

Sevenoaks District Council

Schedule of Minor Amendments to the Allocations and Development Plan

November 2013

Schedule of Minor Amendments to the Allocation and Development Management Plan

The following schedule contains minor amendments the Council proposes, taking account of representations made during the pre-submission period and providing clarification through factual updates, drafting corrections and presentational changes.

In setting out the amendments, new text is shown in italics.

Chapter	Para no./ Policy no.	Amendment	Reason
Front Page	-	Delete 'February' and replace with 'November'	Factual update.
Document Footer	-	Delete 'February' and replace with 'November'	Factual update.
About the Allocations and Development Management Plan page	-	<p>Insert '<i>This document was published on 21st March 2013 for interested parties to submit representations on prior to 5pm on 2nd May 2013. This submitted version of the plan incorporates minor amendments, taking account of representations made during the pre-submission period and providing clarification, factual updates, drafting corrections and presentational changes</i>' after 'the Council wish to submit for independent examination.'</p> <p>Delete:</p> <p>'This document was published on 21st March 2013 and comments should be made by 5pm on 2nd May 2013.</p> <p>How to comment</p> <p>By completing the form online (www.planningconsult.sevenoaks.gov.uk); or</p> <p>By completing and returning the response form to</p>	Factual update

Chapter	Para no./ Policy no.	Amendment	Reason
		<p>ldf.consultation@sevenoaks.gov.uk or</p> <p>Planning Policy Sevenoaks District Council Argyle Road Sevenoaks TN131HG'</p> <p>Delete 'during the consultation period.'</p>	
Allocation and Development Management Policy Listing	Against GB7	Delete 'Non Residential' and replace with 'a'. Delete the 's' in the word 'Buildings'.	Factual correction. Responds to ADMPS198
Foreword and Background Information	Para 2 Preparation of the Allocations and Development Management Plan (ADMP) table	<p>Delete 'will also be' and replace with '<i>has been</i>' after 'A Community Infrastructure Levy (CIL) Charging Schedule'</p> <p>Delete 'This consultation'.</p> <p>Delete 'Summer 2013' and replace with '<i>Autumn 2013</i>'.</p> <p>Delete 'Autumn 2013' and replace with '<i>Spring 2014</i>'.</p> <p>Delete 'Winter 2013' and replace with '<i>Summer 2014</i>'.</p> <p>Delete 'Early 2014' and replace with '<i>Summer 2014</i>'.</p>	Factual update.
Sustainable	1.1	Delete 'and regional' after 'national'	Factual correction

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Communities & Development Principles			
Environment	2.3	Insert ' <i>and other AONB supporting guidance</i> ' after 'Countryside Assessment and AONB Management Plans'	Additional text ensures that the document remains live and refers to a wide range of up to date available guidance. Responds to ADMPS51 and ADMPS52
	2.4	Delete '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.'	Factual correction
	2.6 (new paragraph)	Insert ' <i>2.6 In assessing opportunities for retaining and enhancing green infrastructure features, the District Council will consider both green infrastructure and the water environment and where possible will seek enhancement opportunities to restore, recreate and extend biodiversity potential. Further guidance can be found in the biodiversity technical appendix of the Kent Design Guide at and Planning for a healthy environment- good practice guidance for green infrastructure and biodiversity, Town & Country Planning Association/ The Wildlife Trust, 2012</i> after paragraph 2.5	To add clarity as to how policy EN1 will be interpreted in respect of Green Infrastructure and Biodiversity. Responds to ADMPS104, ADMPS106, ADMPS110 and ADMPS179.
	EN1g)	Insert ' <i>where appropriate</i> ' between 'would be inclusive and' and 'make satisfactory provision'	To more accurately reflect disability

