

Development Management Draft Policies Representations – August 2011

Ref No	Name	Organisation	Nature of Representation	Summary
Development Management Draft Policies General Comments				
DM187	Jo Tasker	Robinson Escott Planning	Object to the 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
DM211	Derek Johnson	Clerk Chevening Parish Council	Object to the 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.
DM272	Holly Ivaldi	Clerk Eynsford Parish Council	Object to the 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 Green Belt. No policy reference to housing. For example, is the council looking at use of flats over high street business premises in urban areas?
DM281	James Tagg		Object to the approach or wording	Criticism of the consultation process, not relevant to the consultation document.
DM303	Philip Jameson	Thames Water Property	Object to the approach or wording	Suggest new policy and supporting text dealing with water and sewerage infrastructure capacity.
DM383	Jennifer Bate	Kent Downs AONB	Object to the approach or wording	Greater importance to be placed on AONBs
DM402	Sarah Harrison	Southern Water	Object to the 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.
DM503	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Object to the approach or wording	Appendix 2: <ul style="list-style-type: none"> • Local Plan Policy EN1 is also replaced by Policy SC1 • Local Plan Policy EN9 is replaced by Policies GRN1 & GRN2 • Local Plan Policy EN26 is also replaced by Policy GRN1 • Local Plan Policy NR10 is replaced by Policy SC3 not SC2 • Local Plan Policies H16, H17, H18 & H19 are not replaced by Policy H3

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Item No. 6 Appendix B

Ref No	Name	Organisation	Nature of Representation	Summary
DM504	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Object to the 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
DM6	Karen Jefferys		Support the 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.
DM202	R Freeman	The Theatres Trust	Support the approach subject to changes	Glossary would be useful to list the use classes including sui generis designations, for clarity.
DM313	James Wickham	Chipstead Sailing Club	Support the approach subject to changes	Allocations and development management document should take adequate account of the needs of water-based recreational activities
DM384	Jennifer Bate	Kent Downs AONB	Support the approach subject to changes	Para 1.16 Add to bullet points •Landscape character
DM387	Jennifer Bate	Kent Downs AONB	Support the approach subject to changes	Would like to see encouragement given to ensuring new development uses renewable sources of energy.
DM442	Angela Howells	Clerk Parish Council Westerham	Support the 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.
DM472	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support the 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.
DM506	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support the 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.
DM3	Ms Hollingdale	Health and Safety Executive	Support the 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."

Ref No	Name	Organisation	Nature of Representation	Summary
DM4 DM8 DM10	Rachael Bust David Lamb	Safety Regulation Group CAA Coal Authority Surrey County Council	Support the approach	No Specific Comments
<u>Policy SC 1 Sustainable Development</u>				
DM5	McCarthy and Stone Retirement Lifestyles Ltd	The Planning Bureau Ltd	Object to the approach or wording	The requirements to meet Code Level should be left for the Building regulations
DM48	Trevor R Hall	Developer Contributions Manager Kent Police	Object to the 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 Sevenoaks District Council to discharge its responsibilities under the Crime and Disorder Act and PPS1.
DM150	John Lister	Natural England	Object to the 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.
DM204	Derek Johnson	Clerk Chevening Parish Council	Object to the approach or wording	Add: f. the ability of infrastructure such as roads and services to support the development.
DM275	B Ide	Shoreham Parish Council	Object to the approach or wording	Add criterion f. the maintenance of the Green Belt and the enhancing and conserving the AONB designations. This will give added protection to land with Green Belt and AONB status.
DM289	Hobson		Object to the approach or wording	Add f. the maintenance of the Green Belt and the enhancing and conserving the AONB designations.

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DM385	Jennifer Bate	Kent Downs AONB	Object to the approach or wording	Add bullet point: • The conservation and enhancement of the District's AONBs
DM426	Jennifer Wilson	Environmental Agency	Object to the approach or wording	The terminology and wording used in this policy is not robust enough.
DM70 DM108 DM301	Christine Lane Tracy Godden Philip Jameson	Town Clerk Edenbridge Town Council Clerk Dunton Green Parish Council Thames Water	Support the approach	Support
DM14	Thomas Rand		Support the 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.
DM148	John Lister	Natural England	Support the approach subject to changes	The following Core Strategy Objectives should be included in para 9.1 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)
DM217 DM137	Brenda Hambrook Cllr John Edwards-Winser	Oxford Parish Council	Support the approach subject to changes	The meaning of 'a balanced community' in this context should be clarified. Add new criteria "The development should not have an adverse effect upon local homes or the sustainability of local businesses".
DM246	Holly Ivaldi	Clerk Eynsford Parish Council	Support the approach subject to changes	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?

