45ha 	Capacity increased as a result of evidence presented by the land owner to show how key constraints have been overcome.
AO656	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	<p>Observation</p> <ul style="list-style-type: none"> - recommend retention of the tree lines along the boundary - constrained land could be used as semi natural open space 	Noted
Vestry Road, Sevenoaks				
AO80	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.
AO335	Parish Clerk Barbara Darby	Otford Parish Council	Vestry Cottages have been incorrectly included on the employment site map	Noted and boundary amended.
AO480	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.
AO498	Hannah	Kent Area Office	Observations	Noted

ID	Name	Organisation Details	Summary	SDC Response
	Mears	Environmental Agency	- Site over historic landfill, contamination issues - FRA required	
AO577	Royal Mail Properties		Support identification of Vestry Industrial Estate	Noted.
AO661	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				
AO109	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 built out.
Warren Court, Halstead				
AO108	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. Woodland buffer included in allocation.
AO510	Hannah Mears	Kent Area Office Environmental Agency	Observations - Site close to historic landfill, contamination issues	
AO676	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				
AO90	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.
AO667	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation -recommend that a buffer of natural habitat	Noted.
Westerham Trading Centre, Westerham				
AO105	Mr Adam	Archaeological	Low level archaeology anticipated which could be dealt	Noted.

ID	Name	Organisation Details	Summary	SDC Response
	Single	Officer KCC Heritage Conservation Group	with through suitable conditions on a planning approval.	
West Kent Cold Store, Rye Lane, Dunton Green				
AO53	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.	The site is now under construction and as such allocation no longer required.
AO422		Berkeley Homes (Captial) Plc	Support - Subject to clarity on affordable housing viability - Subject to phasing of the site	
AO431	Ms Carmelle Bell	Planning Administrator Thames Water Property	Observations: - Outside water supply boundary - May be necessary to undertake investigations to determine impact of any development	
AO492	Hannah Mears	Kent Area Office Environmental Agency	Observations - Flood Zone 3 adjoins site - risk of surface water flooding - risk of contamination	
AO654	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Supports following negotiations	
AO5	Mr B Melstrom	Glen House Estates Ltd	- Continue to promote site.	
West Kingsdown Industrial Estate, West Kingsdown				
AO72	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.
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	

Comments on Chapters by paragraph numbers

ID	Name	Organisation Details	Agent	Organisation Details	Title	Para No	Summary	SDC Response
AO2	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.
AO19	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.
AO39	Miss Rachael Bust	Coal Authority			The Allocations Development Plan Document: February 2010		No comments	Noted.
AO284		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.
AO360	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.
AO491	Hannah Mears	Kent Area Office Environmental Agency			The Allocations Development Plan Document: February 2010		Observations - Flood Risk: all sites over 1ha or at risk of flooding need a Flood Risk 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	Comments noted regarding flood risk, water quality and biodiversity.
AO430	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	Noted and support welcomed.

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ID	Name	Organisation Details	Agent	Organisation Details	Title	Para No	Summary	SDC Response
AO560	Ms Angela Parkes	South East England Partnership Board			The Allocations Development Plan Document: February 2010		sewerage networks may be required No substantive comments	Noted.
AO580	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.
AO638	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 Philippines 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 PPG2 and the Sevenoaks Core Strategy.
AO683	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust			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 DPD.
AO621		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 L08.
AO277	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.

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								<p>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.</p> <p>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.</p>
AO145	Sir John Greenway Bt		Mr T.M.M. Raikes	RH & RW Clutton LLP	Housing	2.	<p>Observations</p> <ul style="list-style-type: none"> - More development in rural areas 	<p>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.</p>
AO152	Mr Karl Reynolds				Housing	2.	<p>Observations</p> <ul style="list-style-type: none"> - Housing built to high standard 	<p>Noted and supported.</p>
AO269		Albert Vision Ltd/ AV Produce Ltd	Mrs Jo Tasker		Housing	2.	<p>Observations</p> <ul style="list-style-type: none"> - Submission of additional site: Riddings Field, Hockenden, Swanley 	<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 PPG2 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>
AO270	Mr Jeremy Butterworth	Open Planning			Housing	2.	<p>Observations</p> <ul style="list-style-type: none"> - Submission of additional site: Land rear of Pound Cottage, Knockholt 	<p>The site is in the Metropolitan Green Belt where there is a presumption against development. The Core Strategy sets out</p>

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ID	Name	Organisation Details	Agent	Organisation Details	Title	Para No	Summary	SDC Response
								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 PPG2 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. 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. Additional issues with highways access (PA/10/01256)
AO271	Ms Sheila Campbell				Housing	2.	Object: - Sevenoaks has already had too much development	Noted. Core Strategy policy is to direct development to sustainable locations on previously developed land, within existing settlements and maintain the green belt.
AO306	Ms Elwyn Jones				Housing	2.	Object - Industrial sites should be retained for future use	Noted. The protection of sites in employment use were recommended through the Council's Employment Land Review. The ADM DPD allocates ELR identified employment /industrial sites for retention in employment use (see Core Strategy policy SP8).
AO307	Ms Elwyn Jones				Housing	2.	Object: - affordable housing should be part of existing stock	Noted. Core Strategy Policy SP3 sets the criteria for provision of affordable housing within new housing developments.
AO344	Mr David Taylor-Smith				Housing	2.	Observation -Request involvement in the future	Noted and confirmed on consultation list.

ID	Name	Organisation Details	Agent	Organisation Details	Title	Para No	Summary	SDC Response
							<p>process</p> <ul style="list-style-type: none"> - AONB/Historic Character to be preserved - Must be matched with amenities and infrastructure appropriately 	<p>Comments noted regarding protection of heritage features and natural environment and this is noted in individual site allocation pro-forma.</p> <p>Comments noted regarding provision of infrastructure.</p>
A0517	Mr Mark Batchelor	Robinson Escott Planning			Housing	2.	<p>Observations</p> <ul style="list-style-type: none"> - Submission of site for allocation: Warren Court Farm, Knockholt Road, Halstead 	<p>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.</p> <p>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.</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 (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 remaining poor quality employment site.</p>

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AO521	Mrs Ann White	Sevenoaks Town Council	Ms Andrews	Ibbett Mosely Surveyors LLP	Housing	2.	<p>Observations - Submission of site for allocation: Land at Greatness Park Cemetery, Seal Road, Sevenoaks</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>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 PPG2 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</p>

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A0523		Albert Vision Ltd/ AV Produce Ltd	Mrs Jo Tasker		Housing	2.	Submission of allocation site: Riddings Field, Swanley	appropriate. Cemeteries are also considered to be an important part of the wider Green Infrastructure Network.
A0532	Mr C Baker		Mr Adrian Standing	Ark Projects Ltd	Housing	2.	Site for allocation: Cherry Tree Nurseries, Otford Road	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 PPG2 and the Sevenoaks Core Strategy.
A0535	Mr Brian Chandler		Mr Adrian Standing	Ark Projects Ltd	Proposed green belt amendment	2.	Site for Allocations: College Road Nurseries, College Road, Hextable	The site is of a significant size and scale therefore the consideration as a minor GB amendment would not be appropriate.
A0549	St Clere Family Partnership	St Clere Family Partnership	Lee Scott	Smiths Gore	Housing	2.	Submission of site for allocation: Land adjacent to Orchard Cottage, Heaverham	
A0557	Barclay Simpson				Housing	2.	Site put forward for Care Community: Shlaa site 78 (Blackhall lane)	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 PPG2 and the Sevenoaks Core Strategy. 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.
A0377	Ramac Holdings Ltd	Ramac Holdings Ltd	Mr Simon Flisher	The Barton Willmore Planning	Proposed green belt amendment		Submission of site: Land at Pedham Place	Site is in the green belt and therefore does not meet the criteria for allocation for development.

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				Partnership				<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>
AO311	Mr Patrick Wharton				Housing - Proposed green belt amendment	2.	<p>Object</p> <p>- 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 role in fulfilling the objectives of Green Belt as defined in PPG2.</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>
AO518	Mr Mark Batchelor	Robinson Escott Planning			Housing	2.	<p>Observations</p> <p>- Submission of site for allocation: Land West of 5 Mill Lane, Shoreham</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>
AO467	Katherine Dove	KCC Planning Policy			Housing	2.	<p>Observations</p> <p>- Make clearer which allocations are new and which have planning permission</p>	<p>Noted – this is now clarified in the ADM DPD</p>
AO529	Mr and Mrs K Vizard		Mr Adrian Standing	Ark Projects Ltd	Proposed green belt amendment		<p>Submission of new site allocation: Bartram Farm, Old Otford Road,</p>	<p>The site is in the Metropolitan Green Belt where there is a presumption against</p>

ID	Name	Organisation Details	Agent	Organisation Details	Title	Para No	Summary	SDC Response
							Sevenoaks	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 PPG2 and the Sevenoaks Core Strategy.
A0534	Mr P Cruickshank		Mr Adrian Standing	Ark Projects Ltd	Housing	2.	Submission of Housing allocation: Land at Park Lane Kemsing	Land to east of Park Lane Kemsing benefits from an outline planning permission SE08/02245/OUT (expiry April 2012) 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.
A0550	St Clere Family Partnership		Lee Scott	Smiths Gore	Housing	2.	Submission of site for allocation: Land adjacent to the Carpenters Yard, Heaverham	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 PPG2 and the Sevenoaks Core Strategy.
A0551	St Clere Family Partnership		Lee Scott	Smiths Gore	Housing	2.	Submission of site for allocation: Land adjacent walnut tree cottages, Heaverham	Heaverham is washed over by Green Belt and does not have a defined settlement boundary therefore the consideration as a minor GB amendment would not be appropriate.
A0552	St Clere Family Partnership		Lee Scott	Smiths Gore	Housing	2.	Submission of site for allocation: Land adjacent Forge, Heaverham	

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AO565	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	The SHLAA 2009 update formed part of the evidence base for the Core Strategy which was adopted in Feb 2011 and for the ADM DPD
AO582	Mr Christopher Coomber	Montreal Park Properties Ltd			Housing	2.	Submission of new site for allocation: Land north of Montreal Park Farm, Sevenoaks	<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 PPG2 and the Sevenoaks Core Strategy.</p> <p>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 GB amendment would not be appropriate.</p>
AO615	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>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 PPG2 and the Sevenoaks Core Strategy.</p> <p>The site is approx 4.5 hectares. The</p>

ID	Name	Organisation Details	Agent	Organisation Details	Title	Para No	Summary	SDC Response
AO687	Armstrong (Kent) LLP		Mr Christopher Hill	GVA Grimley London Office	Housing	2.	Objection -Fort Halstead should be allocated for housing/mixed use development	release from Green belt would result in an urban extension and therefore consideration as a minor GB amendment would not be appropriate. Fort Halstead is a Major Developed Site (MDS) in the Green Belt and is covered by Core Strategy policy LO8. 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. 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.
AO302	Ms Elwyn Jones				Paragraph	2.1	Object - 3300 is too high	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
AO303	Ms Elwyn Jones				Paragraph	2.2	Object - Too many people	Noted
AO285	Mr David Gamble	Chairman The Sevenoaks Society			Paragraph	2.3	Support preservation of the Green Belt	Noted and support welcomed
AO304	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
AO280	Mr Paul Dawson	Ward Homes	Ms Nicky Parsons	DPP	Paragraph	2.8	Object	Major Developed Sites (MDS) have been identified in the Core Strategy and

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ID	Name	Organisation Details	Agent	Organisation Details	Title	Para No	Summary	SDC Response
							- Halstead Place School should be a MDS	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.
AO286	Mr David Gamble	Chairman The Sevenoaks Society			Paragraph	2.8	Support with conditions - ensure that new development will integrate with local character	Noted and support welcomed
AO537	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.
AO597	United House		Joanne Fox	Planning Potential Ltd	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.
AO288	Mr David Gamble	Chairman The Sevenoaks Society			Paragraph	2.16	Object - Target of 40% too high	The policy on affordable housing has been set by Core Strategy policy SP3, adopted in February 2011.