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			standards which do not apply to all development. Responds to ADMPS38
	EN1 – Delivery Mechanisms	<p>Insert '<i>Kent Design Guide,</i>' between 'The' and 'Residential Extensions'.</p> <p>Delete 'residential' after 'detailed design guidance for'.</p> <p>Insert '<i>The Kent Downs and High Weald AONB Management Plans will be used where relevant.</i>' after 'provide detailed design guidance for development'.</p>	To make the Delivery Mechanisms more comprehensive, and reflects current guidance. Responds to ADMPS162
	EN2	<p>Insert '<i>would provide adequate residential amenities for existing and future occupiers of the development and would</i>' between 'Proposals will be permitted where they' and 'safeguard the amenities'</p> <p>Delete 'occupants and' and replace with '<i>existing and future</i>'</p>	To more accurately reflect the NPPF and ensure protection of amenity to future occupants. Responds to ADMPS76 and ADMPS211.
	2.12 Heritage Assets (formally 2.11)	<p>Delete 'Ancient' between 'Scheduled' and 'Monuments'.</p> <p>Insert '<i>Locally Listed Buildings</i>' between 'Listed Buildings' and 'Conservation Areas'.</p> <p>Delete 'Historic' and replace with '<i>Registered and Non-registered</i>'</p>	Factual correction to more accurately reflect the NPPF and ensure consistency within the ADMP. Responds to ADMPS164.
	2.14 (formally 2.13)	Insert ' <i>To ensure this, regard should be given to the Council's Countryside Character SPD</i> ' after 'benefits that conservation of the historic environment can bring.'	To add clarity to how the policy will be interpreted in respect

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			of landscape. Responds to ADMPS243
	2.15 (Text formally paragraph 2.28)	Insert ' <i>Heritage Assets are an irreplaceable resource and they should be conserved and enhanced in a manner appropriate to their significance. Any harm or loss will require a clear and convincing justification. Substantial harm to or loss of heritage assets of the highest significance, such as scheduled monuments, grade I and II* listed buildings, grade I and II* registered parks and gardens, will be wholly exceptional. The Spatial Vision of the Core Strategy sets out that the high quality natural built and historic environment will be conserved and enhanced. Core Strategy Policy SP1 Design of New Development and Conservation states that the District's heritage assets and their settings will be protected and enhanced.</i> ' after paragraph 2.14 (formally paragraph 2.13).	Formally paragraph 2.28, the text has been moved to add clarity to the Heritage Assets section. Responds to ADMPS22 , admps51, admps52, admps53
	2.20 (Formally paragraph 2.18)	Insert ' <i>Alternative uses for a listed building, compatible with its character and built form, will be encouraged where the original use of the building is no longer viable</i> ' after ' <i>will be encouraged where possible.</i> '	To more accurately reflect the NPPF. Responds to ADMPS21.
	2.24 – Locally Listed Buildings (Formally wasn't part of the document).	Insert ' <i>2.24 The Council aims to produce a List of Buildings of Local Architectural or Historic Interest during the plan period, to be adopted as a Supplementary Planning Document</i> ' after paragraph 2.23.	To align the document with the Core Strategy and to ensure that Locally Listed Buildings are mentioned as part of the District's Heritage Assets and are therefore covered by Policy EN4. Responds

