


## Appendix B – Main Modifications


The modifications below are expressed in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text. Changes to the maps are attached to the appendix.

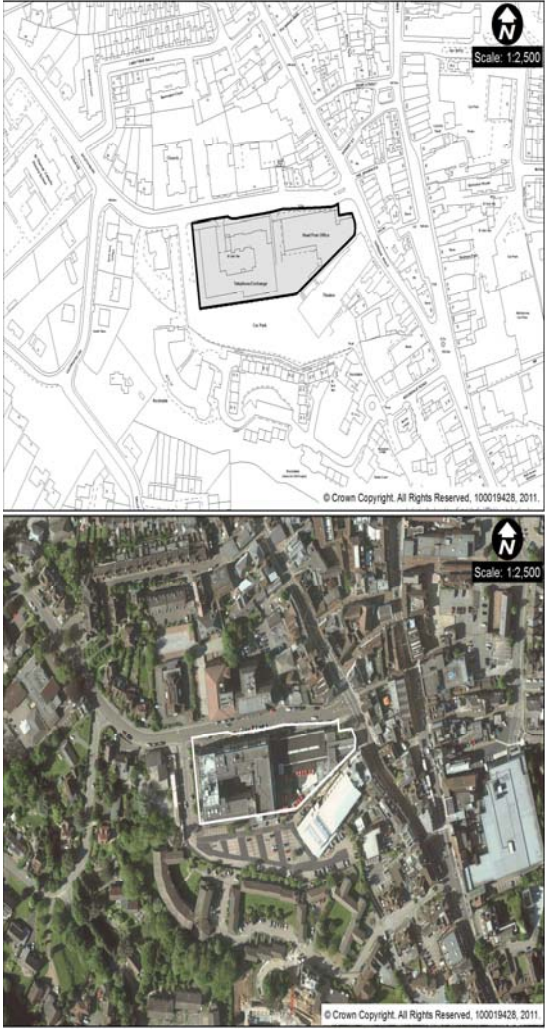
The page numbers and paragraph numbering below refer to the submission ADMP.

Ref	Page	Policy/ Paragraph	Main Modification
MM1	P.23	New Policy EN5 (Landscape)	<p><u>Landscape</u>  <u>The extensive area of landscape outside the towns and villages contributes significantly to the character of the District. The NPPF outlines the importance of protecting and enhancing valued landscapes and Policy LO8 of the Core Strategy ensures that the distinctive features that contribute to the special character of the landscape will be protected and, where possible, enhanced.</u></p> <p><u>61% of the District is located within the Kent Downs or High Weald Areas of Outstanding Natural Beauty (AONB). The NPPF gives great weight to conserving and enhancing landscape and scenic beauty of Areas of Outstanding Natural Beauty, and their setting, giving them the highest status of protection. The distinctive character of the AONBs plays an important part in defining the overall character of Sevenoaks District. Proposals in AONBs will be assessed against Core Strategy Policy LO8, ADMP Policy EN5 and other relevant policies. The AONB Management Plans and associated guidance set out a range of measures to conserve and enhance the distinctive features of each AONB. Any proposal within the AONB must take into account the guidance set out in the appropriate AONB Management Plan and any relevant more specific AONB guidance for example the Kent Downs AONB Landscape Design Handbook (2006), Kent Downs AONB Farmstead Guidance (2012) and Managing Land for Horses (2011).</u></p> <p><u>The character of the AONBs and the remainder of the countryside within the District is defined in the adopted Sevenoaks Countryside Assessment SPD. The SPD identifies a number of different character areas and will be used to assess the impact of proposals on landscape character. Tranquillity forms part of the character of certain parts of the landscape within the district as identified by the SPD. Proposals should respect the local landscape character and the specific features identified in the SPD. In addition, proposals should also enhance the character of the countryside by helping secure the landscape actions within the SPD where this would be feasible</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>in relation to the proposal.</u></p> <p><u>New Policy EN5: Landscape</u>  <u>The Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings will be given the highest status of protection in relation to landscape and scenic beauty.</u>  <u>Proposals within the AONB will be permitted where the form, scale, materials and design would conserve and enhance the character of the landscape and have regard to the relevant Management Plan and associated guidance.</u>  <u>Proposals that affect the landscape throughout the District will be permitted where they would</u>  <u>a) conserve the character of the landscape, including areas of tranquillity, and</u>  <u>b) where feasible help secure enhancements in accordance with landscape actions in accordance with the Sevenoaks Countryside Assessment SPD.</u></p> <p><u>Delivery Mechanisms:</u>  <u>The Kent Downs and High Weald Management Plans</u>  <u>The Kent Downs AONB Landscape Design Handbook (2006),</u>  <u>Kent Downs AONB Farmstead Guidance (2012) and Managing Land for Horses (2011) and associated guidance</u>  <u>The Sevenoaks Countryside Assessment SPD</u>  <u>Parish Plans</u>  <u>The Residential Extensions SPD</u></p>
MM2	Appendix 3	H1(c) Sevenoaks Gasholder Station, Cramptons Road	<p>Gross Area (Ha): <del>0.88</del> 0.98  Net Area (Ha): <del>0.88</del> 0.98  Approximate Net Capacity: <del>35</del>- 39</p>