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AO325	Mr Keogh Caisley	Court Royal Developments	Mr Lee Newlyn	Barton Willmore	Paragraph	2.16	Object -Disagree with sliding scale approach	The policy on affordable housing has been set by Core Strategy policy SP3, adopted in February 2011.
AO329	Parish Clerk Barbara Darby	Oxford Parish Council			Paragraph	2.16	It is not made clear whether the "affordable housing" is for rent or sale.	Affordable housing is defined in Core Strategy glossary and includes social rented and intermediate housing. The affordable housing SPD provides further details on Core Strategy policy SP3 .
AO382	Mrs Ann White	Sevenoaks Town Council			Paragraph	2.16	Support with Conditions - Affordable Housing should be focussed on key workers	Noted. The affordable housing SPD provides further details on Core Strategy policy SP3 on affordable housing.
AO530	Vizard ,Lewis,W Trust, Hills+ Kimble		Mr Adrian Standing	Ark Projects Ltd	Safeguarded and Reserve Land	3.	Land to the east and west of Old Otford Road, Sevenoaks should be safeguarded.	Site is in the green belt and therefore does not meet the criteria for allocation for development. The Core Strategy/DPD set out land to be 'reserved' for future development needs and established land at Enterprise Way Edenbridge as the most appropriate site.
AO486	Cooper Estates Limited		Mr Paul Watson	Phillips Planning Services Ltd	Safeguarded and Reserve Land	3.	Object - Broom Hill should be allocated as Reserve Land	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.
AO154	Jo Connah				Paragraph	3.1	Observations - Housing numbers	Noted
AO158	Jo Connah				Paragraph	3.4 London Rd, Westerham	Object - AONB - Low density	Noted concerns about AONB and density, which have been addressed in the detailed site pro forma.
AO412	Mrs Gill Bell	Office Manager Kent Downs AONB Unit			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

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ID	Name	Organisation Details	Agent	Organisation Details	Title	Para No	Summary	SDC Response
								<p>Governments minimum density. However the Council feel that anything below this density would not be prudent use of the land.</p> <p>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.</p>
AO420	Mrs Gill Bell	Office Manager Kent Downs AONB Unit			Paragraph	3.5 Allotments Westerham	<p>Object - Additional wording to be added regarding the conservation and enhancement of the AONB</p>	<p>Noted concern about AONB and conservation, which has been addressed in the detailed site pro forma</p> <p>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.</p>
AO417	Mrs Gill Bell	Office Manager Kent Downs AONB Unit			Paragraph	3.6 Croft Road, Westerham	<p>Object - Additional wording to be added regarding the conservation and enhancement of the AONB</p>	<p>Noted concern about AONB and conservation, which has been addressed in the detailed site pro forma.</p> <p>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.</p>
AO373	Mr S Richardson	Friends of the New Ash Green Centre			Employment	4.	<p>Object - No mention of New Ash Green employment facilities</p>	<p>Noted – New Ash Green town centre has been allocated as a mixed use allocation, including employment facilities.</p>
AO378	Ramac Holdings Ltd	Ramac Holdings Ltd	Mr Simon Fisher	Associate The Barton Willmore Planning Partnership	Employment	4.	<p>Addition of Land East of Hardy's Yard</p>	<p>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</p>

ID	Name	Organisation Details	Agent	Organisation Details	Title	Para No	Summary	SDC Response
								<p>GB boundary.</p> <p>The employment land review demonstrated that employment land needs can be met within existing employment sites.</p> <p>Support noted for local employment sites.</p> <p>The employment land review demonstrated that employment land needs can be met within existing employment sites provided these are retained.</p>
AO383	Mrs Ann White	Sevenoaks Town Council			Employment	4.	<p>Support with conditions</p> <ul style="list-style-type: none"> - More Local employment, emphasis on small units - disappointed at loss of employment sites to housing allocations 	<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> <p>Fort Halstead is allocated as a Major Developed Sites (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 found sound</p>
AO469	Katherine Dove	KCC Planning Policy			Employment	4.	<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 clear 	<p>Fort Halstead is allocated as a Major Developed Sites (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 found sound</p>
AO688	Armstrong (Kent) LLP		Mr Christopher Hill	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 Developed Sites (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 found sound</p>

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ID	Name	Organisation Details	Agent	Organisation Details	Title	Para No	Summary	SDC Response
AO428	Mrs Gill Bell	Office Manager Kent Downs AONB Unit			Paragraph	4.7	Observations - For Halstead should not be developed - More focus on the AONB should be made regarding Fort Halstead	by the independent Inspector. 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 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.
AO174	Ms C Lane	Edenbridge Town Council			Gypsies and Travellers	5.	Observation - recommends Gypsy and Travellers sites should be distributed across Sevenoaks.	Noted Fort Halstead is designated as an MDS in the Core Strategy and employment uses will be retained (see above). Reference to AONB included. 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.
AO365	Alison de Jager	Ash-cum-Ridley Parish Council			Gypsies and Travellers	5.	Observation - Barnfield park not to be extended - Permanent sites limited to 8 pitches - Adequate provision of services	Noted – SDC has undertaken a GT local needs assessment and will be consulting separately on provision for gypsies and travellers.
AO471	Katherine Dove	KCC Planning Policy			Gypsies and Travellers	5.	Observations - Disappointed that some site options have not been identified at this stage	
AO590	Mr A Beaney		Graham Simpkin Planning		Gypsies and Travellers	5.	Submission of site for Gypsy and Traveller allocation: Land adjacent to Brands Hatch Cottages, Fawkham	
AO36	Mr Cameron	Chairman			Paragraph	5.5	Observations	

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	Clark	Chapel Wood Residents' Society Limited					- unfair distribution of development - infrastructure provision	
AO172	Ms C Lane	Edenbridge Town Council			Town Centre Development and Regeneration Opportunities	6.	Observation: - Would like the Leathermarket site identified for redevelopment.	Noted. Edenbridge is allocated as a rural service centre. The Leathermarket site falls within the town centre boundary and will be subject to Policy LC3 on Edenbridge Town Centre, which seeks to maintain the balance of shops to other uses .
AO369	Mr James A Bacon	Design and Planning			Town Centre Development and Regeneration Opportunities	6.	Observations - Area around Sevenoaks Rail Station - Bligh's Meadow development - Sevenoaks high street by-pass	Comments noted regarding town centre development. Area around rail station is being improved by Network Rail to address railway station access. Bligh's meadow is subject to a draft development brief. Responsibility for providing a new Sevenoaks High Street by-pass would rest with Kent County Council or the Highways Agency, as the local and strategic 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. 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

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AO472	Katherine Dove	KCC Planning Policy			Town Centre Development and Regeneration Opportunities	6.	<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>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> <p>Noted – further details provided in ADM DPD under mixed use developments.</p> <p><i>Land east of High Street, Sevenoaks (including Library) not currently included in allocation as this area considered more of a long-term opportunity.</i></p>
AO330	Parish Clerk Barbara Darby	Oxford Parish Council			Paragraph	6.1	<p>Observations</p> <ul style="list-style-type: none"> - Further explanation needs regarding designations in the Settlement Hierarchy 	The settlement hierarchy is set out in Core Strategy policy LO1 – distribution of development.
AO398	Mr P H L Hills	Redleaf Estate Trust	Mrs Jo Tasker		Paragraph	6.1	<p>Observation</p> <ul style="list-style-type: none"> -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 DPD is now consistent with the Core Strategy.
AO419	Mrs Gill Bell	Office Manager Kent Downs AONB Unit			Paragraph	6.2	<p>Object</p> <ul style="list-style-type: none"> - 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.
AO37	Mr Cameron Clark	Chairman Chapel Wood Residents' Society Limited			Paragraph	6.9	<p>Support with conditions</p> <ul style="list-style-type: none"> - small scale employment facilities acceptable 	Support noted and welcomed
AO496	Sainsburys	Sainsburys Supermarkets Ltd	Lucy Neal	WYG Planning and Design	Paragraph	6.10	<p>Observation</p> <ul style="list-style-type: none"> -Specific policy for existing local centres to promote investment and jobs -Acknowledge Sainsbury's is an 	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

ID	Name	Organisation Details	Agent	Organisation Details	Title	Para No	Summary	SDC Response
							<p>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</p>	<p>Development Management policy process. The ADM DPD includes policies on neighbourhood centres (LC4) and village centres (LC5). Sainsbury's is not allocated as a local centre as it does not meet the criteria for allocation set out in the policy. Annex B of PPS4 sets out definitions of district and local centres. District centres are identified as usually comprising a supermarket or superstore and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library. Local centres include 'a range of small shops of a local nature, serving a small catchment'. The Otford Road retail area does not include the range of non-retail uses associated with district centres, and therefore lacks the opportunities for linked trips, and does not fit comfortably with the reference to small shops of a local nature in the definition of local centres. The Council's approach, consistent with national policy, is that town centres should be the preferred location for significant retail developments. Applications for additional retail floorspace in out of town centre retail locations will be determined in accordance with policies EC15, EC16 and EC17 of PPS4.</p>
AO364	Mr Alan Sterling		Mr Simon Wallis	The London Planning Practice	Open Space, Sport and Recreation	7.	<p>Observations - Land North of Pilgrims Oast is considered to no longer provide visual amenity benefit.</p>	<p>Noted. EN9 sites reviewed – please see open space schedule of comments and responses.</p>

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ID	Name	Organisation Details	Agent	Organisation Details	Title	Para No	Summary	SDC Response
AO372	Mr James A Bacon	Design and Planning			Open Space, Sport and Recreation	7.	Observations - Further sports provision should be provided	Noted – SDC has subsequently undertaken a separate consultation on green infrastructure and open space sites, which are now incorporated in the ADM DPD.
AO385	Mrs Ann White	Sevenoaks Town Council			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 DPD. Existing education sites have not been allocated, but will be protected in line with ADM DPD policy SC4 which clarifies the re-use of school buildings. The Developer Contributions policy in the Core Strategy will allow contributions to be sought towards social infrastructure if required.
AO409	Cllr Keith Loney				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 DPD.
AO425	Mrs Gill Bell	Office Manager Kent Downs AONB Unit			Open Space, Sport and Recreation	7.	Observations - Green Infrastructure is important - Importance of AONB	Noted – SDC has subsequently undertaken a separate consultation on green infrastructure and open space sites, which are now incorporated in the ADM DPD.
AO473	Katherine Dove	KCC Planning Policy			Open Space, Sport and Recreation	7.	Observations - Must take account of projected growth	Noted
AO509	Becky Penty	Planning Manager - South East Region Sport England			Open Space, Sport and Recreation	7.	Support with conditions - Welcome green infrastructure network - request a playing pitch strategy be	Noted – SDC has subsequently undertaken a separate consultation on green infrastructure and open space sites, which are now incorporated in the ADM DPD. This includes outdoor sports facilities.

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AO273	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'.
AO531	Mr and Mrs K Vizard		Mr Adrian Standing	Ark Projects Ltd	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.
AO540	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.
AO622		Lakeview Developments Ltd.	Mr Guy Dixon	Savills (L&P) Ltd.	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.
AO644	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust			Open Space, Sport and Recreation	7.	Observation -Importance of Green Infrastructure	Noted - SDC has subsequently undertaken a separate consultation on green infrastructure and open space sites, which are now incorporated in the ADM DPD.
AO660	Miss Debbie Salmon	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.	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.
AO681	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 DPD has been revised to incorporate policies on GI.
AO201	Ms C Allart	Horton Kirby &			Paragraph	7.2	Support	Noted. The Open Spaces Study highlights

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		South Darenth Parish Council					- Need for more allotments	areas of deficiency in different typologies of open space, including allotments, which are to be addressed by new developments in areas of deficiency .
AO414	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'.
AO624		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.
AO470	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.
AO625		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.
AO362	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.
AO367	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 will set out proposals to improve cycling

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AO474	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>infrastructure in the District.</p> <p>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 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>
AO427	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 Sevenoaks and Swanley Stations.</p> <p>Specific transport improvement projects will be allocated in the DPD where there is a need for additional land to be allocated and where there is a realistic</p>

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AO386	Mrs Ann White	Sevenoaks Town Council			Transport and Traffic	8.	<p>Observations</p> <ul style="list-style-type: none"> - Introduction of reliable circular buses - Cycling provision - Additional parking at Station 	<p>possibility of the scheme being implemented.</p> <p>Comments noted regarding public transport, cycling and station car parking.</p> <p>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.</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 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 SDC. This sets out proposals to improve cycling infrastructure in the District.</p>
AO541	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>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</p>

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AO682	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust			Transport and Traffic	8.	Support -Habitat enhancement in the form of grassland verges or hedgerows should be incorporated	District. It is hoped that this will lead to the production of cycle maps. Comments noted
AO38	Mr Cameron Clark	Chairman Chapel Wood Residents' Society Limited			Paragraph	8.2	Observations - Transport routes and links to be considered.	Comments noted
AO290	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.
AO175	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.
AO387	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	Support welcomed.