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			to ADMPS20 and ADMPS164.
	2.28 (Formally 2.25)	<p>In subheading delete 'Historic' and replace with '<i>Registered and Non-Registered</i>'</p> <p>Insert '17' between 'which includes' and 'sites within the District'.</p> <p>Insert '<i>Kent County Council have also compiled an independent list of Historic Parks and Gardens which includes 20 sites within the District</i>' between 'sites within the District.' and 'Although no additional statutory controls'.</p> <p>Insert '<i>both Registered and Non-Registered</i>' between 'the Local Planning Authority considers that' and 'Historic Parks and Gardens'</p>	<p>To clarify that the policy applies to, and protects, nationally and locally designated heritage assets.</p> <p>Responds to ADMPS173.</p>
	2.29 (Formally 2.26)	<p>Insert '<i>As irreplaceable habitats, proposals that would result in the loss or deterioration of ancient woodland and ancient or veteran trees will not be granted planning permission unless the need for, and benefits of, the development in that location clearly outweigh the loss. Where these tests can be met, the District Council will expect applicants with proposals affecting ancient woodland or sites containing ancient or veteran trees to provide mitigation and/or compensation measures that seek to address the loss or deterioration of ancient woodland</i>' after 'to demonstrate any potential harm can be mitigated.'</p>	<p>To more accurately reflect the NPPF.</p> <p>Responds to ADMPS107 and ADMPS180.</p>
	2.30 (Formally 2.27)	<p>Delete 'Historic Farmsteads' and replace with '<i>Downs AONB Farmstead Guidance, 2012</i>'</p> <p>Insert '2011' after 'Managing Land for Horses'.</p>	<p>Factual Correction.</p> <p>Responds to ADMPS51, ADMPS52 and ADMPS53.</p>
	EN5b)	<p>Insert '<i>time -limited and user activated lighting</i>' between 'be minimised through' and 'the alignment of lamps'</p>	<p>To add further clarification to how the</p>

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			impact of lighting on the night sky can be minimised. Responds to ADMPS51, ADMPS52, ADMPS53.
Housing and Mixed Development	3.5	Delete 'As at 1 st April 2012, the completions (2006-2012) and permissions amount to 2,330 units.' Replace with ' <i>As at 1st April 2013, the completions (2006-2013) and permissions amount to 2,463 units.</i> '	Factual update
	3.8	Delete '1 st April 2012' and replace with ' <i>1st April 2013</i> '.	Factual update
	3.8	Delete '3540' and replace with '3697'	Factual update
	3.8	Delete '240' and replace with '400'	Factual update
	3.8 table	Delete 'as at 1 April 2012' and replace with ' <i>1 April 2013</i> '	Factual update
	3.8 table	Delete 'Permissions 01.04.2012' and replace with ' <i>Permissions 01.04.2013</i> '	Factual update
	3.8 table	Delete '970' and replace with '962'	Factual update
	3.8 table	Delete table line: 'Permissions granted on Proposed Allocations since 01.04.2012 - 44'	Factual update
	3.8 table	Delete 'Small Sites 2017 - 2026'	Factual update
	3.8 table	Delete '432' and replace with '500'	Factual update
	3.8 table	Delete '3540' and replace with '3697'	Factual update
	3.8 Footnote	Delete '[The NPPF sets out how Local Planning Authorities should demonstrate their housing supply. Windfall sites are permitted to be included within the first 5 years of the housing supply if there is "compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens." Windfalls are defined in Sevenoaks as housing units	Factual update

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		which are expected to be delivered on sites below the allocation threshold (< 0.2ha). The allowance is calculated by averaging the number of units on previously developed land (not including garden land) provided each year for past 6 years. Allowance has not been included in the first five years, but is made for the final 10 years to reflect the unallocated planning permissions (currently 48 dwellings per year from 2017/18 to 2025/26)]' and replace with ' <i>[A windfall allowance has been added to the housing land supply based on past contributions to reflect a more accurate assessment of housing supply and the consequent demand on infrastructure.]</i> '	
The Economy and Employment	EMP1	Insert 'B1 – B8' between 'Appropriate new' and 'development within these areas'	To add clarification. Responds to ADMPS42
	4.8	Insert ' <i>The first three sites are also located within the Kent Downs AONB</i> ' after 'previously set out in PPG2'	Factual correction. Responds to ADMPS48, ADMPS56, ADMPS57, ADMPS58, ADMPS221.
	4.11	Insert ' <i>and AONB</i> ' between 'with Green Belt' and 'policy will be supported.'	Factual correction. Responds to ADMPS48, ADMPS56, ADMPS57, ADMPS58 and ADMPS221.
	4.15	Delete '2016' and replace with '2017/18'	Factual update.
	EMP3	Insert ' <i>and listed buildings</i> ' between 'Scheduled Ancient Monument' and 'into the development with improved access and setting.'	Factual correction. Responds to ADMPS241.
	EMP3	Delete 'and' between 'protection' and 'enhancement'. Insert ' <i>and management</i> ' between 'enhancement' and 'of biodiversity'	To more accurately reflect the NPPF.