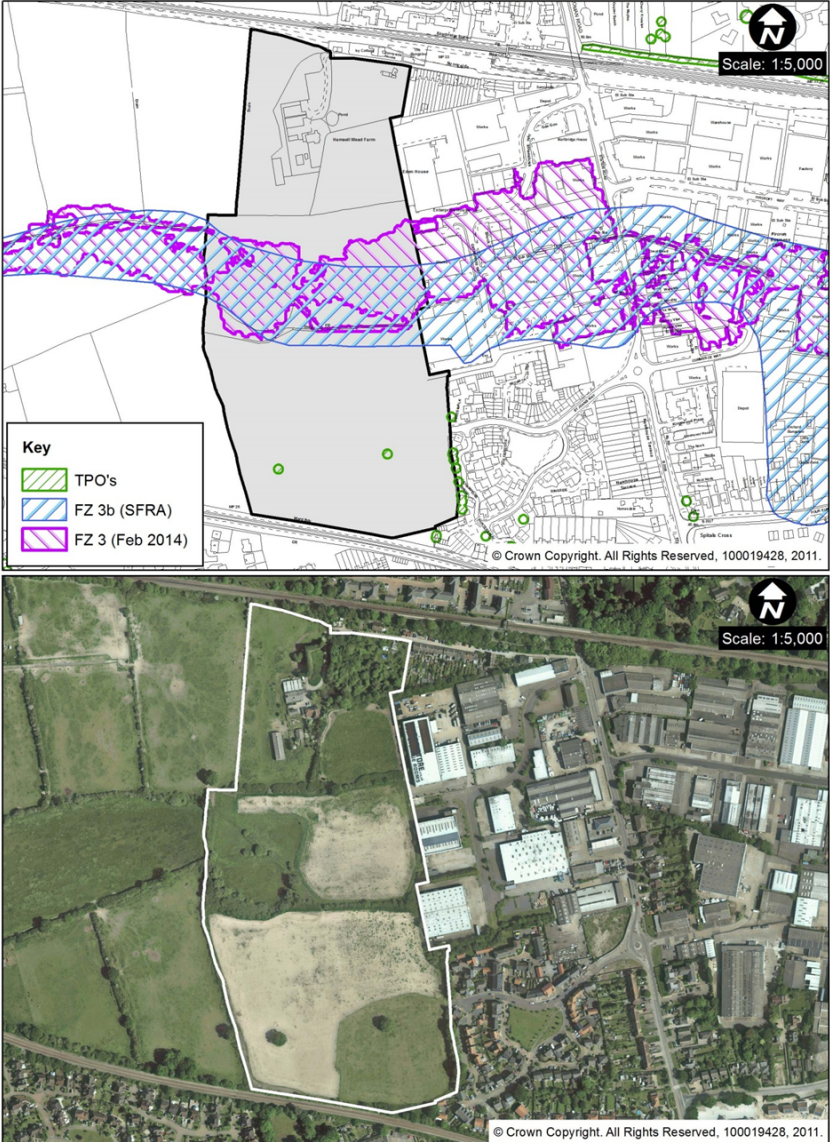
Ref	Page	Policy/ Paragraph	Main Modification
			 <p>(for note only: 107 Cramptons Road is now included in the site boundary)</p>
MM3	Appendix 3	H1(o) Warren Court, Halstead	<p>Landscape</p> <p>A buffer of woodland is required to protect and extend Deerleap wood to the rear of the site <del>as shown on the accompanying map.</del></p> <p>Gross Areas (Ha): 1.1  Net Area (Ha): <del>0.69</del> 1.0 (to reflect narrow access route)  Approximate Net Capacity: <del>15</del> 25</p>