Ref No	Name	Organisation	Nature of Representation	Summary
DM302	United House	Planning Potential Ltd	Support the 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.
DM320	Debbie Salmon	Kent Wildlife Trust	Support the approach subject to changes	The following wording should added to section b of SC1. b. the impact of the proposal on the surrounding environment, and any natural habitats and biodiversity.
DM332	Armstrong (Kent) LLP	Christopher Hill GVA Grimley	Support the approach subject to changes	Policy SC1 and the supporting text should take account of the NPPF and its definition of sustainable development. It should be amended and expanded to reflect these factors with significant weight to be given to the benefits of economic and housing growth.
DM336	Hugh D'Alton	Sevenoaks Town Council	Support the approach subject to changes	'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 Division Kent County Council	Support the approach subject to changes	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 Division Kent County Council	Support the approach subject to changes	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.
DM405	Janice Butler	Leigh Parish Council	Support the approach subject to changes	Add effect on transport, i.e. to enable use of public transport rather than relying on cars. Add 'avoidance of building on flood plain'.
DM465	F Marshall	The Sevenoaks Society	Support the approach subject to changes	Clarity required on tandem development.
DM474	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support the approach subject to changes	Add "and natural assets" to the end of criterion d); and add a new criterion that recognises the need to maintain the Green belt.
<u>Policy SC2 Design Principles</u>				
DM1	Bob White	Kent Highway Services	Object to the approach or wording	Under General Design Principles there is the opportunity to include post-occupation evaluation alongside Building for Life.

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DM152	John Lister	Natural England	Object to the 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.
DM155	John Lister	Natural England	Object to the 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.
DM206	Derek Johnson	Clerk Chevening Parish Council	Object to the 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.
DM215	Y Tredoux	Kemsing Parish Council	Object to the 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 and leaving the site in a neat and tidy state.
DM262	Jo Tasker	Robinson Escott Planning	Object to the 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 paragraph 16 of PPS3.
DM304	United House	Planning Potential Ltd	Object to the approach or wording	A character study should be prepared in support of Policy SC2.
DM337	Hugh D'Alton	Sevenoaks Town Council	Object to the 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
DM361	Paul Crick	Environment and Planning Division Kent County	Object to the 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

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		Council		<p>established water courses and ponds.”</p> <p>Criterion (e) should be amended to say: “The proposal should incorporate within the design opportunities for increasing biodiversity potential where possible. Proposals that affect a site’s existing biodiversity should be designed in a way that avoids and/or mitigates any potential harm.”</p>
DM427	Jennifer Wilson	Environmental Agency	Object to the approach or wording	<p>Recommend that the following point is reworded as follows: “(b) The layout of the proposed development should respect the topography of the site, protect and enhance the Green Infrastructure Network features including trees, hedgerows and shrubs and any established water courses or ponds”</p>
DM13	Karen Jefferys	Natural England	Support the approach	Support e) is welcomed.
DM15	Thomas Rand			Emphasis on good design Council should seek specialist advice on design matters.
DM156	John Lister			
DM466	F Marshall	The Sevenoaks Society		
DM49	Trevor R Hall	Developer Contributions Manager Kent Police	Support the approach subject to changes	<p>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’.</p> <p>Recommend b) is amended to the following: ‘The layout of the proposed development should respect the topography of the site, retain important Green Infrastructure Network features including trees, hedgerows and shrubs, and enhance any established water courses or ponds whilst mitigating the risk of flooding of the site’.</p> <p>Also recommend that the nationally accepted standard for designing out crime and disorder the ACPO Secured by Design, Park Mark and Crime Prevention Through Environmental Design (CPTED) initiatives should be complied with, as relevant to the development, and should be incorporated within the policy</p>
DM71	Christine Lane	Town Clerk	Support the approach	Add the following to b) ‘and enhance any established water courses or ponds’- changes in the flood

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		Edenbridge Town Council	subject to changes	plain or river basins need very careful consideration; enhancement could have detrimental effects on other areas.
DM109	Tracy Godden	Clerk Dunton Green Parish Council	Support the approach subject to changes	(d) needs further explanation of what 'vehicles' means in this context. Does this relate to cars or is the criteria supposed to ensure service vehicle access is considered? Add criteria to ensure fire, ambulance / police services have adequate access to a development site.
DM154	John Lister	Natural England	Support the 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.
DM218 DM138	Brenda Hambrook Cllr John Edwards-Winser	Oxford Parish Council	Support the approach subject to changes	In terms of 'security' it should be clarified that this does not imply approval of 'electric-gating' and high-fencing used to stockade homes. ""Design Principles" 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.
DM247	Holly Ivaldi	Clerk Eynsford Parish Council	Support the 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.
DM305	United House	Planning Potential Ltd	Support the 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.
DM321	Debbie Salmon	Kent Wildlife Trust	Support the 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;