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			Responds to ADMPS108, ADMPS138 and ADMPS241
Town and Local Centres	5.5 – Town and Local Centre Definitions box	Delete ‘Primary shopping area - defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage.’	Factual correction.
	TLC4	Insert ‘neighbourhood and’ between ‘upper floors of units within’ and ‘village centres will be encouraged’	Factual correction to clarify where the policy is to be applied.
Green Infrastructure and Open Spaces	6.5	Delete ‘banks’ and replace with ‘ <i>corridors</i> ’. Delete ‘or artificial’ and ‘skateboard parks’	Factual correction. Responds to ADMPS194
	6.5	Delete bullet point ‘River and canal corridors’	To avoid repetition. Responds to ADMPS194
	6.6	Delete ‘Historic’ and replace with ‘ <i>Registered</i> ’	Factual correction. Responds to ADMPS194
	6.6	Insert bullet point ‘ <i>Kent Downs and High Weald Areas of Outstanding Natural Beauty (AONB)</i> ’	Factual correct. Responds to ADMPS226.
	6.6	Insert ‘ <i>Historic</i> ’ before ‘Parks and Gardens’	Factual correction. Responds to ADMPS194
	6.6 – Map 1	Delete ‘Historic’ and replace with ‘ <i>Registered</i> ’	Factual correction.

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	Legend		Responds to ADMPS194.
	6.12	Insert ' <i>and historic features</i> ' between 'trees and hedgerows' and 'can help development to be'	To ensure internal consistency within the plan. Responds to ADMPS194.
	6.20	Insert bullet point ' <i>enhancing the character of developments by preserving local heritage features</i> '	To ensure internal consistency within the plan. Responds to ADMPS194.
Green Belt	7.9	Insert bullet point ' <i>local needs housing on rural exception sites in accordance with Core Strategy Policy SP4.</i> '	To improve consistency with the Core Strategy. Responds to the objection of ADMPS30
	GB1	Delete 'is in keeping with' and replace with ' <i>responds to</i> '	To improve consistency with Core Strategy Policy SP1 and the NPPF. Responds to ADMPS12.
Leisure and Tourism	8.14	Insert ' <i>Kent Downs AONB unit's Managing Land for Horses, 2011 will also be taken into account in determining applications within the Kent Downs AONB where relevant.</i> ' after 'in determining applications for horse related activities.'	To align with documents adopted by the Kent Downs AONB. Responds to ADMPS63.
Community Facilities	9.8	Insert ' <i>Community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the</i>	To clarify the definition of community facilities

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		<i>community.</i> ' at the start of the paragraph.	to be covered by the policy. Responds to ADMPS11
	9.8	Delete 'shops and local services' and replace with ' <i>community facilities</i> '.	To clarify the definition of community facilities to be covered by the policy. Responds to ADMPS11
Travel and Transport	T1	Insert 'and <i>tranquillity</i> ' between 'such as noise' and 'pollution and impact on amenity and health.'	To more accurately reflect the NPPF. Responds to ADMPS233.
Appendix 3	Front Page	Delete 'Feb' and replace with 'Nov'	Factual update.
	H1(a)	Insert ' <i>and biodiversity opportunities enhanced.</i> ' after 'Landscape features at the edge of the site should be retained'	To improve consistency with ADMP Policy GI1 and Core Strategy Policy SP11. Responds to ADMPS117 and ADMPS118
	H1(a)	Insert ' <i>Developers will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure.</i> ' after 'Bradbourne car park and would involve decking a portion of the existing car park.'	To ensure adequate sewage infrastructure is in place to serve development. Responds to ADMPS244 and ADMPS249.