Ref	Page	Policy/ Paragraph	Main Modification
			 <p>(for note only: the hashed area of woodland buffer has been deleted from the plan)</p>
MM4	Appendix 5	Policy H2(a) BT Exchange, South Park, Sevenoaks	<p>Site Address: <u>Delivery &amp; Post Office</u> / BT Exchange, South Park, Sevenoaks</p> <p>Current Use: <u>Post Office</u> / <u>Delivery Office</u> / Telephone Exchange</p> <p>Gross Area (Ha): <del>0.36</del> 0.6  Net Area (Ha): <del>0.36</del> 0.6  Approximate Net Housing Capacity: <del>25</del> 42</p> <p>Design and Layout  <u>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</u></p>

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			<p><u>development, or the operation of the existing functions.</u></p> <p><u>The retention of the Post Office counter facility in a prominent location in the town centre will be required.</u></p>  <p>(for note only: the post/delivery office area has been included in the site allocation)</p>
MM5	Appendix 5	Policy H2(f) Glaxo Smith Kline, Powder Mills, Leigh	<p>Site Address: <del>Glaxo Smith Kline</del>, Powder Mills, Leigh</p> <p>Development Guide: Design and Layout</p> <p><u>The site is allocated for residential-led mixed use development, including an element of employment space. ‘Building 12’ shown on the accompanying map should be retained for employment use, or equivalent B1 floorspace (1582sqm) should be provided within the site, with the remainder of the site laid out as residential development in a mix of unit types. Any proposal for residential development that does not include the retention of ‘Building 12’ or equivalent B1 floorspace would need to justify the loss of employment in line with Policy SP8 of the Sevenoaks</u></p>





Ref	Page	Policy/ Paragraph	Main Modification
		Enterprise Way, Edenbridge	 <p>(Note: See end of document for site allocation development guidance)</p>
MM7	P.37	Employment Allocations Paragraph 4.6	<p>Employment Allocations</p> <p>4.6 Core Strategy Policy SP8 is the overarching strategic policy that provides for the retention and creation of employment and business facilities and opportunities throughout the District. <u>It is founded on an evidence base that identifies that employment land supply and demands are broadly in balance over the Core Strategy period (to 2026) (URS Long Term Employment Space Projections, 2011).</u></p> <p><u>Core Strategy Policy SP8 allows for allocated employment sites to be redeveloped for other uses if it can be demonstrated that there is 'no reasonable prospect of their take up or continued</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>use for business purposes during the Core Strategy period'. The Council will expect an applicant seeking a release under Policy SP8 to provide information to show that the site has been unsuccessfully marketed, for use of the existing buildings or partial or comprehensive redevelopment, for a period of at least one year, at a time when the site is available or will be available shortly. The Council will expect marketing to have been proactively carried out for uses potentially suitable for the site and at the appropriate price. In addition, the Council will expect the applicant to demonstrate that forecast changes in market conditions will not result in take up of all or part of the site. In considering this forecasting assessment, the Council will, where relevant and amongst other potentially relevant site-specific issues, have regard to the extent to which the evidence from the applicant suggests that:</p> <ul style="list-style-type: none"> <li>• <u>there is insufficient forecast demand for the specific land uses currently on the site;</u></li> <li>• <u>the location and accessibility of the site prevents it from being attractive for business uses, including any specific types of provision (including business start up units or serviced offices) that may be most appropriate for the location;</u></li> <li>• <u>the quality of existing buildings and infrastructure requires refurbishment or redevelopment which evidence suggests would not be viable, if necessary; and</u></li> <li>• <u>the redevelopment for alternative uses would provide non-business use (Use Class B) jobs.</u></li> </ul> <p>‡ Core Strategy Policy SP8 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 Policy SP8 of the Core Strategy applies.</p>
MM8	P.41-43	Fort Halstead Policy EMP3	<p><b>Fort Halstead</b></p> <p>1.1 Fort Halstead is a previously 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.</p> <p>1.2 Proposals for a major residential-led mixed use redevelopment of the site were considered and rejected through the Core Strategy process. However the Core Strategy states (para 4.5.21) that the main requirements of the current occupiers of Fort Halstead, QinetiQ and the Defence Science and Technology Laboratory (DSTL), may vary during the Plan period. It adds that the implications of a future decline in occupancy of the site will be considered within the policy</p>