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				e) The proposal should incorporate within the design opportunities for increasing and extending biodiversity potential such as corridors and stepping stones of natural habitat and landscape 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 the 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 the 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.
DM419	National Grid	Nathaniel Lichfield & Partners	Support the approach subject to changes	Proposed amendment relates to ensuring flexibility in the drafting of the policy 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;" It is considered that this revised wording allows for a proper assessment on a site by site basis in respect of the need to retain landscape features.
DM475	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support the approach subject to changes	Add "and important views through the site" to the end of 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.
<u>Policy SC3 Amenity Protection</u>				
DM193	Jo Tasker	Robinson Escott Planning	Object to the 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.
DM403	Sarah Harrison	Southern Water	Object to the approach or wording	SC3. suggest the following wording: Development proposals in proximity to existing wastewater facilities will only be permitted if there is no unacceptable impact on the amenity of future occupants. The distance between the infrastructure and the development must be sufficient to allow adequate odour dispersion.
DM407	Janice Butler		Object to the 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

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				in towns, villages and in the countryside. Safeguarding open spaces and the Green Belt is part of "Protecting Amenity"
DM476	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Object to the 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.
DM16 DM110 DM139	Thomas Rand Tracy Godden Cllr John Edwards-Winser	Clerk Dunton Green Parish Council	Support the approach	Support approach
DM467	F Marshall	The Sevenoaks Society	Support the approach	Support policy but consider obscure glazing/secure windows unacceptable as a result of bad design
DM50	Trevor R Hall	Developer Contributions Manager Kent Police	Support the 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.
DM72	Christine Lane	Town Clerk Edenbridge Town Council	Support the approach subject to changes	The word 'outlook' is very subjective, clarification is needed over what constitutes a outlook worth preserving.
DM185	Lynda Harrison	Clerk West Kingsdown Parish Council	Support the approach subject to changes	The wording should include " noxious emissions , dust, vibration light or heat" as in policy NR10 of the saved policies of the SDLP
DM248	Holly Ivaldi	Clerk Eynsford Parish Council	Support the 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?
DM338	Hugh D'Alton	Sevenoaks Town Council	Support the 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'
DM362	Paul Crick	Environment and Planning Division	Support the 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.

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		Kent County Council		
DM420	National Grid	Nathaniel Lichfield & Partners	Support the 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 the approach subject to changes	Should this not also refer to the amenity of the future occupiers of the property being developed (it only refers to occupiers of nearby properties).
DM428	Jennifer Wilson	Environmental Agency	Support the approach subject to changes	Are unclear what the last sentence is trying to say. 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.
<u>Policy SC4 Reuse of Redundant School Buildings</u>				
DM197	Jo Tasker	Robinson Escott Planning	Object to the 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.
DM339	Hugh D'Alton	Sevenoaks Town Council	Object to the approach or wording	Care needs to be taken to ensure doesn't undermine the viability of existing community facilities. Opportunities from school facilities There is no provision for buildings which have come to the end of their natural life span.
DM73 DM111	Christine Lane Tracy Godden	Town Clerk Edenbridge Town Council Clerk Dunton Green Parish Council	Support the approach	Support
DM43	Christopher Drake	Assistant Town Clerk Swanley Town Council	Support the approach subject to changes	If suitable facilities are nearby then part of any proposals should include a 106 Agreement for funding
DM51	Trevor R Hall	Developer Contributions Manager Kent	Support the 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

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		Police		in further decay and increased criminality/disorder/anti social behaviour which would have a significant negative impact on local residents and Kent Police business
DM140 DM219 DM408	Cllr John Edwards-Winser Brenda Hambrook Janice Butler	Otford Parish Council Leigh Parish Council	Support the approach subject to changes	Suggest the addition of - Use re-conversion as potential conversion to apartments for older local residents
DM253	Holly Ivaldi	Clerk Eynsford Parish Council	Support the 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)
DM363	Paul Crick	Environment and Planning Division Kent County Council	Support the approach subject to changes	The stated policy is too rigid.
DM477	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support the approach subject to changes	It should be re-drafted to better reflect the sequential approach explained in paragraph 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).
<u>Policy SC5 Loss of Neighbourhood Services and Facilities</u>				
DM201	Jo Tasker	Robinson Escott Planning	Object to the approach or wording	A more precise definition of a neighbourhood service should be added to the policy. Is a public house a neighbourhood service?
DM112	Tracy Godden	Clerk Dunton Green Parish Council	Support the 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?
DM207	Derek Johnson	Clerk Chevening Parish Council	Support the approach	Endorse and support