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ID	Name	Organisation Details	Agent	Organisation Details	Title	Para No	Summary	SDC Response
AO291	Mr David Gamble	Chairman The Sevenoaks Society			Paragraph	9.3	Natural Beauty. Support	Support welcomed.
AO331	Parish Clerk Barbara Darby	Otford Parish Council			Paragraph	9.3	Support no change to Green Belt	Support welcomed.
AO370	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 inappropriate in the green belt (see national policy PPS2), which includes buildings for the purposes of agriculture and forestry.
AO475	Katherine Dove	KCC Planning Policy			Paragraph	9.3	Support - Maintenance of Green Belt - Minor alterations to boundary may be necessary	Support welcomed.
AO511	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 PPG2. Whilst the existing Green belt boundary is not defined by physical features as defined by para 2.8 of PPG2, 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. The change is of a significant scale and as such could not be defined as an anomaly.
AO522	Mr Thomas Rand		Ms J Andrews	Ibbett Mosely Surveyors LLP	Paragraph	9.3	Observations - Minor amendment to the Green Belt	The proposed change has repeatedly been considered through Development

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							in Eynsford	<p>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 PPG2.</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	<i>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 PPG2 and the Sevenoaks Core Strategy.</i>
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 PPG2 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</p>

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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>implies 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> <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 PPG2, 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>
A0585	Messrs Auston, Warman 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>The land in question continues to play a role in fulfilling the objectives of Green Belt as defined in PPG2.</p> <p>The existing Green belt boundary is defined by physical features as defined by para 2.8 of PPG2.</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>
A0586	Beechcroft Farm Reimbursement 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.</p> <p>Whilst the site contains built development, it provides important rural</p>

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A0587	PM Group		Graham Simpkin Planning	Graham Simpkin Planning	Paragraph	9.3	Submission of site allocation: Former Biffa landfill site - High Street Seal	<p>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> <p>The land in question continues to play a role in fulfilling the objectives of Green Belt as defined in PPG2.</p> <p>The existing Green belt boundary is defined by physical features as defined by para 2.8 of PPG2.</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 fulfilling the objectives of Green Belt as defined in PPG2.</p> <p>No exceptional circumstances are apparent that would warrant an amendment to the GB boundary.</p>

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ID	Name	Organisation Details	Agent	Organisation Details	Title	Para No	Summary	SDC Response
AO426	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	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.
AO267	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.
AO388	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	Comments noted. 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.
AO589	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	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.
AO292	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.
AO214	Ms T Godden	Dunton Green Parish Council			Summary of Allocations by	11.	Observations - Fort Halstead. The old fort itself and	Noted

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					Settlement		a large proportion of the site are located within the parish of Dunton Green.	
AO332	Parish Clerk Barbara Darby	Oxford 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.
AO371	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 .
AO374	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	
AO333	Parish Clerk Barbara Darby	Oxford Parish Council			Glossary	12.	Add Ancient Monument sites to list	Noted, now included.

Comments on Policies

ID	Name	Organisation	Summary	SDC Response
Policy 1 Housing Development				
AO169	Ms C Lane	Edenbridge Town Council	Support with condition; -Subject to alternative parking provision.	Noted and support welcomed.
AO246	Sir Michael Harrison	Chairman Sevenoaks Conservation Council	Observations - Density too high, further consideration required.	Noted. Indicative capacity on individual allocations has been clarified on the individual housing pro formas.
AO278	Mr Paul Dawson	Ward Homes	Submitting site for consideration: Mountwood and Horizons, Westerham Road, Brasted	Site is in the green belt and therefore does not meet the criteria for allocation for housing. Planning applications on the site will be considered in line with PPG2 (Green belts). 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 PPG2 and the Sevenoaks Core Strategy.

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AO279	Mr Mark Carter	The Leigh Family	Objection - Leigh's Builders Yard should be allocated for residential use	The site is of a significant size and scale and the GB in this location helps form a separation between the settlements of Brasted and Westerham and therefore the consideration as a minor GB amendment would not be appropriate. Noted. Leigh's Builders Yard has been removed from the protected employment site designation. It is separate from the Edenbridge Trading Centre on Hever Road and the landowner 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 been re-designated as a housing allocation with potential to accommodate housing specifically designed for older people.
AO287	Mr David Gamble	Chairman The Sevenoaks Society	Policy focused on units rather than on the number of people who will benefit from a development. Sevenoaks is suitable location for accommodation for older people, which would free up accommodation for families. Development briefs for each of the sites	Comments noted. Core Strategy policy SP5 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. Development briefs will be prepared for sites where there is capacity and they will assist in identifying principles for the development on the site.
AO321	Mr Keogh Caisley	Court Royal Developments	Generic Objection to housing figures - In support of inclusion of Garden Cottage Site, Leigh - Dispute Housing Figures and identify a greater shortfall. - Prefer description to be referred to as "units of accommodation" rather than units.	Garden cottages Leigh included in proposed housing allocation. Noted re housing figures. The SE Plan set a minimum housing provision for the district as 165 dwellings pa (3,300 over the 2006-2026 plan period). The Core Strategy and SHLAA confirm that the housing provision figure of 3,300 can be met within existing built up areas. Noted
AO328	Parish Clerk Barbara Darby	Oxford Parish Council	Observations - Allocation for field south of Moat Cottage had been noted	Noted. The site has been removed and is no longer being considered for allocation due to the constraints at the site.
AO356	South East Water	South East Water	Observations - support use of former employment sites - traffic impacts	Comment noted Kent Highways Services have provided input into the specific site allocation pro forma.
AO380	Mrs Ann White	Sevenoaks Town Council	Object - 40% allocation in Sevenoaks Urban Area is too great - Density for town centre is too high - Hitchen Hatch Lane should not be used for development	The adopted Core Strategy Policy LO2 outlines the distribution of development in relation to the Sevenoaks Urban Area. The adopted Core Strategy Policy SP7 outlines density standards in relation to the Sevenoaks Urban Area. Hitchen Hatch Lane - 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.

AO415	Cllr Mrs Avril Hunter		Objection to both Sevenoaks School Sites - High Density	The consultation suggested a low density development (25dph) which at the time of consultation was below the Governments minimum density. 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.
AO462	Katherine Dove	KCC Planning Policy	Sevenoaks Observations - Primary School: additional provision for all 178 places will have to be made - Secondary School: additional secondary school pupils expected to be accommodated within the existing facilities in Sevenoaks	Please see infrastructure delivery plan schedule, appended to the Core Strategy which notes that additional primary places to be provided through school extensions. Noted re additional secondary school pupils to be accommodated within existing facilities.
AO464	Katherine Dove	KCC Planning Policy	Swanley Observations - Primary School: additional provision for all 94 places will have to be made. - Secondary School: additional secondary school pupils expected to be accommodated within the existing facilities in Swanley	Please see infrastructure delivery plan schedule, appended to the Core Strategy which notes that additional primary places to be provided through school extensions. Noted re additional secondary school pupils to be accommodated within existing facilities.
AO466	Katherine Dove	KCC Planning Policy	Edenbridge Observations - additional primary and secondary school pupils expected to be accommodated within the existing facilities in Edenbridge (primary) and Sevenoaks (secondary)	Noted re additional school pupils to be accommodated within existing facilities.
AO484	Cooper Estates Limited		Support with conditions - Part of Broom Hill should be included as a residential allocation	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.
AO573	Mr John Fullagar		- Supports inclusion of site adjacent to Broomhill - The site can be developed for a limited amount (24 units net) of residential development, including affordable social housing.	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) 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. 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

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				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. The previously developed land towards the north of the site is considered to be suitable for a small residential development. In addition, land to the west of the site is considered to have the potential for residential development, subject to access, amenity, biodiversity considerations and the visual impact of any proposal. Therefore the proposal is to designate the site for mixed use development, comprising employment (4.1ha), open space and residential. Detailed design issues to be considered via any planning application.
AO488	Galiford Try Strategic Lane	Galiford Try Strategic Land	Object - Unequal distribution of allocations between Sevenoaks, Swanley and Edenbridge - Edenbridge should have further allocations - Some sites may achieve less than the number of units allocated	Noted The adopted Core Strategy Policy LO1 outlines the distribution of development in Sevenoaks, highlighting that the Sevenoaks Urban Area is the principal location for development and Swanley is the secondary focus. It also notes that Edenbridge is a location for development consistent with the scale and needs of the town. Additional allocations have been identified in Edenbridge
AO548	St Clere Family Partnership	St Clere Family Partnership	Object - No sites at Heaverham	Noted - Heaverham is small village/ hamlet 'washed over' with the Green Belt with a restricted range of services, rendering it an unsuitable location for promoting development
AO684	Glaxo Smith Kline		Observation -Supports the inclusion of GSK as a site for potential redevelopment.	Noted and support welcomed. GSK site has been re-allocated for mixed use development.
Policy 2 Mixed Use				
AO323	Mr Keogh Caisley	Court Royal Developments	Object - a 20% non implementation rate should be applied.	A non implementation rate based on past trends has been applied, which is in line with the approach taken in the SHLAA and Core Strategy.
AO381	Mrs Ann White	Sevenoaks Town Council	Support - positively welcomes policy - some suggested additional wording	Noted and support welcomed.

<p>AO463 AO465</p>	<p>Katherine Dove</p>	<p>KCC Planning Policy</p>	<p>Sevenoaks Observations - Primary School: additional provision for all 178 places will have to be made - Secondary School: additional secondary school pupils expected to be accommodated within the existing facilities in Sevenoaks</p>	<p>Please see infrastructure delivery plan schedule, appended to the Core Strategy which notes that additional primary places to be provided through school extensions. Noted re additional secondary school pupils to be accommodated within existing facilities.</p>
<p>AO485</p>	<p>Cooper Estates Limited</p>		<p>Support with conditions Object - Supports inclusion of site adjacent to Broomhill - The site can be developed for a limited amount of residential development. - This combined site could be considered as a 'Mixed Use Development including Residential' site and allocated jointly for residential and employment use under Policy 2.</p>	<p>Noted. Broom Hill 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. 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) 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. 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. The previously developed land towards the north of the site is considered to be suitable for a small residential development. In addition, land to the west of the site is considered to have the potential for residential development, subject to access, amenity, biodiversity considerations and the visual impact of any proposal. Therefore the proposal is to designate the site for mixed use development, comprising employment (4.1ha), open space and residential. Detailed design issues to be considered via any planning application</p>
<p>AO576</p>	<p>Mr John Fullagar</p>			
<p>AO685</p>	<p>Glaxo Smith</p>		<p>Observation</p>	<p>Noted and support welcomed. GSK site has been re-allocated for mixed use</p>

	Kline			-Supports the inclusion of GSK Leigh as a site for potential redevelopment.	development.	
Policy 3						
Edenbridge Reserve Land						
AO170	Ms C Lane	Edenbridge Town Council		Support with condition; -Would prefer a mix use allocation to allow for a hotel or care home at the site.	Noted The Core Strategy re-designated this land as reserve land that will enable it be brought forward for housing if necessary to ensure an adequate supply of land in the latter plan period.	
AO489	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 - Hiders Lane more suitable for development	Comments noted. Hiders Lane site is within the green belt and therefore does not meet the criteria for allocation for housing. It is also further from the centre of Edenbridge than the designated Reserve Land.	
AO566	Cooper Estates Limited			Support with Conditions: - Land West of Station Road and Enterprise Way should be allocated for development.	Noted and support welcomed.	
Policy 4						
London Road, Westerham						
AO658	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust		Observation -Protected Habitat -would not object to development on the areas of the site containing hard standing but objects to any further loss of lowland meadow, woodland or hedgerow habitat.	Comments regarding protection of natural habitat noted and guidance contained within the allocation.	
AO157	Jo Connah			Object - site in AONB and adjoin Green Belt - SE Plan requirement can be met without this site - Not opposed to residential development on site - Not enough regard to impact on Court Lodge (Grade 2* listed) - Not enough regard to area character and residents - Density not appropriate	Core Strategy housing provision is not an upper limit and as such this should not prevent new development. Noted concerns about impact on AONB, character of the area and the adjoining listed building and also density, which have 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.	
AO254	Mr Matthew Pullen			Support with Conditions - AONB impacts - Higher Density	Noted concerns about AONB and density, which have been addressed in the detailed site pro forma.	
AO366	Mr Jeremy Butterworth	Open Planning		Object - Additional wording to be added regarding the conservation and enhancement of the AONB	Comments noted regarding protection of heritage features and natural environment and this is noted in individual site allocation pro-forma.	
AO413	Mrs Gill Bell	Office Manager Kent Downs AONB Unit				

					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.
Policy 5 Allotments, Westerham					
AO341	Mr Stuart McCartney			Object - AONB	Noted. Kent Highways Services have provided detailed comments on the proposed allocation
AO198	Jo Connah			- traffic and air quality implications - impact on the local infrastructure	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.
AO255	Mr Matthew Pullen			- Preserve as allotments and designate Green Belt site in AONB and adjoin Green Belt	
AO342	Mr Stuart McCartney			- SE Plan requirement can be met without this site Infrastructure	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.
AO368	Mr Jeremy Butterworth		Open Planning	- Find alternative sites - Additional wording to be added regarding the conservation and enhancement of the AONB	No infrastructure concerns have been raised by local providers through the consultation.
AO416	Mrs Gill Bell		Office Manager Kent Downs AONB Unit		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.
AO421	Mrs Gill Bell		Office Manager Kent Downs AONB Unit		Exceptional circumstances need to be demonstrated to return site to the Green Belt. These circumstances have not been demonstrated. Core Strategy housing provision is not an upper limit and as such this should not prevent new development. 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.
Policy 6 Croft Road, Westerham					
AO162	Mr Andrew James			Objection - AONB impact	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.
AO418	Mrs Gill Bell		Office Manager Kent Downs AONB	- change in character of area Additional wording to be added regarding the	

AO468	Katherine Dove	Unit KCC Planning Policy	conservation and enhancement of the AONB Observations - Considered solely for affordable housing?	The site will be subject to Core Strategy policy SP3 which seeks 40% provision of affordable housing on sites of 15 dwellings or more, subject to viability.
Policy 7 Land for business				
AO171	Ms C Lane	Edenbridge Town Council	Object -Leigh builders yard should be allocated for housing.	Noted. Leigh's Builders Yard has been removed from the protected employment site designation. It is separate from the Edenbridge Trading Centre on Hever Road and the landowner 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 been re-designated as a housing allocation with potential to accommodate housing specifically designed for older people.
AO185	Mr and Mrs D Parker			
AO238	Mr Mark Carter	The Leigh Family		
AO574	Mr John Fullagar		Object (land north of Broom Hill) - The site can be developed for a limited amount of residential development. -The indicated Total Area (hectares) figure should be adjusted from 1.9 hectares to 1.1 hectares	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. The previously developed land towards the north of the site is considered to be suitable for a small residential development. In addition, land to the west of the site is considered to have the potential for residential development, subject to access, amenity, biodiversity considerations and the visual impact of any proposal. Therefore the proposal is to designate the site for mixed use development, comprising employment (4.1ha), open space and residential. Detailed design issues to be considered via any planning application. The Moreton Industrial Estate (1.9ha) refers to the existing employment site to the south and not to the Broom Hill allocation.
AO598	United House		Support with Conditions - allocation of Goldsel Road (paper mill site)	Noted. Godsel Road is allocated as an existing protected employment site.