Ref	Page	Policy/ Paragraph	Main Modification
			<p>framework of the Core Strategy and relevant national planning policy</p> <p>1.3 Since the adoption of the Core Strategy, DSTL, the largest employer, has announced its intention to withdraw from the site by <del>2016</del><u>2017/8</u>. The Council is working with DSTL, QinetiQ and the site owners to assess and mitigate the impact on the local economy of the planned withdrawal. <del>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.</del> The landowners have stated their intention to bring forward a planning application to redevelop the site for a mix of uses including commercial and residential.</p> <p><del>1.3</del> —</p> <p>1.4 Any proposals will be tested against the policy framework provided by the Core Strategy and relevant national policy. The Green Belt status of the site constrains the scale of development that can acceptably be accommodated, while its AONB status provides a further constraint on future development. However, there is substantial development on the site at present, as set out in the CLUED granted by <del>SE/03/02897/LDCEX</del>, and it remains an important employment site subject to Core Strategy Policy SP8 on the protection and regeneration of such sites. The Council will therefore expect future redevelopment to be employment led, though it recognises that in view of the size of the site and the specialist nature of some of the buildings that there may be some scope for widening the mix of uses if required to support the employment led regeneration, subject to policy considerations. The size of the site makes it feasible to accommodate a range of housing types and tenures. Policy considerations include the requirement for the resultant development to comply with sustainability principles, including conserving and enhancing the Kent Downs AONB, and sustainable transport proposals for accessing the site. The District Council will expect redevelopment proposals to provide for approximately 1200 jobs which were provided on site prior to the announced withdrawal of DSTL. The departure of DSTL creates an opportunity to redevelop the site to meet modern business needs. Any redevelopment should meet the following broad objectives:</p> <p>1. <i>It should be employment-led and should maintain the site's role as an important employment site in the District.</i> Provision should be made for a range of employment uses sufficient to provide for approximately 1,200 jobs, equivalent to the level of employment on site prior to the announced</p>

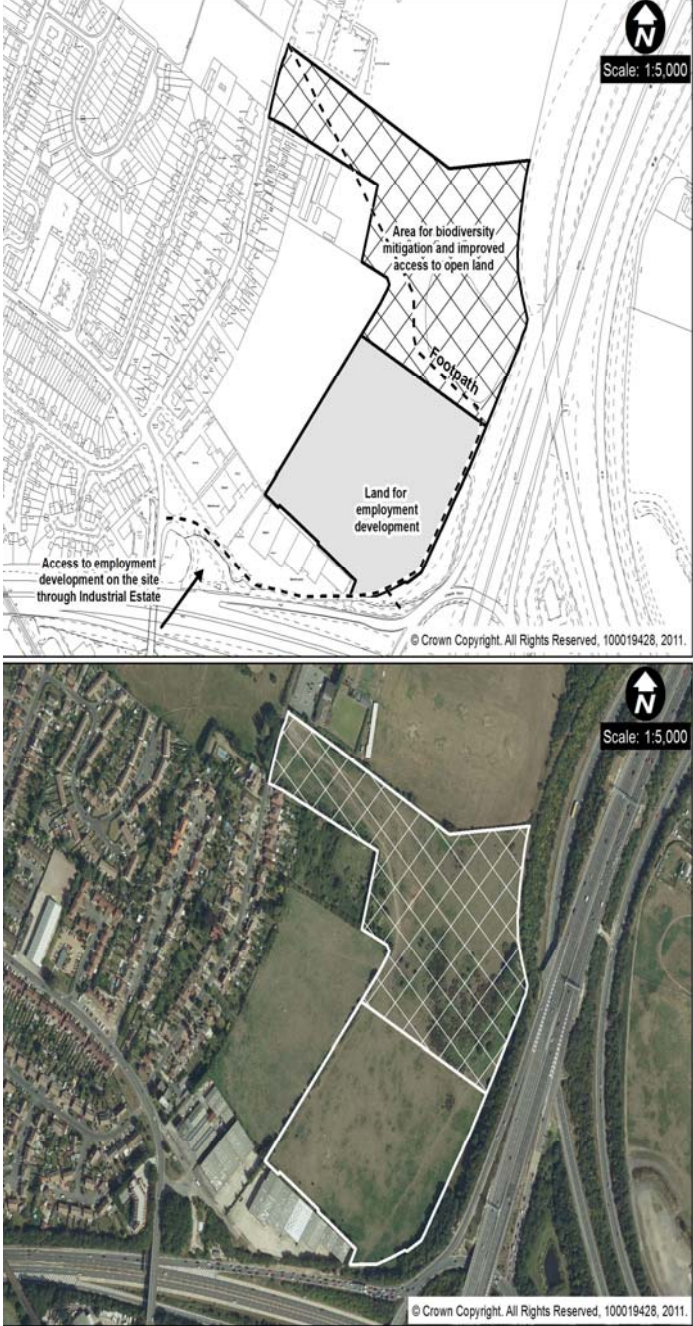
Ref	Page	Policy/ Paragraph	Main Modification
			<p>withdrawal of DSTL. There should be flexibility to accommodate types of business with different space needs. Employment-uses should include provision for the retention of Qinetiq in premises to meet their needs and opportunities to attract and accommodate similarly high skilled jobs should be fully explored and planned for. Although not an essential requirement there would be some benefit in including a hotel which could complement other development on the site and assist in improving hotel provision in the District.</p> <p>2. <i>It should be deliverable.</i> The Council recognizes that delivery of employment-led redevelopment is dependent on the development being viable. It has reviewed the viability of options for redevelopment in the light of the landowner's emerging proposals. This review shows that redevelopment for employment use alone would not be viable and therefore unlikely to come forward in a period that would enable the jobs lost by the departure of DSTL to be replaced in a timely manner. However, with the inclusion of residential development alongside the employment uses, there is the prospect of making the whole development viable. There is substantial development on the site at present, as set out in the CLUED granted by SE/03/02897/LDCEX. The existing employment density of the site is relatively low which means there is scope to replace the existing jobs in a redevelopment on only part of the site creating space for significant residential development as part of a comprehensive development while still keeping within the existing developed area. Evidence produced on behalf of the landowner and reviewed by the Council shows that a development providing replacement employment provision and incorporating approximately 450 dwellings could potentially be accommodated within the existing built confines and without adverse impact on the AONB or an increase in development in the Green Belt. Such a development represents a useful addition to the Council's housing land supply and should enable a range of housing types and tenures to be included.</p> <p>3. <i>It should be comprehensive.</i> Fort Halstead is a large site and the departure of DSTL could effectively render the whole site redundant unless redevelopment is undertaken. Redevelopment needs to be comprehensive and integrated to ensure a high quality outcome for the whole site and secure a viable future for QinetiQ on the site. A development agreement and phasing plan will be needed to ensure that the development is delivered as a whole in a timely way and in a way that is truly employment-led.</p> <p>4. <i>It should comply with sustainable development principles.</i> This should include provision of appropriate community facilities on site proportionate to the scale of the development, sustainable transport proposals for accessing the</p>