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DM478 DM481	Councillor Tony Austin Ken Grist	Hextable Parish Council Secretary Manzoori Patients Forum	Support the approach	Promotion of Hextable Heritage Site as preferred location for a new GP surgery.
DM74	Christine Lane	Town Clerk Edenbridge Town Council	Support the 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.
DM141	Cllr John Edwards-Winser		Support the approach subject to changes	Financial considerations should be taken into account, but as an ageing population it should not be the only criteria.
DM254	Holly Ivaldi	Clerk Eynsford Parish Council	Support the approach subject to changes	Loss of services should equally apply to rural settlements.
DM340	Hugh D'Alton	Sevenoaks Town Council	Support the approach subject to changes	Would like confirmation that distance is covered within "equally accessible" also means nearby
DM364	Paul Crick	Environment and Planning Division Kent County Council	Support the 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 the closure of some facilities
DM433 DM434	Stephen Ingram	Primary Care NHS Kent & Medway	Support the approach subject to changes	Overview of GP facilities in Swanle, Hextable and Sevenoaks
Policy ECC1 Outdoor Lighting				
DM220 DM142	Ms Brenda Hambrook Cllr John Edwards-Winser	Otford Parish Council	Object to the approach or wording Support the approach subject to changes	Suggest the following criteria A: The effects of lighting must be assessed on areas beyond the curtilage of the development. i.e the 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 the borders of - those parishes.
DM277	B Ide	Shoreham Parish Council	Object to the approach or wording	b) could be ambiguous. It could be interpreted that alignment of lamps is to be minimised or that the provision of shielding should be minimised.

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				Suggest the following wording:- b) The impact and suitability of the lighting intensity, alignment of lamps and provision of shielding in relation to light pollution and impact upon the night sky is minimised;
DM291	Hobson		Object to the approach or wording	Policy should be rewritten as; b) The impact in relation to light pollution and the impact on the night sky has been minimised by suitable lighting intensity, alignment of lamps and provision of shielding;
DM341	Hugh D'Alton	Sevenoaks Town Council	Object to the approach or wording	There does not appear to be any policy covering water pollution or flooding. . Point 2.15 mentions PPG25, which is soon to be abolished.
DM342	Hugh D'Alton	Sevenoaks Town Council	Object to the 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
DM409	Janice Butler	Leigh Parish Council	Object to the approach or wording	Re Flooding Would like to be added 'provision of hard standing will only be permitted where measures are taken so there is no surface run off.'
DM429	Jennifer Wilson	Environmental Agency	Object to the approach or wording	Detailed comments on water and flooding
DM463	South East Water	Adams Hendry	Object to the approach or wording	Request therefore that the DPD includes a specific policy or policies
DM479	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Object to the approach or wording	Paragraph 2.8 should recognise composting alongside recycling, and should make reference to waste prevention which is at the top of the waste hierarchy.
DM480	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support the approach	Welcome the recognition that lighting is an aspect of tranquillity. It should include a reference to the use of low energy lighting as in Local Plan Policy EN31.
DM75	Christine Lane	Town Clerk Edenbridge Town Council	Support the 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
DM388	Jennifer Bate	Kent Downs AONB	Support the approach	Support this policy and mention of the sensitivity of the AONB to light pollution.
DM52	Trevor R Hall	Developer Contributions	Support the approach subject to changes	Recommends the inclusion of a further criterion: 'Any potential on crime, disorder and/or anti social behaviour is mitigated'

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		Manager Kent Police		
DM113	Tracy Godden	Clerk Dunton Green Parish Council	Support the approach subject to changes	More consideration should be given to the environmental impact of artificial lighting given that the District is 'a predominantly rural area' in which you would not expect there to be the same degree of lighting as in urban areas?
DM255	Holly Ivaldi	Clerk Eynsford Parish Council	Support the approach subject to changes	Clarification is needed as to whether this would exclude lighting for things like outdoor tennis courts and swimming pools
DM365	Paul Crick	Environment and Planning Division Kent County Council	Support the approach subject to changes	Green Infrastructure is an integral part of climate change adaptation and it is recommend the inclusion here of the Core Strategy objective: "To maintain and enhance the biodiversity of the District including provision of a network of habitat corridors as part of the Green Infrastructure Network." 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 Division Kent County Council	Support the 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
DM435	Angela Howells	Clerk Westerham Parish Council	Support the approach subject to changes	Outdoor lighting is highly intrusive in hilly countryside and Westerham parish, particularly in Crockham Hill, does suffer from its impact.
<u>Policy EEC2 Noise Pollution</u>				
DM188	Lynda Harrison	Clerk West Kingsdown Parish Council	Object to the 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"
DM221 DM143	Brenda Hambrook Cllr John Edwards-Winser	Otford Parish Council	Object to the approach or wording	Any form of noise pollution within a conservation area should not be permitted at any time. Any form of noise pollution within a conservation area should be minimised at all times.
DM278	B Ide	Shoreham Parish Council	Object to the approach or wording	Change "high noise" to "noise" in the final sentence as the word 'high' is meaningless and open to interpretation.