				- Any development on this site should consider housing allocation at United House	New allocation on United House site considers relationship with adjoining uses.
Policy 8 (Land at Broom Hill)					
AO233	Mr Nigel Sivyer			Object - Broom Hill was originally green belt	Noted. Site previously removed from the green belt and allocated for employment use in the Sevenoaks District Local Plan and established for future allocation through the adopted Core Strategy.
AO575	Mr John Fullagar			Object - The site can be developed for a limited amount of residential development.	<p>The allocation relates to the detail of the allocation over the principle, which is established. 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) 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.</p> <p>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).</p> <p>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. The previously developed land towards the north of the site is considered to be suitable for a small residential development. In addition, land to the west of the site is considered to have the potential for residential development, subject to access, amenity, biodiversity considerations and the visual impact of any proposal. Therefore the proposal is to designate the site for mixed use development, comprising employment (4.1ha), open space and residential. Detailed design issues to be considered via any planning application.</p>
Policy 9 MDS					
AO429	Mrs Gill	Office Manager		Observations	Noted

	Bell	Kent Downs AONB Unit	- Fort Halstead should not be developed - More focus on the AONB should be made regarding Fort Halstead.	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. Fort Halstead is designated as an MDS in the Core Strategy and employment uses will be retained. Reference to AONB included.
AO689	Armstrong (Kent) LLP		Objection -Fort Halstead MDS boundary is an anomaly does not accurately include all buildings; -Suggests boundary amendment.	Noted. Boundary amendment has been undertaken.
AO526	Kensington and Chelsea		Submission of additional MDS: Parkwood Hall School, Beechenlea Lane, Swanley.	Major Developed Sites (MDS) have been identified in the Core Strategy and Parkwood Hall 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 a school standing in extensive grounds most of which is undeveloped. The proposed MDS which comprises the main school buildings has an area of 1.2 ha, which is significantly smaller than any existing MDS in the District. The Council does not consider the size of the site or the scale of development sufficient to justify MDS designation. Improvements to educational facilities /accommodation sought by the school should be considered in the context of Green Belt policy.
AO686	Glaxo Smith Kline		Observation - policy needs to be amended so that it provides policy guidance on the re-use of employment sites designated as MDS's where there is no market demand for continuing employment use.	Adopted Core Strategy policy SP8 sets out that sites used for business purposes will be retained in business use unless it can be demonstrated that there is no reasonable prospect of their take up or continued use for business purposes during the Core Strategy period. If this is demonstrated, proposals for redevelopment of the MDS will be considered in line with PPG2 (Green Belts).
AO677	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation We have no objections to the development of these sites providing they are already built out.	MDS are major developed sites in the Green Belt and Core Strategy policy SP8 provides the criteria against which any development will be assessed in line with national planning policy statement PPS2.
Policy 10				
Town Centre boundaries				
AO678	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Support -The Trust has no objection to the town boundaries.	Support noted.
Policy 11				
Sevenoaks T C				

AO289	Mr David Gamble	Chairman The Sevenoaks Society	Important sites for development of town centre and will require outstanding design and innovation.	Noted and support welcomed.
AO384	Mrs Ann White	Sevenoaks Town Council	Observations - Parking Provision - Under-used car park in Lower St Johns	Comments noted regarding parking in Sevenoaks.
AO579	Royal Mail Properties		Support with conditions - designation of the Post Office/BT Exchange as an area of opportunity - Point 3 amended to reflect potential hotel use and Royal Mail's site brought forward independently - Clarification of replacement car parking - Request frontage to be designated a secondary retail frontage	Support noted.
AO679	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation -recommends that design include biodiversity enhancements such as green roofs balconies and walls to provide ecological stepping stones throughout the redeveloped town centre	Comments noted.
Policy 12 Swanley TC				
AO680	Miss Debbie Salmon	Conservation Officer, Policy and Planning Kent Wildlife Trust	Observation -land between the town centre and the station should be enhanced for wildlife as well as containing a pedestrian way.	Comments noted.

Summary of Responses to Consultation on Development Management Draft Policies

Ref No	Name	Organisation	Comment	Summary	SDC Response
Development Management Draft Policies - 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 National Planning Policy (PPG25), which is carried through into the draft NPPF and there is no need for a specific local policy. 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. PPG2 provides guidance in relation to commercial activities in the GB, which is under review in relation to the draft NPPF. Housing is covered in chapter five. The conversion of flats above retail is supported provided it does not prejudice the operation of the retail unit – see town centre policies LC1-5.
DM281	James Tagg		Object to approach or wording	Criticism of the consultation process	Noted.
DM303	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

Ref No	Name	Organisation	Comment	Summary	SDC Response
					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).
DM383	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 LO1 and LO8.
DM402	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).
DM503	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Object to approach or wording	Appendix 2: <ul style="list-style-type: none"> EN 1 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 – Amended.
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, 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	Allocations and development management document should take adequate account of the needs of water-based	Noted. Section 10 covers leisure and tourism.

Ref No	Name	Organisation	Comment	Summary	SDC Response
			subject to changes	recreational activities	
DM384	Jennifer Bate	Kent Downs AONB	Support approach subject to changes	Para 1.16 Add to bullet points • Landscape character	This is not appropriate as this is not covered by the Code for 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 draft NPPF to further reflect the presumption in favour of sustainable development and to incorporate further detail in areas previously covered by PPGs/PPSs. The document will be subject to further pre-submission consultation in 2012.
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.
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.

Ref No	Name	Organisation	Comment	Summary	SDC Response
DM4 DM8 DM10	Rachael Bust David Lamb	CAA Coal Authority Surrey CC	Support approach	No Specific Comments	Noted.
<u>Policy SC 1 Sustainable Development</u>					
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 SC2).
DM150	John Lister	Natural England	Object to approach or wording	The bullet points should be clarified and emphasis put on the importance of landscape, habitats, biodiversity and 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. Add: f. the ability of infrastructure such as roads and services to support the development.	Noted – The concerns over the wording of the policy are now considered to be sufficiently covered by the following additions b. impact on the surrounding environment, 'landscape, habitats and biodiversity, including the GB and AONB'. f. 'the impact on existing infrastructure and contribution to new supporting infrastructure'
DM204	Derek Johnson	Clerk Chevening 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.	
DM275	B Ide	Shoreham Parish Council			

Ref No	Name	Organisation	Comment	Summary	SDC Response
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 be 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"	
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."	
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	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.

Ref No	Name	Organisation	Comment	Summary	SDC Response
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			
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)	Agreed recommended objectives 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 SC1 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	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	

Ref No	Name	Organisation	Comment	Summary	SDC Response
			changes	with significant weight to be given to the benefits of economic and housing growth.	
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'.	Noted. Impact on infrastructure (including transport) is covered by additional bullet point. Flooding issues covered by national policy.
DM465	F Marshall	The Sevenoaks Society	Support approach subject to changes	Clarity required on tandem development.	Noted. Amenity issues are covered by draft policy SC3.
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 – para 1.21 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 SC2 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 works, leaving the site	Noted and this is included in the last paragraph.

Ref No	Name	Organisation	Comment	Summary	SDC Response
				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 is currently preparing a residential character areas assessment for Sevenoaks.
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 included in amended policy SC1. Quality design will be design that responds to the listed design criteria. Sevenoaks Residential Character Area Assessment will include guidance in relation to retention of front gardens. Noted. Amenity issues covered by draft policy SC3.
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, 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;
DM427	Jennifer Wilson	Environment 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"	

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Ref No	Name	Organisation	Comment	Summary	SDC Response
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 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	Noted in order to meet these concerns h) has been amended as follows h) The design of new developments should 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.
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	This covers all vehicular access – cars, servicing vehicles, emergency access etc.

Ref No	Name	Organisation	Comment	Summary	SDC Response
				adequate access to a development site.	
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 Clr Edwards- Winset	Otford 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 SC3. 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 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	Noted. e). has been amended to cover this point e) The proposal should 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;

Ref No	Name	Organisation	Comment	Summary	SDC Response
				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;	
DM386	Jennifer Bate	Kent Downs AONB	Support approach subject to changes	b) Add bullet point: <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 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 where appropriate, including trees, hedgerows and shrubs, and enhance any established water courses or ponds;"	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	This revised wording allows for a proper assessment on a site by site basis in respect of the need to retain landscape features. 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 " Planning applications proposals will be permitted where they safeguard "
DM403	Sarah	Southern	Object to	SC3. suggest the following wording:	Noted. Policy is more general to cover all uses and facilities that

Ref No	Name	Organisation	Comment	Summary	SDC Response
	Harrison	Water	approach or 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.	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, 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 (SC2).
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 Duntun 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 (SC2).
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	Clerk West	Support	The wording should include " noxious emissions , dust,	Air quality is covered by Core Strategy policy SP2 and noise

Ref No	Name	Organisation	Comment	Summary	SDC Response
	Harrison	Kingsdown Parish Council	approach subject to changes	vibration light or heat" as in policy NR10 of the saved policies of the SDLP	pollution by draft policy EEC2.
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 (SC2).” Refuse ” has been inserted into SC2.
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	Environment 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”
DM339	Hugh D'Alton	Sevenoaks Town Council	Object to approach or	Care needs to be taken to ensure doesn't undermine the viability of existing community facilities.	Noted – buildings will only be used for community purposes if there is an identified need.

Ref No	Name	Organisation	Comment	Summary	SDC Response
			wording	Opportunities from school facilities. There is no provision for buildings which have come to the end of their natural life span.	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	Support approach subject to changes	If suitable facilities are nearby then part of any proposals should include a 106 Agreement for funding.	Noted
DM43	Christopher Drake	Assistant Town Clerk Swanley Town Council	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.
DM51	Trevor R Hall	Developer Contributions Manager Kent Police	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. GRN3 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.)
DM253	Holly Ivaldi	Clerk Eynsford Parish 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.
DM363	Paul Crick	Environment and Planning Kent County Council	Support approach subject to changes	Suggest the addition of - Use re-conversion as potential conversion to apartments for older local residents.	*Planning permission 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 if community facilities that meet the identified need are
DM140	Clr Edwards-Winser	Otford Parish Council	Support approach subject to changes		
DM219	Brenda Hambrook	Leigh Parish Council			
DM408					

Ref No	Name	Organisation	Comment	Summary	SDC Response
	Janice Butler	Council			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".
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 document.
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	Environmental 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."	The requirement for playing fields to be surplus to requirements should allow for flexibility.
DM432	Jennifer Wilson	Environmental Agency	Object to approach or wording	Policy GRN2 does not give KCC flexibility for its changing educational provision across Sevenoaks district.	
DM11	Karen Jefferys		Support approach	If there is sufficient consultation.	Noted.
DM89	Christine Lane	Town Clerk Edenbridge Town Council	Support approach	Support.	Noted.

Ref No	Name	Organisation	Comment	Summary	SDC Response
DM127	Tracy Godden	Clerk Dunton Green Parish Council			
DM169	Clr Edwards-Winser Hugh D'Alton	Sevenoaks Town Council			
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 para. 1.31 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...
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?	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.