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			<p>site, sustainable construction methods and provision of green infrastructure and measures to conserve and enhance the Kent Downs AONB in which the site is situated.</p> <p>5. <i>It should result in no increased impact on the Green Belt and AONB within which the site lies.</i> This means that development should be contained within the Major Employment Site boundary. In addition the overall quantity of development on the site should not increase and the height of buildings should also be contained to avoid any increased visual impact on the surrounding area. Existing woodland around the site incorporates ancient woodland that should be protected in its own right but in addition needs to be retained to ensure the developed site remains well-screened. As far as possible, the overall development should contribute positively to the AONB.</p> <p>1.4</p> <p>1.5 <del>At this stage it is considered premature to set out a detailed proposal for future redevelopment and Policy EMP3 instead sets out broad</del> sets out requirements for future development and the principles that will apply when redevelopment proposals are being considered. The delivery mechanism to the policy proposes the preparation of a development brief for the site to provide a more specific agreed planning framework.</p> <p>1.6 The Core Strategy states (para 4.5.20) that the defined boundary of the site from the Saved Local Plan will be reviewed to more fully reflect the developed area in business use. This review has been carried out and the new boundary is shown in Appendix 6</p> <p><b>Policy EMP3 - Redevelopment of Fort Halstead</b></p> <p>Fort Halstead, as defined in Appendix 6, is allocated as a Major Employment Site in the Green Belt.</p> <p>Redevelopment proposals will be expected to achieve a range of employment uses such as <u>research and development serviced offices and workshops or land based employment</u>, and generate at least the number of jobs that the site accommodated immediately prior to the announced withdrawal of DSTL from the site. <u>Redevelopment may also include a hotel. Land based employment, such as the management of the woodland and downland will also be supported, subject to the criteria below.</u></p> <p><u>Residential development of up to 450 units may also be permitted provided it forms part of a mixed used scheme that</u></p>