Ref No	Name	Organisation	Nature of Representation	Summary
DM292	Hobson		Object to the approach or wording	High noise is very subjective. Therefore, in relation to AONBs, change "high noise" to "noise" in the final sentence.
DM114	Tracy Godden	Clerk Dunton Green Parish Council	Support the approach	Support
DM389	Jennifer Bate	Kent Downs AONB	Support the approach	Support this policy and should mention of the sensitivity of the AONB to noise pollution.
DM76	Christine Lane	Town Clerk Edenbridge Town Council	Support the approach subject to changes	Under a). 'unacceptable impact' unacceptable to whom? This needs clarification.
DM306	United House	Planning Potential Ltd	Support the 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.
DM322	Debbie Salmon	Kent Wildlife Trust	Support the approach subject to changes	Recommend a further clause is added to the policy:- c) Will not result in activities which will cause disturbance to designated sites and nature reserves managed for their bird populations
DM482	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support the approach subject to changes	The word "high" should be deleted from the last paragraph.
<u>Policy HA1 Heritage Assets</u>				
DM144 DM222	Cllr John Edwards-Winser Brenda Hambrook	Oxford Parish Council	Object to the approach or wording	Heritage assets should include all items/artefacts discovered below the 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 the Council. Non-intrusive archaeological surveys should require permission from the District Council. Need for local list agreed in advance with the local Parish Council.
DM157	John Lister	Natural England	Object to the approach or wording	Policy HA1 may not reflect national guidance which requires the protection of ancient woodland. The notion of development in an Ancient Woodland and the idea of mitigation of potential harm are matters of great concern and complexity. The provision of new wood land elsewhere does not address loss
DM256	Holly Ivaldi	Clerk Eynsford	Object to the approach or	This policy is inadequate. It will not protect woodland that is lost for example, to agricultural expansion,

Ref No	Name	Organisation	Nature of Representation	Summary
		Parish Council	wording	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 the last sentence, the term 'destroyed' should be followed by 'or markedly degraded'. Para 3.14 - How will it be decided what qualifies as a heritage asset?
DM115	Tracy Godden	Clerk Dunton Green Parish Council	Support the approach	Support Local List
DM468	F Marshall	The Sevenoaks Society		
DM40	Sir Michael Harrison	Chairman Sevenoaks Conservation Council	Support the approach subject to changes	Policy HA1 and/or the text should be amended to include the 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.
DM77	Christine Lane	Town Clerk Edenbridge Town Council	Support the approach subject to changes	The meaning of the second statement is unclear, does it refer to sites where demolition is proposed? Objects to the idea of a local list of important buildings. The Listed Building register provides a high level of protection. Buildings not listed, if important enough add to the character of the area and would be protected as changes could effect the distinctive local character of the area protected under SC2
DM189	Lynda Harrison	Clerk West Kingsdown Parish Council	Support the approach subject to changes	There should be a list of local ancient woodlands, historic parks and gardens as well as important buildings
DM323	Debbie Salmon	Kent Wildlife Trust	Support the approach subject to changes	Recommend that the following wording be added to the policy. Planning application proposals that affect a heritage asset, ancient woodland or its setting, will only be permitted where the development preserves or enhances the character, appearance and settings of the asset through high quality, sensitive design. Applications will be assessed with reference to the prominence of the location, the historic, ecological and architectural value of the asset and the historic and architectural value of the feature to be replaced. In the case of ancient woodland the application should prove that there will be no impact on the ecological integrity of the woodland or the species that use the site. Such application should be accompanied by a full ecological assessment of the ancient woodland and the species present