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Ref No	Name	Organisation	Comment	Summary	SDC Response
DM433 DM434	Stephen Ingram	Primary Care NHS Kent & Medway	Support approach subject to changes	Overview of GP facilities in Swanley, Hextable and Sevenoaks	<p>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.</p> <p>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.</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>
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 added to "Community Right to Build" in supporting text.
DM141	Clr 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 This policy 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	Sevenoaks	Support	Would like confirmation that distance is covered within	Noted and confirmed that this means nearby.

Ref No	Name	Organisation	Comment	Summary	SDC Response
	D'Alton	Town Council	approach subject to changes	"equally accessible" also means nearby	
Policy ECC1 Outdoor Lighting					
DM220	Ms Brenda Hambrook Cllr Edwards-Winiser	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 or on borders of- those parishes.	Noted. Part c) refers to impact on amenity of neighbouring properties.
DM142					
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 EN3.1.	"Use of low energy lighting will be encouraged". Added to supporting text.
DM409	Janice Butler	Leigh Parish Council	Object to approach or	Re Flooding Would like to be added 'provision of hard standing will only be permitted where measures are taken	In relation to flooding, guidance is set out within National Planning Policy (PPG25), which is carried through into draft NPPF

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Ref No	Name	Organisation	Comment	Summary	SDC Response
			wording	so there is no surface run off.	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 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. Para 2.8 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 SC2.
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 Kent County		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	Noted and amendment has been incorporated in relation to criterion e).

Ref No	Name	Organisation	Comment	Summary	SDC Response
		Council		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 LT4 related specifically to Brands Hatch.
DM221 DM143	Brenda Hambrook Clr 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.	
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.

Ref No	Name	Organisation	Comment	Summary	SDC Response
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 will not be permitted if it undermines character or harms 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.
Ref No	Name	Organisation	Comment	Summary	SDC Response
Chapter 3 Policy HA1 Heritage Assets					
DM144	Clr Edwards-Winser	Otford Parish Council	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 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.	National Planning policy on archaeological remains on land, and how they should be preserved or recorded is given in PPG16 Archaeology and planning. This gives detailed 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.
DM222	Brenda Hambrook	Otford Parish Council	Object to approach or wording	Need for local list agreed in advance with local Parish Council.	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	John Lister	Natural England	Object to approach or wording	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	It is considered that policy does reflect National Policy PPS9 and that it will ensure that ancient woodland is protected.

Ref No	Name	Organisation	Comment	Summary	SDC Response
DM256	Holly Ivaldi	Clerk Eynsford Parish Council	Object to approach or wording	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. Agreed "or materially harmed" added after destroyed in final sentence. These assets are covered by national or local designation .
DM115	Tracy Godden	Clerk Duntun Green Parish Council	Support approach	Support Local List	Noted
DM468	F Marshall	The Sevenoaks Society	Support approach		
DM40	Sir Michael Harrison	Chairman Sevenoaks Conservation Council	Support approach subject to changes	Policy HA1 and/or text should be amended to include intention to compile a local list. To do so would be consistent with national policy in PPS5, and it should be treated as a priority.	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 SPD". No additional commitment is required.
DM77	Christine Lane	Town Clerk Edenbridge Town Council	Support approach subject to changes	The meaning of second statement is unclear, does it refer to sites where demolition is proposed? 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	The 2 nd 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." Noted The preparation of Residential Character Areas will also identify important features/building in an area.
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	Recommend that following wording be added to policy. Planning application proposals that affect a heritage asset,	The text with this policy has been amended to cover this concern.

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Ref No	Name	Organisation	Comment	Summary	SDC Response
			subject to changes	<p>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>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</p> <p>There needs to be a provision to allow relaxation of conservation requirement where buildings are no longer economically viable.</p>	<p>Noted</p> <p>Noted</p> <p>Para 3.6 – 8 refer to a case being made regarding viability however each case will be judged on its merits. This is 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>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 3.1 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> <ul style="list-style-type: none"> Scheduled Ancient Monuments Archaeological Sites Listed Buildings Conservation Areas Historic Parks and Gardens Ancient Woodland and Ancient Trees <p>At the end of para 3.4 “while Policy SP11 states that biodiversity will be conserved and opportunities sought for enhancement” added.</p>

Ref No	Name	Organisation	Comment	Summary	SDC Response
DM390	Jennifer Bate	Kent Downs AONB	Support approach subject to changes	Suggest mention of Kent Farmstead Guidance	In 3 rd para replaced "asset" with "the application" The AONB Management Plans and other guidance is referred to in Policy LO8 and Countryside Character Assessment. An additional reference in this section is not considered necessary.
DM410	Janice Butler	Leigh Parish Council	Support approach subject to changes	Would welcome a list of locally important buildings, and wonder where village Green stands on this and how it is officially classified.	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.
DM483	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach subject to changes	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. Policy EN23 should be added to list of Local Plan policies to be replaced by this policy in accordance with Appendix 2.	Reworded 2 nd 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 ". Noted.
Policy HA2 Demolition within Conservation Areas					
DM41	Sir Michael Harrison	Chairman Sevenoaks Conservation Council	Object to approach or wording	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. 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. Demolition applications should be delayed until all outstanding matters resolved.	Listed buildings and their settings are protected by national policy this is reflected in CS policy SP1 Design of New Development and Policy SC2 on design. These policies will also apply to other significant buildings where ever they are located.
DM470	F Marshall	The Sevenoaks Society			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.

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Ref No	Name	Organisation	Comment	Summary	SDC Response
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	Leigh Parish	Support	Add point requiring alterations/additions to buildings in a	Alterations/additions to buildings will be determined with

Ref No	Name	Organisation	Comment	Summary	SDC Response
	Butler	Council	approach subject to changes	conservation area to be appropriate to conservation area, with more consideration given to Village Design Statement.	reference to Policy SP1 Design and Conservation and relevant Conservation Area Management Plans. Added Added at end of para 3. 15 "as required by policy SP1. Design of New Development and Conservation." In para 3.16 after proposals " whether for redevelopment or alterations/additions to buildings" added.
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.
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 LT3 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 " 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.	Noted. New sentence inserted into policy GB1. 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.

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Ref No	Name	Organisation	Comment	Summary	SDC Response
DM250	Robinson Escott	Mark Batchelor Robinson Escott	Object to approach or wording	Objection to description of VSC's Objection to 75% of existing structure being maintained.	Residents are consulted as part of planning application process. Maintaining 75% of original structure would not be result in unsafe buildings as criteria b requires structural surveys and method statements to be submitted as part of application process. However 75% limit has been removed from policy and re-inserted into supporting text to allow flexibility where schemes with less than 75% is acceptable.
DM146	Cllr Edwards-Winser		Object to approach or wording	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.	
DM290	J.L Phillips	Tandridge District Council	Support approach subject to changes	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.	
DM464	South East Water	Adams Hendry	Object to approach or wording	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	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	Would like to be fully involved in all discussions throughout consultation period and in any development of future planning policy in this regard.	Noted.
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. Para 17 of PPS7 sets out that reuse for economic development purposes should take priority over residential.
DM485	Brian Lloyd	CPRE Protect Kent (Sevenoaks)	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, however text within main chapter has been amended accordingly.

Ref No	Name	Organisation	Comment	Summary	SDC Response
		Committee)			
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 Standing	Ark Projects Limited	Support approach subject to changes	Criteria of saved Policy EP13 should be incorporated within proposed GB SPD.	Noted.
DM391	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 objections to GB policy, which places emphasis on openness above all else.
DM484	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.

Ref No	Name	Organisation	Comment	Summary	SDC Response
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 Robis		Support approach subject to changes	There remains a real need for housing in particular Social Housing and purpose built Retirement Homes 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. 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.	The site is a redundant nursery. The land in question continues to play a role in fulfilling the objectives of GB as defined in PPG2, 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. Site is in the green belt and therefore does not meet the criteria for allocation for development
<u>DM31</u>	Leslie Robis		Support approach subject to	There remains a real need for Social Housing and purpose built Retirement Homes.	

Ref No	Name	Organisation	Comment	Summary	SDC Response
			changes	<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.</p> <p>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>	
DM42	John Sparrow	Matthew Blythin DHA Planning	Support approach subject to changes	Propose a minor amendment to boundary south of Parkfield on Wildermesse Estate, Sevenoaks, to form a straight line along boundary of golf course.	The areas of land in question continue to play a role in fulfilling objectives of GB as defined in PPG2. The existing GB boundaries are defined by physical features as defined by para 2.8 of PPG2.
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 an anomalies.
DM282	Barbara Ayres		Support approach subject to changes	<p>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'</p> <p>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.</p>	
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

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					<p>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 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>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 PPG2, providing a Green Wedge between Swanley and Hextable. The separation between the two settlements is narrow at this point.</p>
DM182	Mr A Lee and Ms Ackleton		Support approach subject to changes	<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</p>	

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				<p>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 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>A minor GB amendment would not be appropriate in this instance.</p>
DM216	P Brazier		<p>Support approach subject to changes</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 development 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 PPG2, 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>

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DM183	M Johnson		Support approach subject to changes	<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 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>The land in question continues to play a role in fulfilling objectives of GB as defined in PPG2.</p> <p>The existing GB boundary is defined by physical features as defined by para 2.8 of PPG2.</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>
DM285	Tracy Lane	Parish Clerk Hextable Parish Council	Support approach subject to changes	<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 PPG2. 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 PPG2.</p>
DM147 DM236	Cllr John Edwards-Winser Brenda Hambrook	Oxford Parish Council	Support approach subject to changes	<p>Oxford 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>
DM317	Mr and Mrs K Vizard	Adrian Standing Ark Projects Ltd	Support approach subject to changes	<p>Minor Boundary Amendments Bartram Farm Estate Old Otford Road Sevenoaks</p>	<p><i>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</i></p>

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DM318	Brian Chandler	Adrian Standing Ark Projects Ltd	Support approach subject to changes	Minor Amendments College Road Nurseries College Road Hextable	<p>would therefore be contrary to PPG2 and the Sevenoaks 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 PPG2 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>
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.	<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 been re-designated as a housing allocation with potential to accommodate housing specifically designed for older people.</p>
DM404	Helen Milner	Network Rail	Support approach subject to changes	Promotion of Station Road Edenbridge	<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>
DM319	P Cruickshank	Adrian Standing Ark Projects Ltd	Support approach subject to changes	Minor Boundary Amendments Land at Park Lane Kemsing	<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 PPG2 and 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 this site does not uphold purposes of including land in GB. A minor GB amendment would not be appropriate in this instance.</p>

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DM47	J Hoad	Hartley Parish Council	Support approach subject to changes	The GB boundary at Billings Hill Shaw, Hartley, should be amended as agreed in previous SDLP.	The land in question plays a role in fulfilling objectives of GB as defined in PPG2. During Local Plan Public Inquiry of 2000 Inspector recommended Inclusion of land as GB and Council committed to include land as GB through next review.
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 PPG2. Whilst existing GB boundary is not defined by physical features as defined by para 2.8 of PPG2, 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.
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 Estates Limited	Robin Buchanan	Object to approach or wording	Supports approach (of DPD) subject to changes' as follows: (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):	Response to Broom Hill.

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DM311	Cooper Estates	Paul Watson Phillips Planning Services	Object to approach or wording	"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. Promotion of safeguarded land, early release proposed.	The Core Strategy sets out procedure for release of reserve land.
DM104	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.
DM30Z	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 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	Housing and residential development. The AONBs should be mentioned in this chapter. Para 5.1 Add enabling GB and	First point noted.

Ref No	Name	Organisation	Comment	Summary	SDC Response
			subject to changes	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'	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					
<u>DM251</u>	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.
<u>DM20</u>	Thomas Rand		Support approach	Support	Noted.
<u>DM80</u>	Christine Lane	Town Clerk Edenbridge			
<u>DM119</u>	Tracy Godden	Town Council Clerk Dunton Green Parish Council			
<u>DM293</u>	J.L Phillips	Tandridge D C I			
<u>DM53</u>	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'	Traffic congestion and parking demand is an issue that will impact upon character of area and amenity of residents, which is covered by criteria c) of policy. However a more generic criteria d) inserted to read ' d) Suitable parking and access arrangements can be achieved '.
<u>DM149</u>	Cllr John Edwards-Winser		Support approach subject to changes	Might be difficult to prove if development will produce a materially greater impact on openness of GB compared 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	Determining impact of development will be a role for Development Control team with each proposal judged on its own merits.
<u>DM413</u>	Janice Butler	Leigh Parish Council	Support approach subject to changes	Add 'or significantly increase traffic flow along country lanes or roads without pavements'	
<u>DM345</u>	Hugh	Sevenoaks	Support	Point 5.4 should be amended to cover not just apartments,	Noted. Policy and supporting text amended to include

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	D'Alton	Town Council	approach subject to changes	but developments where dwellings are split vertically, i.e. successful redevelopment of RUC hall in Hollybush Lane	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 and 3 relate to all development proposals and as such does not need specific reference.
Policy H Limited Extensions or Outbuildings to Existing Dwellings in GB					
DM37	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 has been substantially re worded please refer to document.</p> <p>The draft H 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 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</p>
DM44	Christopher Drake	Assistant Town Clerk Swanley Town Council	Object to approach or wording	Objects to reduction in total volume of extensions or outbuildings to existing dwellings in GB, from 50% to 30%	
DM425	Lorna Talbot	Clerk Seal Parish Council	Support approach subject to changes	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.	