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			<p><u>delivers an employment-led development and complies with other aspects of the policy.</u></p> <p><u>The inclusion of appropriate community facilities and infrastructure to support the sustainable development of the site consistent with the policy will be required.</u></p> <p>Redevelopment of the site will maintain or reduce the amount of built development on the site and be fully contained within the Major Employment Site Boundary. It should have no greater impact on the openness of the Green Belt. The height of the buildings must take into account the need to conserve and enhance the natural beauty of the countryside in this location.</p> <p>Redevelopment proposals, <del>including those to widen the mix of uses on site, such as including an element of residential development and a hotel,</del> would be expected to:</p> <ul style="list-style-type: none"> <li>• Be sustainable in respect of the location, uses and quantum of development and be accompanied by a Travel Plan incorporating binding measures to reduce dependency of future occupants on car use;</li> <li>• Provide accessibility to jobs, shops and services by public transport, cycling or walking, including proposals for onsite provision proportionate to the proposed development;</li> <li>• Make a positive contribution to the achievement of aims and objectives of the Kent Downs AONB Management Plan and conserve and enhance the natural beauty and tranquillity of the Kent Downs Area of Outstanding Natural Beauty;</li> <li>• Confirm, by way of a Transport Assessment, that the development would not have an unacceptable adverse impact on the local and strategic road networks;</li> <li>• Protect and integrate the Scheduled Ancient Monument and listed buildings into the development with improved access and setting;</li> <li>• Integrate existing dwellings located in close proximity to the boundary of the Major Employment Site into the new development;</li> <li>• Incorporate principles of sustainable design and construction to minimise energy consumption in its construction and operation;</li> <li>• Improve the provision and connectivity of green infrastructure, including the protection, enhancement and management of biodiversity and the provision of improvements to the Public Right of Way network.</li> <li>• Provide for a comprehensive development and include a phasing plan, including phasing of infrastructure provision, showing how each phase of the development will contribute to</li> </ul>

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			<p>the implementation of the policy.</p> <p>Delivery Mechanism: A Planning Brief will be prepared to guide the redevelopment of Fort Halstead, in consultation with, amongst others, the site owners, local parish councils, the Kent Downs AONB Unit and infrastructure providers.</p>
MM9	P.44	<p>Broom Hill Paragraph 4.30</p> <p>Appendix 4</p>	<p>The 'Employment Land Review' (2007) and the '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. <del>This provides the opportunity to consider a mix of uses on the site.</del> Planning permission was recently granted for residential development on the western half of the site for up to 61 dwellings, partly on the basis that employment requirements could be met on the eastern half. The Council consider that the <del>site is suitable for a mix of employment</del> proposed allocation remains suitable for employment development, as well as providing opportunities for improved open space provision on the site and land in the Green Belt to the north.</p> <p>EMP4 Land at Broom Hill, Swanley</p>



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		Appendix 9	 <p>(Note: annotation 'land to be maintained as open space' deleted on the western edge of the site)</p> <p>Delete designation 2053 (Land at Broom Hill) for natural and semi natural open space on the map of Swanley. Delete corresponding entry in the schedule (listed as 2063).</p>						
MM10 & MM11	Various	Implementation and Monitoring  Performance	<table border="1" data-bbox="608 1883 1474 2018"> <thead> <tr> <th data-bbox="608 1883 1042 1935"><i>Performance indicator</i></th> <th data-bbox="1042 1883 1474 1935"><i>Proposed Target</i></th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="608 1935 1474 1973"><i>Environment pg 26</i></td> </tr> <tr> <td data-bbox="608 1973 1042 2018"><i>Number of applications for</i></td> <td data-bbox="1042 1973 1474 2018"><i>No demolitions should be</i></td> </tr> </tbody> </table>	<i>Performance indicator</i>	<i>Proposed Target</i>	<i>Environment pg 26</i>		<i>Number of applications for</i>	<i>No demolitions should be</i>
<i>Performance indicator</i>	<i>Proposed Target</i>								
<i>Environment pg 26</i>									
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		Indicators and Targets	<i>demolitions in Conservation Areas</i>	<i>granted contrary to advice from the Conservation Officer and/or English Heritage.</i>
			<b>Housing pg 36</b>	
			<i>Progress on delivering new housing on Housing Allocation sites</i>	<i>Housing allocations completed in line with the phasing set out in the development guidance in Appendix 3 of the ADMP</i>
			<i>Progress on delivering new housing on mixed use allocation sites</i>	<i>All mixed use allocation sites completed in line with the phasing set out in the development guidance in Appendix 5 of the ADMP</i>
			<i>Additional completed units from residential subdivision</i>	<i>No additional completed units granted contrary to policy or overturned at appeal following a refusal</i>
			<i>Number of completed housing sites with a net loss of units</i>	<i>No more than 5% of completed housing sites to have net loss during the plan period.*</i>
			<b>Economy and Employment pg 45</b>	
			<i>Maintenance of Employment Allocations and Major Developed Employment Sites in the Green Belt</i>	<i>No loss of Employment Allocations and Major Developed Employment Sites in the green belt</i>
			<i>Progress on Broom Hill development</i>	<i>Development completed within the Plan period.</i>
			<i>Change in Employment floor space in non allocated sites</i>	<i>No annual net loss of employment floor space across the District</i>
			<b>Town and Local Centres pg 55</b>	
			<i>Percentage of A1 frontage within Primary Frontages of Sevenoaks Town Centre</i>	<i>At least 70% A1 frontage within Primary Frontage of Sevenoaks Town Centre</i>
			<i>Percentage of A1 frontage within Primary Retail Frontage of Edenbridge Town Centre</i>	<i>At least 45% A1 frontage within Primary frontage of Edenbridge Town Centre</i>
			<b>Green Infrastructure and Open Space pg 65</b>	
			<i>Development of school playing fields</i>	<i>No development of school playing fields contrary to policy or overturned at appeal</i>
			<b>The Green Belt pg 83</b>	
			<i>Proportion of additional</i>	<i>90% of newly built</i>