Ref No	Name	Organisation	Nature of Representation	Summary
DM343	Hugh D'Alton	Sevenoaks Town Council	Support the 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>
DM367	Paul Crick	Environment and Planning Division Kent County Council	Support the approach subject to changes	<p>Recommend that the following should be added to the wording of 3.13 and/or included as part of Policy HA1: “...Proposals that would result in the loss or deterioration of ancient woodland will not be granted planning permission unless the need for, and benefits of, the development in that location outweigh the loss of the woodland habitat.”</p> <p>In the 2nd para it is suggested that the word ‘value’ is replaced by ‘significance’ as this is the preferred term in PPS5.</p> <p>The 3rd para should start with “Where the planning application...” rather than “Where the asset...”</p>
DM390	Jennifer Bate	Kent Downs AONB	Support the approach subject to changes	Suggest mention of the Kent Farmstead Guidance
DM410	Janice Butler	Leigh Parish Council	Support the approach subject to changes	Would welcome a list of locally important buildings, and wonder where the village Green stands on this and how it is officially classified.
DM483	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support the approach subject to changes	<p>The second para should also refer to landscape. Para 3.1 clearly regards landscapes as part of the heritage assets of the District, but the policy seems to imply that the Policy just relates to historical assets. The Policy should better reflect the supporting text.</p> <p>Policy EN23 should be added to the list of Local Plan policies to be replaced by this policy in accordance with Appendix 2.</p>
<u>Policy HA2 Demolition within Conservation Areas</u>				
DM41	Sir Michael Harrison	Chairman Sevenoaks Conservation Council	Object to the approach or wording	<p>There should be an equivalent policy to EN23. It is not sufficient to rely on other policies such as Policy SC2.</p> <p>There should be a provision in the policy requiring the District Council to consult English Heritage on applications relating to, or otherwise affecting, listed buildings, locally listed or other significant</p>

Ref No	Name	Organisation	Nature of Representation	Summary
				<p>buildings in or adjoining Conservation Areas.</p> <p>There should be a provision within Policy HA2 aimed at preventing the demolition of buildings in Conservation Areas until redevelopment is commenced. Planning permission for demolition and redevelopment should contain a condition prohibiting demolition until the approval of all relevant reserved matters, or a condition prohibiting demolition until the District Council is satisfied about the immediacy of re development.</p> <p>This should be general policy provision for all development.</p>
DM224	Brenda Hambrook	Oxford Parish Council	Object to the approach or wording	<p>There should be a policy to cover the future protection or enhancement of conservation areas throughout the District.</p> <p>A: That highways signage be reduced to the minimum in Conservation Areas. That highways signage only include that required for the safety of pedestrians and traffic.</p> <p>B: That there is a uniformity of shop signage in terms of style, colour and size within a specified Conservation Area.</p> <p>C: That there is no (exterior) advertising or promotional signing (with the exception of parish notice boards) within a specified Conservation Area.</p> <p>D: That the introduction of finger-posts, information boards or directions use local materials and be of a uniform style and colour.</p>
DM344	Hugh D'Alton	Sevenoaks Town Council	Object to the approach or wording	<p>There is no mention of an "All developments must preserve or enhance the Conservation Area"</p> <p>Would like the above policy to apply to developments directly adjacent to Conservation Areas.</p>
DM17	Thomas Rand	Town Clerk Edenbridge Town Council	Support the approach	Support
DM78	Christine Lane	Clerk Dunton Green Parish Council		
DM116	Tracy Godden			
DM145	Cllr John Edwards-Winser		Support the approach subject to changes	Highways signage should be reduced in CAs. Uniformity of shop signage. No exterior advertising or promotional signage. Finger posts, information boards or directions use local materials and be of a

Ref No	Name	Organisation	Nature of Representation	Summary
				uniform style and colour.
DM223	Brenda Hambrook	Oxford Parish Council	Support the approach subject to changes	The local list should be fully agreed in advance with the local Parish Council .
DM257	Holly Ivaldi	Clerk Eynsford Parish Council	Support the approach subject to changes	Para 3.16 - This should mean presenting plans that show the context of the development, i.e. not just elevations and floor plans but proposed views and street scenes.
DM411	Janice Butler	Leigh Parish Council	Support the approach subject to changes	Add point requiring alterations/additions to buildings in a conservation area to be appropriate to the conservation area, with more consideration given to Village Design Statement.
DM469	F Marshall	The Sevenoaks Society	Support the approach subject to changes	Heritage Assets should be subject to external consultations.
DM470	F Marshall	The Sevenoaks Society	Support the approach subject to changes	Demolition applications should be delayed until all outstanding matters resolved.
<u>Policy GB1 Reuse of Buildings within the Green Belt</u>				
DM18	Thomas Rand		Object to the approach or wording	Provides too much protection Use disused Nurseries for sheltered or warden controlled housing
DM146	Cllr John Edwards-Winser		Object to the 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. Oxford PC should be fully involved with any future SPD.
DM184	Graham Simpkin	Graham Simpkin Planning	Object to the approach or wording	Could also refer to re-use of buildings for holiday accommodation to help meet aspirations for additional tourist accommodation in the District and could cross-reference to the Policies related to Tourist Development. Could also usefully refer to the potential for equestrian use of existing buildings in the Green Belt and cross-reference Policy LT3.
DM192	Lynda Harrison	Clerk West Kingsdown Parish Council	Object to the approach or wording	There needs to be a condition to cover criteria 1) of existing policy GB3B, " where the building itself or other buildings within a related group have been constructed within the last 10 years it will be necessary to demonstrate that there was a genuine agricultural justification for the building when originally constructed " In order to give the same protection to the ANOB as existing policy GB3A the sentence " The creation of