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DM132	Gillian King Scott	Clerk Halstead Parish Council	Object to approach or wording	30% Volume more complicated to calculate than 50% floor-space. Does this include non-habitable roof spaces?	<p>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 (H6), outbuildings (H7) and 'very special circumstances' dwellings (H8) 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>
DM186	Graham Simpkin	Graham Simpkin Planning	Object to approach or wording	<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 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>	
DM194	Lynda Harrison	West Kingsdown Parish Council	Object to approach or wording	<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</p>	

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				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.	
DM213	Y Tredoux	Kemsing Parish Council	Object to approach or wording	The volume-based figure of 30%, is likely to create applications for extensions upwards, resulting in applications for 3 storey dwellings, which could be injurious to street scene and create additional overlooking of neighbouring properties to detriment of amenity of residents.	
DM227	Brenda Hambrook	Oxford Parish Council	Object to approach or wording	Recommend retention of 50% rule. Proportionately larger extensions to smaller properties should only be allowed when there is proven justifiable need.	
DM263	Robinson Escott	Mark Batchelor Robinson Escott	Object to approach or wording	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 be changed. Basements don't impact upon GB openness reference should be deleted.	
DM295	Hobson		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"	
DM346	Hugh D'Alton	Sevenoaks Town 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.	
DM414	Janice Butler	Leigh 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.	

Ref No	Name	Organisation	Comment	Summary	SDC Response
DM453	Naomi Wolfe	Eynsford Parish Council	Object to approach or wording	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. 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. 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.	

Ref No	Name	Organisation	Comment	Summary	SDC Response
				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% .	
DM214	Y Tredoux	Kemsing Parish Council	Support approach	Agree that there is a case for allowing proportionately larger extensions to smaller properties.	
DM96	Alison de Jager	Ash-cum-Ridley Parish Council	Support approach subject to changes	There is a case for allowing proportionately larger extensions to smaller properties, but for larger properties, maximum extension should be less than 30%.	
DM107	Christina Wilton	Brasted Parish Council	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	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	Noted.
DM81	Christine Lane	Town Clerk Edenbridge Town Council	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	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	On Environmental Grounds - shortage of housing (often done by relaxing Greenbelt restrictions) on Socioeconomic	The Core Strategy has established that GB will be protected and that development needs can be met within urban confines.

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			or wording	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.	
DM260	Holly Ivaldi	Clerk Eynsford Parish Council	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 Michaelides		Support approach subject to changes	Support change to policy- will be better at capturing real impact of extensions in comparison to existing 50% floorspace limit. Believe existing limit on outbuildings for dwellings in GB of 40 square metres should be retained.	Noted.
Policy H Replacement Dwellings in GB					
DM38	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>
DM101	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</p>	

Ref No	Name	Organisation	Comment	Summary	SDC Response
DM133	Gillian King Scott	Clerk Halstead Parish Council	Object to approach or wording	replacement house. 30% Volume more complicated to calculate than 50% floor space. Does this include non-habitable roof spaces?	
DM190	Graham Simpkin	Graham Simpkin Planning	Object to approach or wording	Difficulties will arise for calculating historic volumes dating back to 1948. Basements wholly underground have no bearing upon "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%. The policy should therefore state categorically that replacements on a like for like basis where parameters of policy are already exceeded will be acceptable.	
DM273	Robinson Escott	Mark Batchelor Robinson Escott	Object to approach or wording	Para 5.21 seems to suggest that dwellings in GB can only be replaced if existing house is at end of its useful life.	
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	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.	
DM153	Cllr John Edwards-Winser		Support approach subject to changes	(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	

Ref No	Name	Organisation	Comment	Summary	SDC Response
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 Committee)	Object to approach or wording	See summary for DM489	
DM22	Thomas Rand	Town Clerk	Support approach	Support	Noted.
DM82	Christine Lane	Edenbridge Town Council			
DM97	Alison de Jager	Ash-cum-Ridley Parish Council			
DM120	Tracy Godden	Clerk Duntton Green Parish Council			
DM296	J.L Phillips	Tandridge D C			
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 5.1.1 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 5.2.1 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	Concerns - requires confirmation of no greater impact as a result of changes.	Assessing impact will be central responsibility of Development Control team.

Ref No	Name	Organisation	Comment	Summary	SDC Response
Policy H Re – Use and Protection of Existing Housing Stock					
DM252	Simon McFarlane	Planning Issues	Object to approach or wording	Additional wording is required to ensure that redevelopment that leads to a net increase in housing is permitted provided it meets with other policy objectives.	The policy and supporting text is clear that proposals for a net 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	Support approach	Support	Noted.
DM55	Trevor R Hall	Manager Kent Police			
DM83	Christine Lane	Town Clerk Edenbridge			
DM98	Alison de Jager	Town Council Ash-cum-Ridley Parish Council			
DM121	Tracy Godden	Clerk Duntton Green Parish Council			
DM162	Cliff Edwards	Sevenoaks Town Council			
DM347	Winser Hugh D'Alton				
Policy H New Residential Care Homes					
DM7	McCarthy and Stone Retirement Lifestyles Ltd	The Planning Bureau Ltd	Object to approach or wording	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. 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	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 proforma at Appendix 3 of the DPD now identify sites that are

Ref No	Name	Organisation	Comment	Summary	SDC Response
DM24	Thomas Rand			<p>traditional family Houses or care homes. An holistic approach should be taken in policy terms to ensure that there is a more positive approach to likes of Owner Occupied Retirement Housing.</p> <p>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</p>	<p>particularly suitable for housing specifically designed for older people (including those with special needs).</p>
DM259	Simon McFarlane	Planner Planning Issues		<p>Policy should be widened to include all forms of specialist accommodation specifically including C3 residential Category II Sheltered Housing.</p>	
DM283	Robinson Escott	Mark Batchelor Robinson Escott		<p>Criterion (b) of policy refers to "defensible amenity space" but it is unclear what this means.</p>	
DM312	Cooper Estates	Phillips Planning Services		<p>Taken a negative slant.</p>	
DM163	Cllr Edwards-Winser		<p>Support approach</p>	<p>Support</p>	
DM33	Leigh Family	Carter Planning Limited		<p>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</p>	
DM84	Christine Lane	Town Clerk Edenbridge Town Council		<p>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.</p>	

Ref No	Name	Organisation	Comment	Summary	SDC Response
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.	
<u>Policy H Siting of Caravan and Mobile Homes</u>					
DM25	Thomas Rand		Object to approach or wording	Add "Mobile homes and caravans will only be allowed for duration for new build and should be removed on completion of any build"	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	Object to approach or wording	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.	The policy is explicit that stationing of mobile homes for non agricultural or forestry purposes will be considered in same way as a new build dwelling. If a mobile home is within this scope there are no grounds for making it a temporary consent.
DM164	Cllr Edwards-Winser		Object to approach or wording	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.	The policy is explicit that stationing of mobile homes for non agricultural or forestry purposes will be resisted and as such use for a caravan park would require detailed planning permission.
DM228	Brenda Hambrook	Otford Parish Council	Object to approach or wording	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.	The Council feel that policy is adequately worded as stands. The mentioned policies are now covered within housing policies of DPD.
DM199	Lynda Harrison	Clerk West Kingsdown Parish Council	Object to approach or wording	Policy too restrictive. Non-residential leisure caravans should be allowed for. There should be a time limit for completion of construction associated with a temporary caravan	The policy refers to caravans as a whole and not with reference to a specific use. Proposals for leisure use should be subject to policies contained within Leisure and Tourism chapter of document.
DM265	Holly Ivaldi	Clerk Eynsford Parish Council	Object to approach or wording		The temporary stationing of a mobile home during construction works is permitted development and as such a time limit cannot

Ref No	Name	Organisation	Comment	Summary	SDC Response
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.	be imposed.
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 Duntton Green Parish Council	Support approach	Support	Noted.
DM430	Jennifer Wilson	Environmental 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.	Noted.
DM491	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach subject to changes	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.	Agreed. The following has been added "As part of any approval the Council will use planning conditions to ensure that upon such time as the mobile home is no longer required for agricultural or forestry purposes it should be removed from the site".

Ref No	Name	Organisation	Comment	Summary	SDC Response
Promoting Land for Gypsy and Traveller and Travelling Show People Accommodation					
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 has commissioned a new Gypsy, Traveller and Travelling Showperson Accommodation Needs Assessment. This document will form evidence base for separate Gypsy and Traveller DPD, which Council aims to consult on in 2012.
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 (ODPM Circular 01/06) and emerging (Planning for Traveller Sites) national policy 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 subject to changes	Any development in GB should be subject to same rules as for anybody else.	
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	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.	

Ref No	Name	Organisation	Comment	Summary	SDC Response
DM156 DM123	Trevor R Hall Tracy Godden	Developer Contributions Manager Kent Police Clerk Duntton Green Parish Council	changes 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.

Policy T1 Mitigating Travel Impact					
Ref No	Name	Organisation	Comment	Summary	SDC Response
	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 C C, who are Local Transport Authority, have not objected to loss of these policies.
	Cllr Edwards-Winser Brenda Hambrook	Otford 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.
	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	There appears to be no consideration of traffic impact on quiet lanes and unsuitability of certain commercial traffic	Traffic impacts on quiet lanes and unsuitability of certain commercial traffic movements will be considered through

			movements.	environment, noise and amenity considerations referred to in first sentence of this policy.
Christine Lane	Town Clerk Edenbridge Town Council	Support approach	Support	Support noted and welcomed.
Tracy Godden	Clerk Dunton Green Parish Council	Support approach	Support proposal to improve links to Station.	
United House	Planning Potential Ltd	Support approach subject to changes	Remove words in brackets stating for 'non-residential purposes'. Include reference to Draft and CLG Guidance on Transport Assessment.	Agreed ' non-residential purposes ' deleted.
John Henderson	NDD SE Planner Highways Agency	Support approach subject to changes	Support policies which seek to minimise congestion. New transport infrastructure must have public safety 'designed in' and must adopt Secured by Design measures. Car parks must be compliant with "Park Mark" standards.	Support noted. The need for new development to create safe environments is established in Core Strategy Policy SP1.
Trevor R Hall	Developer Contributions Manager Kent Police	Support approach subject to changes	There appears to be no consideration of traffic impact on quiet lanes and unsuitability of certain commercial traffic	Traffic impacts on quiet lanes and unsuitability of certain commercial traffic movements will be considered through environment, noise and amenity considerations referred to in first sentence of this policy.
Holly Ivaldi	Clerk Eynsford Parish 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.
Hugh D'Alton	Sevenoaks Town 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 Council will give preference to sustainable modes, in some circumstances improvement to highway network may be required as a result of development.
Paul Crick	Environment and Planning Kent County Council	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.
National Grid	Nathaniel Lichfield & Partners	Support approach subject to changes		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

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					unsuitable roads and on communities, for example, are also important.
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.		Support noted. Agreed to this change.
Policy T2 Vehicle Parking					
Cllr John Edwards-Winser		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.
Brenda Hambrook	Otford 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.		
Naomi Wolfe	Eynsford Parish Council	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.		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. Recent changes to PPG13 have confirmed that this approach is consistent with national policy.
Jo Tasker	Robinson Escott Planning	Object to approach or wording	PPS4 advises at policy EC8 (Car Parking for Non Residential Development) that properly adopted and justified policies 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.		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.
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 IG.N3 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 ACPPO Park Mark criteria.	Noted. These points are consistent with national policy in PPS3. Parking standards in Interim Guidance Note 3 are based on a substantial and growing evidence base.
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. Recent changes to Government policy (PPG1.3) have confirmed that this approach is consistent with national policy.
Paul Crick	Environment and Planning Kent County Council	Support approach subject to changes	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 Government announcements and Transport White Paper.	Comment on consistency between policy on residential parking and recent Government announcements is noted.

	Janice Butler	Leigh Parish Council	Support approach subject to changes	Increased car parking spaces should be permitted adjacent to railway stations to encourage transfers from cars to rail.	National policy on parking at railway stations is set out in PPG13. This suggests that 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.
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Chapter 7 Policy GRN1 Green Infrastructure and New Development					
<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 National Planning Policy PPG2, 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 SP1.1 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 SP1.1 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 of contributions towards infrastructure tat 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 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.
<u>DM372</u>	Paul Crick	Environment and Planning	Object to approach	Various detailed comments on GI Network .	The GI section has been redrafted to address these concerns.