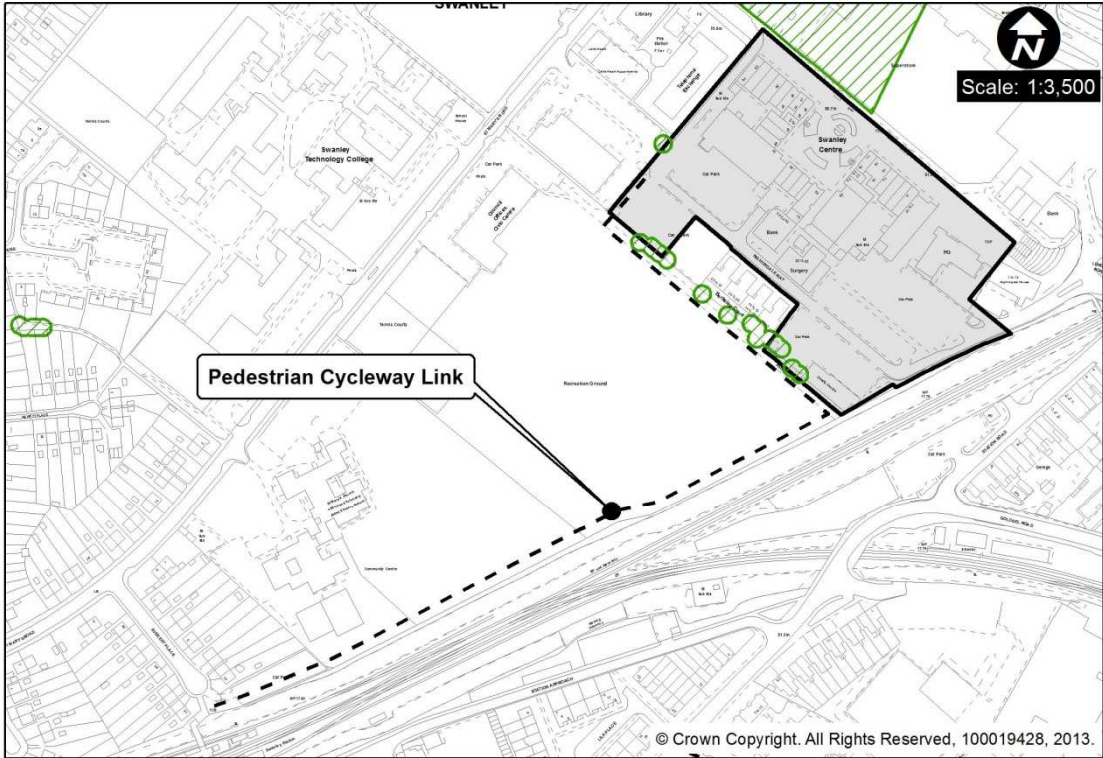
Chapter	Para no./ Policy no.	Amendment	Reason
	H1(b)	Insert ' <i>and secure a resilient green infrastructure.</i> ' after 'will be required to serve the development'	To improve consistency with ADMP Policy GI1 and Core Strategy Policy SP11. Responds to ADMPS119
	H1(b)	Insert ' <i>Developers will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure.</i> ' after 'Contributions to CIL will be required.'	To ensure adequate sewage infrastructure is in place to serve development. Responds to ADMPS244 and ADMPS251.
	H1(c)	Insert ' <i>and provide resilient green infrastructure</i> ' after 'Otford Road should be well landscaped'	To improve consistency with ADMP Policy GI1 and Core Strategy Policy SP11. Responds to ADMPS119
	H1(d)	Insert ' <i>and biodiversity</i> ' between 'generally verdant character' and 'of the area.' Insert ' <i>and should enhance opportunities for biodiversity.</i> ' after 'loss or harm to any of these trees'	To improve consistency with ADMP Policy GI1 and Core Strategy Policy SP11. Responds to ADMPS120
	H1(e)	Insert ' <i>Developers will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and</i>	To ensure adequate sewage infrastructure