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Ref No	Name	Organisation	Nature of Representation	Summary
				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 the character of those areas" needs to be added.
DM250	Robinson Escott	Mark Batchelor Robinson Escott	Object to the approach or wording	Objection to description of VSC's Objection to 75% of existing structure being maintained.
DM464	South East Water	Adams Hendry	Object to the approach or wording	Notes that the DPD only includes draft Policy GB1 dealing with the re-use of buildings in the Green Belt, which makes no reference to the development of new buildings
DM79	Christine Lane	Town Clerk Edenbridge Town Council	Support the approach	Support
DM225	Brenda Hambrook	Otford Parish Council	Support the approach	Would like to be fully involved in all discussions throughout the consultation period and in any development of future planning policy in this regard.
DM368	Paul Crick	Environment and Planning Division Kent County Council	Support the approach	Considers that Policy GB1 provides sufficient control to ensure development respects and protects the District's Green Belt.
DM471	F Marshall	The Sevenoaks Society	Support the approach	Support principle of GB. Do not agree in commercial re-use being prioritised above residential. Notice lack of reference to other key designations
DM485	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support the approach	Support but Policy GB3B should be added to the list of Local Plan policies to be replaced by this policy in accordance with Appendix 2.
DM95	Alison de Jager	Ash-cum-Ridley Parish Council	Support the 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
DM117	Tracy Godden	Clerk Dunton Green Parish Council	Support the 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 the character of the area, will result in derelict buildings harming the character of the area.
DM258	Holly Ivaldi	Clerk Eynsford Parish Council	Support the approach subject to changes	Leisure or community activities that do not alter the external appearance should be considered ahead of residential. Priority given to conversion to agricultural use to prevent speculative building for non-viable uses.

Ref No	Name	Organisation	Nature of Representation	Summary
				<p>Permission should be subject to boundary treatments not affecting the openness of the Green Belt.</p> <p>Traffic and traffic movements must be taken into account for re-use.</p> <p>Proliferation of such conversions that cause increased density should also be taken into account.</p> <p>It is necessary for the developer to demonstrate that likely traffic movement and size of vehicles from business use is appropriate to the local roads and area.</p>
DM290	J.L Phillips	Tandridge District Council	Support the approach subject to changes	Proposing that least 75% of the original structure be maintained to protect its rural character may not be workable in practice. Given the draft NPPF stance the 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 the character of the openness of the countryside in Sevenoaks District adjoining the Tandridge/Sevenoaks District boundary.
DM316	Adrian Standing	Ark Projects Limited	Support the approach subject to changes	Criteria of saved Policy EP13 should be incorporated within the proposed Green Belt SPD.
DM391	Jennifer Bate	Kent Downs AONB	Support the approach subject to changes	This policy is also applicable to buildings within the AONB
DM484	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support the approach subject to changes	The first and second sentences should be re-worded as follows: “National and local policies controlling development in the countryside apply with equal force in the Green Belt. However, there is a strong presumption against development within the Green Belt, and it will only be accepted in very exceptional circumstances.”
<u>Minor Green Belt Boundary Amendments</u>				
DM106	Christina Wilton	Brasted Parish Council	Object to the approach or wording	The phrase "where land no longer contributes to the Green Belt" is dangerously loose.
DM118	Tracy Godden	Clerk Dunton Green Parish Council	Object to the approach or wording	Under what circumstances would land be deemed to 'no longer contribute to the Green Belt? Land becoming derelict is indicated as not being sufficient reason
DM35	Alice de la Rue		Object to the approach or wording	Are not aware that there have ever been any amendments to the Green Belt boundary to accommodate sites for Gypsies or Travellers in any part of the country, yet there have been many such alterations to accommodate mainstream housing