Ref	Page	Policy/ Paragraph	Main Modification	
			<i>employment floor space in Urban Confines</i>	<i>employment (B use classes), excluding replacement buildings, to be within the Urban Confines during the plan period**</i>
			<i>Proportion of completed housing in Urban Confines</i>	<i>80% housing units to be built within Urban Confines***</i>
			<i>Proportion of residential Green Belt applications overturned at appeal for: Extensions, Basements, Outbuildings, Replacement dwellings</i>	<i>No refused proposals for extensions, basements, outbuildings or replacement dwellings overturned at appeal</i>
			<i>Net additional caravan/mobile home units for agricultural and forestry workers in the Green Belt</i>	<i>No refused proposals for additional caravan/mobile home units for agricultural and forestry workers in the Green Belt overturned at appeal</i>
			<b><i>Leisure and Tourism pg 87</i></b>	
			<i>Additional Hotel and Tourist Accommodation Units in Urban Confines and Green Belt</i>	<i>No net loss of hotel and tourist accommodation in the District</i>
			<i>Additional Tourist attractions and facilities</i>	<i>No net loss of tourist attractions and facilities in the District</i>
			<i>Number of equestrian related applications overturned at appeal</i>	<i>No refused equestrian related development overturned at appeal</i>
			<i>Development at Brands Hatch</i>	<i>No refused proposals for development at Brands Hatch overturned at appeal</i>
			<b><i>Community Facilities pg 89</i></b>	
			<i>Development of redundant school buildings</i>	<i>No development of redundant school buildings where the applicant was not able to show that alternative community uses were not previously considered.</i>
			<b><i>Travel and Transport pg 94</i></b>	
			<i>Number of developments which include publicly accessible electric vehicle charging points</i>	<i>A net increase in electric vehicle charging points over the plan period</i>

Ref	Page	Policy/ Paragraph	Main Modification	
			<i>Number of developments which depart from Vehicle Parking Guidance Note</i>	<i>No developments permitted which depart from Vehicle Parking Guidance Note</i>
			<p>* Since 2006, 548 housing sites have been completed of which 7 (2.8%) had an overall net loss of units.</p> <p>** Since 2006, 1.4% of additional newly built (excluding replacements) employment (B use classes) floorspace built within the District was within the Green Belt.</p> <p>*** Since 2006, 80% of net housing was built within the Urban Confines. Of the remaining 20%, 17% completed housing units were considered appropriate development within the Green Belt including rural exception sites, conversions of existing buildings and redevelopment of sites where there is no greater harm to the openness of the green belt.</p>	
MM12	Various	Implementation and Monitoring  Core Strategy Performance Indicators and Targets	<b>Core Strategy Performance Indicator</b>	<b>Target</b>
			<b>Chapter 1. Sustainable Communities and Development Principles pg 14</b>	
			Proportion of completed housing in main settlements of Sevenoaks, Swanley and Edenbridge	68% of the housing supply is predicted to be within Sevenoaks Urban Area and Swanley. 74% of the housing supply is predicted to be within Sevenoaks Urban Area, Swanley and Edenbridge.
			Change in Employment floor space in the Main Settlements	The overall stock of employment land to be maintained
			Proportion of additional employment floor space in Urban Confines	The overall stock of employment land to be maintained
			Proportion of completed housing in Urban Confines	No new dwellings were allowed on appeal by the Planning Inspectorate within the Green Belt
			Changes in Settlement Hierarchy services and facilities score for individual settlements	No loss of services and facilities that serve the local community within rural settlements
			<b>Chapter 2. environment pg 26</b>	