DM459	Naomi Wolfe	Kent County Council	or wording	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 DM126 DM431	Christine Lane Tracy Godden Jennifer Wilson	Town Clerk Edenbridge Town Council Clerk Dunton Green Parish Council Environmental Agency	Support approach	Support	Noted
DM167 DM231	Cllr Edwards-Winser Brenda Hambrook	Otford 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	The definition of GI components under para 7.3, include predominantly urban features so consideration of GI through	The list is intended to cover GI in urban and rural areas this will provide overview required.

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			subject to changes	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.	Noted The GI section has been redrafted to address these concerns.
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.	A reference to AONB Management Plan is considered to be sufficient in this instance.
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 .	
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 Kent))	Support approach subject to changes	Suggest that Kent Downs guidance documents - Landscape Design Handbook and Rural Streets and Lanes Design Handbook be added to policy	
DM314	James Wickham	Chipstead Sailing Club	Support approach subject to changes	Promoting inclusion of Chipstead Lake in GI Network suggest that Policy GRN1 be amended by inserting an additional paragraph as follows: "Additionally, parts of Green Infrastructure Network of open space, sporting or recreationally value, will be retained, as required by Core Strategy Policy SP10."	This wording repeats CS and is not appropriate .
DM325	Debbie Salmon	Kent Wildlife Trust	Support approach subject to changes	Recommend that policy be strengthened by making following changes. 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 integrated into proposal and that biodiversity is enhanced and extended. All proposals must accord with Policy LO8 of Core Strategy.	In order to strengthen policy has been amended as follows GI1 Green Infrastructure and New Development Development proposals will be permitted where: it has been demonstrated that any impact on Green Infrastructure Network and biodiversity of site and surrounding area have been fully considered and where

				<p>Proposals must preserve existing Green Infrastructure and biodiversity features and enhance and where possible extend Green Infrastructure Network and biodiversity. It must be demonstrated that proposal includes measures or features that mitigate against any potential harm or loss and ensure net gains as a result of development.</p> <p>New landscaping and habitat restoration and/or re-creation should be incorporated as an integral part of new developments, in accordance with principles contained in Kent Design Guide and Countryside Assessment SPD.</p> <p>Any open spaces provided as part of new development, must, wherever practicable, be located where they can provide a safe connection, with existing features of Green Infrastructure Network and provide connectivity for population and biodiversity.</p>	<p>existing green infrastructure and biodiversity features are preserved and fully integrated into proposal and, where possible enhanced. It must be demonstrated that, where appropriate, proposal includes measures or features that mitigate against any potential harm or loss.</p> <p>Additional green infrastructure and habitat restoration and/or re-creation, must be provided in accordance with appropriate guidance contained in Kent Design Guide and Countryside Assessment SPD .</p> <p>Any open spaces provided as part of new development must be, wherever practical and appropriate, located where they can provide a safe link for population and connectivity for biodiversity, with existing features of Green Infrastructure Network.</p>
<p>DM373</p>	<p>Paul Crick</p>	<p>Environment and Planning Kent County Council</p>	<p>Support approach subject to changes</p>	<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>	
<p>DM399</p>	<p>Jennifer Bate</p>	<p>Kent Downs AONB</p>	<p>Support approach subject to changes</p>	<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</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>

				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.			It is national policy to preserve GI and Biodiversity inclusion of phrase "where possible" in this context is not acceptable.
DM422	National Grid	Nathaniel Lichfield & Partners	Support approach subject to changes	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. The revised wording allows for a proper assessment on a site by site basis in respect of green infrastructure.			Where designated Road have been included however any evaluation of impact of development should include these features.
DM495	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach subject to changes	Should recognise role of roadside verges as part of green infrastructure.			
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 DM235	Clir Edwards-Winser Brenda Hambrook	Oxford 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.
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 para 7.12 13 reworded please refer to document . 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 subject to changes	Suggest that some local mineral and waste sites in Sevenoaks District could provide some open space provision in longer term. Early proactive engagement with operators and MPA (KCC) could ensure that restorations are related to Sevenoaks LDP needs.	Noted
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.
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. Until then PPG2 will continue to apply.
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 Kent Police Town Clerk Edenbridge Town Council	Support approach	Support policy.	Noted.
DM90	Christine Lane				
DM170	Cllr Edwards-Winsor				
DM310	United House	Planning Potential Ltd Environment			
DM376					

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	Paul Crick	and Planning Kent County Council			Support but do not consider that it replaces Local Plan Policy EP8 (and neither does Appendix 2).	Noted.
DM496	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach		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 been re-designated as a housing allocation with potential to accommodate housing specifically designed for older people.
DM32	Leigh Family	Carter Planning Limited	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.
DM327	Debbie Salmon	Kent Wildlife Trust	Support approach subject to changes		Promote Fort Halstead and justification based on loss of employment	The site was considered for mixed use development allocation and rejected through Core Strategy process.
DM335	Armstrong (Kent) LLP	Christopher Hill GVA Grimley	Support approach subject to changes		Broadly welcomes proposed policy, these restrictions should not be at cost of home working.	Noted.
DM352	Hugh D'Alton	Sevenoaks Town Council	Support approach subject to changes			

Policy LC1 Sevenoaks Town Centre			
DM195	R Freeman	The Theatres Trust	Object to approach or wording
			Core Strategy Policy LO3 states that a mix of uses, including cultural, will be retained and enhanced in Sevenoaks town centre. Policy LC1 is drafted to primarily address change of use in predominantly

					Policy EC4.2 should be reflected in policy.	retail areas.
DM237	Jo Tasker	Robinson Escott Planning	Object to approach or wording	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.	The retention of existing A1 units in Sevenoaks Primary Frontage carries forward existing policy approach in Saved Local Plan Policy ST2, which is considered to have been successful in maintaining vitality and viability of Sevenoaks town centre.
DM353	Hugh D'Alton	Sevenoaks Town Council	Object to approach or wording	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. The policy approach in secondary retail frontage will allow for contraction and expansion of retail sector.
DM377	Paul Crick	Environment and Planning Kent County Council	Support approach	Support approach	The approach to Town Centre policies for Sevenoaks, Swanley and Edenbridge, Neighbourhood and Village Centres is supported.	Support is noted and welcomed.
DM61	Trevor R Hall	Developer Contributions Manager Kent Police	Support approach subject to changes	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. It is proposed that a new policy on crime and disorder (SC4) will be added to document to address these issues.
DM232	Brenda Hambrook	Otford Parish Council	Support approach subject to changes	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.
DM171	Clr John Edwards-Winser					
Policy LC2 Swanley Town Centre						
DM29	D.A.T Siggins		Object to approach or wording	Object to approach or wording	Do we really need more betting shops ,tanning parlours , food takaways etc ? Free vehicle parking to attract visitors to town is not answer.	Policy LC2 seeks to retain a percentage of A1 retail units in primary frontage, whilst providing sufficient flexibility to prevent high numbers of vacant units. Core Strategy Policy LO5 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	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	Object to approach	Object to approach	The policy relating to primary retail frontage seeking retention of existing retail units and only allowing changes to other A	Policy LC2 seeks to retain a percentage of A1 retail units in primary frontage, whilst providing sufficient

		Planning	or wording	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?	flexibility to prevent high numbers of vacant units. This is not considered to be an over prescriptive approach. A decision on whether or not a particular unit is considered to be prominent will be made at planning application stage.
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. It is proposed that a new policy on crime and disorder (SC4) will be added to document to address these 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?	The percentage of A1 units to be retained is based on situation when town centre surveys were carried out rather than position in settlement hierarchy. It is proposed that percentage of A1 units to be retained in Swanley Primary Frontage is to be amended from 50% to 55% to reflect stability of existing situation at approximately 59% even during current economic difficulties for high street retailers. The Edenbridge figure is based on identified percentages of A1 units in central area of 63% in January/February 2011 and 63% in July/August 2011. 60% is proposed as a policy threshold to give some flexibility but to essentially maintain current position. A decision on whether or not a particular unit is considered to be prominent will be made at planning application stage.

DM298	J.L Phillips	Tandridge Environment and Planning Kent County Council	Support approach	Support	Support noted and welcomed.
DM379	Paul Crick				
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. It is proposed that a new policy on crime and disorder (SC4) will be added to document to address these 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	Brenda Hambrook	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.	National policy in PPS4 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.
DM172	Clr John Edwards-Winser			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	Compensation schemes are outside scope of planning policy.
DM240	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.
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. It is proposed that a new policy on crime and disorder (SC4) will be added to document to address these issues.
DM354	Hugh D'Alton	Sevenoaks Town Council	Support approach subject to changes	<ol style="list-style-type: none"> The northern ST Johns area needs to be extended downwards to incorporate garage at bottom of hill. South St Johns needs to be modified to incorporate Johns house furnishings. 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	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.
DM173	Clr Edwards-Winser				
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 Penhurst 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 LO7. 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	Eynsford must be designated/listed here.	Eynsford doesn't have sufficient A1 units located in close proximity to each other to meet criteria for

DM270	Holly Ivaldi	Clerk Eynsford Parish Council	or wording Support approach subject to changes	Para 9.28 - Eynsford must be designated/listed here.	allocating village centres. Local facilities in Eynsford will be protected under Core Strategy Policy LO7. Specific units that are considered to be important at local level could be considered for protection through a Neighbourhood Plan.
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.	It is proposed that a new policy on crime and disorder (SC4) will be added to document to address these 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 LO7. 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. Do not consider that it replaces Local Plan Policy S6 (and neither does Appendix 2).	Local facilities in village centres not covered by Policy LC5 will be protected through Core Strategy Policy LO7. 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 time when 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.

Policy LT1 Hotels and Tourist Accommodation

DM	Trevor R Hall	Developer	Support	Re-iterates issue around parking on Highways and	Noted.
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DM92 DM129 DM355	Christine Lane Tracy Godden Hugh D'Alton	Town Clerk Edenbridge Town Council Clerk Dunton Green Parish Council Sevenoaks Town Council	Support approach	Support approach	obstructions to emergency vehicles and need for this to be mitigated.	Noted.
DM328	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.	
DM498	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach subject to changes	Paragraph 10.1.1 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 "tranquility" 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	Noted delete "tranquility" add "and character". This policy accords with GB policy as set out in PPG2 para 3.7. This is more restrictive than PPS4 which only refers to "countryside".	
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	

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.	ensure control these activities. 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	Support approach	Support	Noted.
DM93	Christine Lane	Town Clerk			
DM130	Tracy Godden	Edenbridge Town Council			
DM174	Clr John Edwards-Winser	Clerk Dunton 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	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.

				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.	
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 wording	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.
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.	
DM401	Colin Dibsdaill		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	Clerk Dunton Green Parish Council West Kingsdown	Support approach	Support	Noted.

Harrison	Parish Council				
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.
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 e and amended criterion f which protects environment.
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. 1 st sentence of para 10.17 Reworded as follows " While Government Guidance supports Horiculture, horse related activities such as stables and paddocks, both individually and cumulatively, can have a significant impact on character of area. These impacts require careful consideration.
Policy LT4 Brands Hatch					

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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 EEC2 and SC3.
DM502	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support approach subject to changes	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 referenced that it replaces Local Plan Policy WK6 in accordance with Appendix 2.	
DM461	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.
DM176	Clr Edwards-Winser		Support approach	Support, providing current measures are enforced	Noted.
DM69	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.
DM100	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.