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		<i>that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure</i> after 'Contributions to CIL will be required.'	is in place to serve development. Responds to ADMPS244 and ADMPS255.
	H1(f)	Insert ' <i>Developers will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure.</i> ' after 'This will not preclude development opportunities on this site.'	To ensure adequate sewage infrastructure is in place to serve development. Responds to ADMPS254.
	H1(g)	Insert ' <i>appearance and biodiversity of the</i> ' between 'should enhance the' and 'site and the wider street scene.'	To improve consistency with ADMP Policy GI1 and Core Strategy Policy SP11. Responds to ADMPS122.
	H1(i)	Insert ' <i>Developers will be required to demonstrate that there is adequate water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water infrastructure</i> ' after 'public open space should be provided on the site'.	To ensure adequate water supply sewage infrastructure is in place to serve development. Responds to ADMPS260.
	H1(l)	Insert ' <i>Site biodiversity surveys will be sought to ensure any biodiversity concerns are adequately mitigated.</i> ' after 'The existing tree screening should	To improve consistency with

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		be maintained and enhanced.'	ADMP Policy GI1 and H1(m) and Core Strategy Policy SP11. Responds to ADMPS126.
Appendix 4	Front Page	Delete 'Feb' and replace with 'Nov'	Factual update.
Appendix 5	Front Page	Delete 'Feb' and replace with 'Nov'	Factual update.
	H2(b)	Insert ' <i>Developers will be required to demonstrate that there is adequate water and waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water infrastructure.</i> ' after 'preclude development opportunities on this site.'	To ensure adequate water supply and sewage infrastructure is in place to serve development. Responds to ADMPS244 and ADMPS263.
	H2(c)	Insert ' <i>There are Tree Preservation Orders on the site which should be protected and form an integral part of the scheme.</i> ' before 'The scheme should provide improvements to the town'	Factual update. Responds to ADMPS131
	H2(c)	Insert ' <i>Developers will be required to demonstrate that there is adequate water and waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water infrastructure.</i> ' after 'Contributions will be required to CIL'	To ensure adequate water supply and sewage infrastructure is in place to serve development. Responds to ADMPS244 and ADMPS262.
	H2(c)	Insert ' <i>Principal</i> ' between 'Delivery' and site owner'	To reflect the fact that

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		Insert <i>'The site could come forward in incremental phases provided no one phase of development would prejudice the development of the area as a whole.'</i> after 'promoting site for redevelopment'	the site is under more than one ownership and to allow flexibility over delivery, therefore more accurately reflecting the NPPF. Responds to ADMPS273.
	H2(c)	Replace existing map, with map on page 17.	Factual update to demonstrate Tree Protection Orders (TPOs) on the site
	H2(d)	Insert <i>'and provide benefits to biodiversity'</i> between 'to protect residential amenity' and 'adjacent to the railway'	To improve consistency with ADMP Policy GI1 and Core Strategy Policy SP11. Responds to ADMPS132.
	H2(e)	Insert <i>'Developers will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water infrastructure.'</i> after 'Contributions will be required to CIL'	To ensure adequate sewage infrastructure is in place to serve development. Responds to ADMPS244 and ADMPS259.
Appendix 6	Front Page	Delete 'Feb' and replace with 'Nov'	Factual update.
Appendix 7	Front Page	Delete 'Feb' and replace with 'Nov'	Factual update.
Appendix 8	Front Page	Delete 'Feb' and replace with 'Nov'	Factual update.

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	Policy TLC4 – Brasted High Street and the Green	Replace the existing map, with a map incorporating the additional area shown on the map on page 18.	Factual update.
Appendix 9	Front Page	Delete 'Feb' and replace with 'Nov'	Factual update.



Amendment to Policy LC4 -
 Brasted - High Street and The Green