Ref	Page	Policy/ Paragraph	Main Modification	
			Performance of new housing against Building for Life criteria	Two thirds of new housing development to be rated good or better against the Building for Life criteria and no development to be rated poor.
			Changes in Settlement Hierarchy services and facilities score for individual settlements	No loss of services and facilities that serve the local community within rural settlements
			Change in the number of Heritage Assets	No loss of listed buildings, historic parks and gardens, scheduled monuments or sites of archaeological interest.
			Change in Conservation Area extents	No reduction in the extent of Conservation areas due to insensitive development
			<b>Chapter 5. Town and Local Centres pg 46</b>	
			Change in Retail floorspace in the main settlements	Approximately 4000sqm net additional floorspace to be provided in Sevenoaks Town Centre by 2026.
			Swanley Regeneration Scheme	A town centre regeneration scheme, consistent with the Core Strategy, to be approved within five years and completed within ten years of the Core Strategy adoption.
			Changes in Settlement Hierarchy services and facilities score for individual settlements	No loss of services and facilities that serve the local community within rural settlements
			<b>Chapter 6. Green Infrastructure and Open Space pg 56</b>	
			Protection of Open Space Allocations	To maintain the Open Space allocations
			<b>Chapter 9. Community Facilities pg88</b>	
			Changes in Settlement Hierarchy services and facilities score for individual settlements	No loss of services and facilities that serve the local community within rural settlements





MM6 Appendix:

Site Address:	Land west of St Johns Way and Enterprise Way, Edenbridge	Settlement:	Edenbridge
Ward:	Edenbridge North and East	Proposed Allocation:	Residential and Open Space
Current Use / PP:	Greenfield and residential		
<p>Development Guidance:</p> <p><b>Design and Layout</b>  The site is dissected by an area of flood zone 3a and 3b as shown on the accompanying map. No residential development should be located within this area and sustainable drainage systems (SUDS) will be required as part of any scheme, together with a flood risk assessment. This river corridor should form a feature of the site, and should be managed and enhanced for biodiversity and recreation, in addition to its primary purpose as functional flood plain. Residential development should be located north and south of the constrained flood area.  The development will need to be designed to minimise its impact on the Green belt/open farmland to the west and scheme design, including building heights and density, should reflect the edge of settlement location of this site. The relationship of the development to the railway lines to the north and south and to the residential and industrial estate to the east will need to be carefully addressed. Proposals should not prejudice the operation of the existing industrial estate, or compromise the amenity of existing and future residents.  The size and context of the site make it suitable for a range of housing types, sizes and tenures, including affordable housing in accordance with Council policy. This site is also considered suitable for housing 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> <p><b>Landscape</b>  The TPO trees within and adjacent to the site should be preserved and form an integral part of the scheme. Landscaping and planting should be integrated into the development and will be required to screen the site from the adjacent countryside, and to provide a buffer between the railway lines, industrial estate, existing residential and the development site. These buffers will also provide biodiversity corridors which will enhance the green infrastructure network and make connections beyond the site. The river corridor should also include biodiversity enhancements. Site biodiversity surveys will be required to ensure any biodiversity concerns are adequately mitigated.  Provision of public open space will be required to support the development. The type and layout of open space will be a matter for consultation with the local community, but could include amenity greenspace, children’s playspace and allotments, as outlined in the Council’s Open Space Study.</p> <p><b>Access</b>  The primary access to the site should be from St John’s Way, with secondary access from Enterprise Way. The existence of the flood zone in centre of the site reinforces the need for multiple accesses. A Transport Assessment will be required to support any future application for the development of the site. Walking / cycling routes into Edenbridge town centre and to Edenbridge / Edenbridge Town station should be improved.</p> <p><b>Infrastructure</b>  Contributions to CIL will be required. This should facilitate contributions to mitigate impacts of the development on infrastructure, including education.</p>			

Delivery - Principal site owner promoting site for development. The site could come forward in phases, provided no one phase of development would prejudice the development of the area as a whole.

Gross Area (Ha):	11.8	Net Area (Ha):	9.2 (2.6ha flood zone)
Approximate Density (DPH):	30	Approximate Net Capacity:	276
Estimated Development Period:	0-5 years (2012-2016) and 6-10 years (2017-2021)	Source / Evidence Base:	Core Strategy Reserve Land