Summary of Responses to Consultation on Open Space Allocations

Name Organisation	Summary	District Council Response
<p><u>OS4</u> 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><u>OS6</u> 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 issue was raised at the Sevenoaks Local Plan Inquiry where the Inspector recommended a change to the GB boundary. This was not accepted by the District Council and no change was made, however the text of the District Wide Local Plan (2000) proposed a change to the boundary at the earliest opportunity. The Local Plan has been superseded by the LDF Core Strategy 2011. As part of the preparation of the Strategy a comprehensive study was undertaken of the open space in the District. This study was the basis for CSP 10 - Green Infrastructure, Open Space, Sport and Recreation, which protects all types of open space. The land at Billings Hill Shaw is currently protected by a Tree Preservation Order across the majority of the site and the whole area has the additional protection against development through its designation as natural/semi natural open space. This designation will be shown on the proposals map as the site is over 0.2ha . Green Belt Boundary The proposed boundary line, which would use the developed tree line to the south of the road Billings Hill Shaw, would be an acceptable defensible GB boundary. However, it is considered that the existing boundary line, which uses the access road to Hartley Grange, also forms a strong defensible boundary. When viewed from Church Road, it is considered that the existing boundary, with the large gates and walls fronting onto Church Road, is the more clear of the two options.</p>

Name Organisation	Summary	District Council Response
<p><u>OS7</u> 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>Conclusion As a result, the Council consider that the exceptional circumstances necessary to justify an amendment to the Green Belt boundary, under PPG2, can not be clearly demonstrated. Amending the Green Belt boundary to protect this land from development is not necessary because it will be protected by virtue of the open space designation.</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><u>OS8</u> 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</p> <p>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><u>OS9</u> 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>
<p><u>OS11</u> 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>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.</p>

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	<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>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><u>OS12</u> 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 is in the GB, but have very small areas which are not. Where this is the case they are listed. Noted.</p>
<p><u>OS13</u> 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><u>OS14</u> Mr Nigel Sivyer</p>	<p>Broom Hill area be designated open space for Swanley</p>	<p>This site has been allocated for Employment. Further details are included in the ADM DPD incorporating biodiversity enhancement and open space.</p>
<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 Additional Open Space (or designation as Local Green Space : GI 535 south junction of High Street and Mont St Aigan Way</p>	<p>Changes between these uses would be acceptable providing it does not result in a shortfall in the existing use. Noted Amend. Noted Amend. Agreed Amend.</p>

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	<p>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>Noted The ADM DPD 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>
OS3 Andrew Sands	<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>
OS17 Hugh D'Alton Sevenoaks Town Council	<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.</p> <p>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> <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>
OS18 Mr Alan Sterling Savills	<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</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</p>

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	<p>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 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/playspace and wildlife habitats. This site does not</p>	<p>"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 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</p>

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	<p>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>existing GI network.</p>
<p><u>OS19</u> 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><u>OS20</u> 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><u>OS21</u> 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.</p> <p>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.</p> <p>Noted Amend.</p>
<p><u>OS22</u> 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"</p> <p>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".</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>

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<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.</p> <p>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 enhancements on individual sites which can feed into landscape scale improvements, improved access arrangements to the existing network and cross boundary schemes.</p> <p>A map showing these opportunities will be included in the A&DM DPD along side the policy for the protection and enhancement of the GI network.</p>
<p>OS24 Mrs Gillian King Scott Clerk Halstead Parish Council</p>	<p>28 sites put forward Recreation Ground, Station Road Fields to the side of the Recreation Ground abutting Station Road Field by the Village Gateway in Station Rd/Watercroft Rd behind flats Clarks Lane Village Green, Church Road Walnut Tree Meadow, Church Road Churchyard adjacent to St Margaret's Church and field between the church and the new Rectory, Church Road Fields behind the new Rectory and Widmore Cottages, Church Road Playing fields and open spaces surrounding Halstead Place, Church Road Walled Garden allotments, Halstead Place, Church Road Fields behind Stonestacks, Stonehouse Lane Fields either side of Stonehouse Lane Field at the junction with Station Road, Otford Lane and Shoreham Lane Fields behind Meadow and backing onto The Meadows Field behind Village Hall, Knockholt Road Field to the side of Village Hall abutting Spinney Cottage, Knockholt Road Fields either side of Shoreham Lane and Otford Lane Fields between Otford Lane and Fort Halstead Watercrofts Wood, Watercroft Road/Old London Road Fields one side of Watercroft Road Allotments Beldam Haw Fields behind Deer Leap Stud Farm, Knockholt Road Fields behind properties in Knockholt Rd to Church Rd,- 'The Park' Fields in Halstead Lane between Village Gateway and Parish boundary Fields at Warren Court, Knockholt Road Orchard adjacent to Broke Hill Golf Club</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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	<p>Broke Hill Golf Club Fields linking Broke Hill Golf Club with Pratts Bottom Fields Halstead Community Primary School On several maps Church Road is referred to as Stonehouse Lane</p>	<p>Noted.</p>
<p><u>OS26</u> Mr Andrew Burton Bursar & Clerk to Governors 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 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>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>
<p><u>OS27</u> Mrs Y Tredoux Kemsing Parish Council</p>	<p>New sites: 1-Jubilee Green - The Well Area</p> <p>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>Support allocation of Beechmont Road/Sevenoaks Common.</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><u>OS29</u> Ann Smith and Andrew Allan</p>	<p>Support allocation of GI 281.</p>	<p>Noted See OS17 above.</p>
<p><u>OS30</u> Kirsty Payne</p>	<p>Additional allocation of parkland from the "hole in the wall" and end of Brittans 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>

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<p>OS31 The White Hart Residents Association</p>	<p>GI 265 - All of Sevenoaks Common should be included in the Green Belt.</p> <p>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>
<p>OS32 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</p>	

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	<p>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 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 early 2012.</p>
<p>OS34 Kent County Council</p>	<p>Former Churchhill 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. 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 Churchhill 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>

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<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 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. 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>District Council Response OSP 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” . 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 the locality or provide informal recreation/playspace and wildlife habitats” . 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”. 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><u>OS36</u> <u>OS32</u> DS No. 5 (Jersey) Ltd Development Securities</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'. 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). 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>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>OS38 Mrs B Ide Shoreham Parish Council</p>	<p>Supports inclusion of land at Bowers Road GI 669 as amenity greenspace.</p>	<p>Noted.</p>

Name Organisation	Summary	District Council Response
<p>OS10 John Isherwood</p>	<p>Support protection in Edenbridge.</p>	<p>Noted.</p>
<p>OS39 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>OS1 Coal Authority OS5 Highways Agency OS15 Kent Constabulary OS28 The Theatres Trust</p>	<p>No comments</p>	<p>Noted.</p>

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Appendix 5

Supplementary Consultation – New/Amended sites for Allocation Spring 2012

SDC conducted a consultation in spring 2010 on draft site allocations. There is one additional site proposed that was not included within the February 2010 consultation, and eight sites that were previously allocated for a different use within the draft document. Further information on each of these sites is included in this consultation, together with information about why they have been added or amended since the previous consultation round in 2010.

This consultation on new/amended sites can take place in April/May 2012, before the pre-submission version is finalised. This fits with the adopted Local Development Scheme, which outlines that the finalised DPD is to be submitted for committee approval in July 2012 and Pre-submission publication in September-October 2012. This supplementary consultation is considered necessary to ensure that the pre-submission publication version is a “sound” plan.

New site:

Site Location	Current Use	Proposed Allocated Use
Bovis Manor House site, New Ash Green	Office	Residential

Sites where a different use is proposed (from the 2010 consultation):

Site Location	2010 Draft Allocation	Proposed Allocated Use
Currant Hill Allotments, Westerham	Allotments (with reference that any future development would require replacement allotments)	Residential, with allotment re-provision
Leigh’s Builders Yard, Edenbridge	Employment (vacant builders yard)	Residential
Station Approach, Edenbridge	Employment (builders merchants)	Mixed use – employment and residential
GSK, Leigh	‘Major Developed Site’ (Vacant employment site)	Residential with limited retained employment
Warren Court Farm, Halstead	Employment (offices and workshops)	Residential (including Green Belt amendment)
Land rear of Premier Inn, Swanley	Allocated for Residential	Employment site
Broom Hill, Swanley	Allocated for Employment and open space	Employment, open space and residential
United House, Swanley	Allocated for mixed-use– employment & residential	Residential

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The supplementary consultation on the above nine sites is intended to ensure that relevant consultees are fully aware of the new proposals on these allocated sites. The pro forma outline the draft site allocations and design guidance for each of these sites, including maps and aerial photographs. The information below indicates why these additional/amended sites have been proposed.

1 Bovis Manor House site, New Ash Green

The Council was approached by Bovis in December 2011 who are intending to relocate their operations elsewhere within the District, in a more sustainable location. The site contains the existing Bovis office which incorporates a listed buildings ('The Manor House'), open space and trees. It is surrounded by residential development and is in close proximity to the village centre. The site has not been identified as a protected employment site in the Council's Employment Land Review (ELR) 2007. The site is therefore considered to be more suitable to be allocated for residential development, due to its location and surrounding uses. Small scale employment space will be re-provided in New Ash Green village centre as part of the wider regeneration scheme, which is considered a more appropriate location for business use. The proposal is to allocate the Manor House site for residential development, including restoring the listed building to its original residential use.

2 Currant Hill Allotments, Westerham

The 2010 consultation proposed that this site (previously allocated as Safeguarded Land in the 2000 Local Plan) be allocated for allotments but noted that any future development of the site would require replacement allotments within Westerham. The Council has been working with Westerham Parish Council (who own the site) to identify suitable replacement allotment land and a number of options were proposed. The 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 the field immediately to the north of the site, which 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 proposal is 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.

3 Leigh's Builders Yard, Edenbridge

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 protected employment use in conjunction with the Edenbridge Trading Centre/Warsop Trading Centre, as recommended by the Council's ELR. Representations were made that the builders yard site is separate to the trading centre operations and should not be considered as forming the same business area. The owner has submitted evidence that demonstrates to our satisfaction that the site, which has been vacant for a long period of time, is not viable for employment use during the Core Strategy period. As such the removal of the site from protected employment use

complies with Core Strategy policy SP8. Therefore the proposal is to re-designate the site as a residential allocation.

4 Station Approach, Edenbridge

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 protected employment use, as recommended by the Council's ELR. Representations were made by the site owners, Network Rail, to promote a residential-led mixed use development on the site. The Council's ELR highlighted this as a poor quality employment site. The site is currently occupied by a builder's merchants, with a large area of open storage/under-used land. Core Strategy Policy SP8 states that 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. The Council considers that a mixed use scheme is an appropriate and more efficient use of this site, retaining employment space on the north-western half of the site, with residential on the south-eastern half of the site. Therefore the proposal is to re-designate the site for mixed use development, comprising employment and residential uses.

5 Glaxo Smith Kline (GSK) site, Leigh

This site was previously designated as a 'Major Developed Site' (MDS) in the Sevenoaks District Local Plan (2000) and was carried forward in the Core Strategy (adopted February 2011). This designation was applied because of the built-up form of the commercial site, located in the Green Belt. GSK recently ceased their pharmaceutical operations and have closed the site. The Council commissioned independent consultants URS, who had previously carried out the Council's Employment Land Review, to consider the potential for re-use of the site in employment use. The report concluded that complete take-up of the site in employment use is very unlikely to be achievable or viable, and that residential redevelopment with the retention of a smaller portion of the site for employment would be the most sound option based on current and future employment trends. The key constraint that makes the site unattractive to future commercial occupiers is the remote location and poor transport network. Other uses were also considered, but URS did not identify a viable alternative other than residential. Therefore the proposal is to re-designate the site for mixed use development, retaining the modern laboratory block (known as building 12) in employment use and replacing the footprint of the remaining employment buildings with new residential development. This is consistent with the preferred option presented in the URS report. Accessibility improvements will be required as part of any planning application, to improve the sustainability of the site.

6 Warren Court Farm, Halstead

This site was previously allocated for employment use in the Sevenoaks District Local Plan (2000) and was carried forward in the 2010 Allocations consultation,

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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 remaining poor quality employment site.

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.

7 Land rear of Premier Inn, Swanley

The 2010 consultation proposed the allocation of the former Déjà vu site and employment area to the rear for a residential development. Since this consultation, a Premier Inn hotel and Beefeater restaurant have been built on the site of the former Déjà vu nightclub and therefore this area has been removed from the allocation. The employment area to the rear of the hotel was not identified as a protected employment site in the ELR and there is no other existing land use designation on the site. However, the site is considered to be functioning well as an employment site, with several businesses successfully trading on the site (Birchwood nurseries, aquatics, garden centre, pine furniture/doors), with buildings in good condition. In addition, since the hotel/restaurant has been built out, it is considered that the site to the rear would be a less suitable environment for residential development. Therefore the allocation for the remainder of the site has been revised to protect existing employment site.

8 Broom Hill, Swanley

This site was previously allocated for employment use in the Sevenoaks District Local Plan (2000) and established for future allocation through the adopted Core Strategy (February 2011). The 2010 Allocations consultation proposed that this site be allocated for employment use, as recommended by the Council's ELR. 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) 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. 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. The previously developed land towards the north of the site is considered to be suitable for a small residential development. In addition, land to the west of the site is considered to have the potential for residential development, subject to access, amenity, biodiversity considerations and the visual impact of any proposal. Therefore the proposal is to designate the site for mixed use development, comprising employment (4.1ha), open space and residential.

9 United House, Goldsel Road, Swanley

This site was previously allocated for employment use in the Sevenoaks District Local Plan (2000). The ELR Addendum Report (2010) noted the site was being promoted for residential-led mixed use development, and therefore recommended excluding the area from the employment land to be protected (the adjacent Swantex site on Goldsel Road remains a protected employment site). The 2010 consultation proposed the allocation of the United House site for a mixed use (residential and commercial) development. Since this consultation, the site owner (United House) has indicated that they wish to promote the site for purely residential development as they intend to relocate their offices to a different site within Swanley and therefore no longer have a requirement for offices on the site. The site is currently under-used and the existing occupier is planning to leave the site. The site is considered to be more suitable for residential use, due to the adjacent housing estate and the primary school. There is also limited access to the site, which would constrain additional commercial development on the site. The 2010 allocation suggested 116 residential units could be accommodated on the site (at a density of 75 dph). The site capacity has been increased to 250 units as a result of the boundary amendment, the proposal to allocate the site purely for residential (rather than mixed use) and works/evidence presented by the owner to show how key constraints have been overcome. Therefore the proposal is to designate the site as a residential allocation with increased capacity.

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