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Ref No	Name	Organisation	Nature of Representation	Summary
DM412	Janice Butler	Leigh Parish Council	Support the approach	Ensure Sevenoaks District Council's procedures for amendments facilitate consultation with the Parish Councils and neighbours.
DM19	Thomas Rand		Support the approach	In some cases the GB is over protected as in the case of small plots adjoining boundaries. Minor adjustment to the Boundaries would encourage land owners to enhance and recycle derelict land.
DM30	Leslie Robis		Support the approach subject to changes	<p>There remains a real need for housing in particular Social Housing and purpose built Retirement Homes</p> <p>In Swanley/Hextable there are 2 sites which if developed would improve the street scene not affect the Green Belt and if designated for local need, provide much needed local housing. These sites are old now defunct nursery land.</p> <p>Corner of New Barn Road and Swanley Lane at Five Wents. It would not affect the green wedge separating Hextable from Swanley and would clean up the boundary of residential land. Development would not form a precedents as the two sites are not surrounded by green belt or agricultural land. If developed would form an integral part of the local community, particularly if developed specifically for defined local need including a much needed health clinic.</p>
DM31	Leslie Robis		Support the approach subject to changes	<p>There remains a real need for Social Housing and purpose built Retirement Homes.</p> <p>In Swanley/Hextable there are 2 sites which if developed would improve the street scene not affect the Green Belt 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 the village envelope with the new boundary separating it from industrial land. Development would not form a precedent as the two sites are not surrounded by green belt or agricultural land. If developed would form an integral part of the 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 the approach subject to changes	Propose a minor amendment to the boundary south of Parkfield on the Wildernesse Estate, Sevenoaks, to form a straight line along the boundary of the golf course.
DM103	Mark Batchelor	Robinson Escott Planning	Support the approach subject to changes	Minor Amendment to Halstead Village to embrace Deer Leap Stud Farm, all the buildings within Warren Court as well as Warren Court Farmhouse.
DM105	Sawyers Park	Mark Batchelor	Support the approach	Minor Boundary Amendment of West Kingsdown to include "The Bungalow, London Road, West

Ref No	Name	Organisation	Nature of Representation	Summary
	Homes	Robinson Escott Planning	subject to changes	Kingsdown".
DM182	Mr A Lee and Ms Ackleton		Support the 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 the pattern of development in the adjacent settlement of Swanley than in the land beyond the site boundaries that is predominantly open. The uses and activity within the site has a functional relationship to the settlement because all access into and out of the site takes place through the settlement of Swanley.</p> <p>A substantial gap of open land will remain that will separate Hextable from the edge of Swanley and prevent neighbouring settlements from merging into one another.</p> <p>This area of land no longer fulfils the fundamental aim of the Green Belt that is to retain the openness of land because it is already built up. The Inspector in his report into the Sevenoaks District Local Plan recommended that the Green Belt boundary should be redefined as suggested in this representation. However, at the time the Inspectors decisions were not mandatory and SDC decided not to accept the recommendation.</p>
DM216	P Brazier		Support the approach subject to changes	<p>Land north of New Barn Road, Swanley. It is bounded by New Barn Road to the north, New Barn Park to the west, and a derelict Nursery and housing development to the east and south. It is for the most part undeveloped with buildings contained to the northern end of Veitchii Nursery comprising a detached cottage and range of buildings in employment use. The undeveloped part of the site is not in productive use and suffers from fly tipping and unauthorised access to the detriment of the visual amenities of the area.</p> <p>The proposal is to utilise the 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 the 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 the 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 the access design, massing and location of a crematorium together with associated landscaping, it is contended the 'green wedge' between the Swanley and Hextable would be preserved. The local need and provision of public open space would amount to very special circumstances for the allocation of the uses in the LDF, in an area otherwise designated as Green Belt.</p>
DM282	Barbara Ayres		Support the approach	Hextable Parish Council Complex . The small piece of land lies right on the edge of the Green Belt and

Ref No	Name	Organisation	Nature of Representation	Summary
			subject to changes	<p>is completely surrounded by development, with Crawfords on one side and the parish complex on the other sides, which is not needed and not used. This area could accommodate a small detached house 'completing the close'</p> <p>3 options proposed Take site from the GB. Take the parish complex site containing the development out of Green Belt. Leave all the site in GB including the small plot and submit a planning application for a residential unit.</p>
DM183	M Johnson		Support the approach subject to changes	<p>Hextable Development across this site is more closely related to the pattern of development in the adjacent settlement of Hextable than in the land beyond the site boundaries that is predominantly open. The uses and activity within the site has a functional relationship to the settlement because all access into and out of the site takes place through the settlement of Hextable. A significant part of the 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 the edge of Swanley and prevent neighbouring settlements from merging into one another.</p> <p>This area of land no longer fulfils the fundamental aim of the Green Belt that is to retain the 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 the existing confines of the settlement of Hextable. The release of this land from the Green Belt would provide for these development needs to be met without having to rely upon very special circumstances.</p>
DM285	Tracy Lane	Parish Clerk Hextable Parish Council	Support the approach subject to changes	Minor amendment at Hextable Parish Council.
DM147 DM236	Cllr John Edwards-Winser Brenda Hambrook	Oxford Parish Council	Support the approach subject to changes	Oxford Parish Council is planning to improve its car parking facilities and may wish to seek a Minor Green Belt Amendment in order to introduce a Green car park area on the village's Southern boundary.
DM317	Mr and Mrs K Vizard	Adrian Standing Ark Projects Ltd	Support the approach subject to changes	Minor Boundary Amendments Bartram Farm Estate Old Oxford Road Sevenoaks
DM318	Brian Chandler	Adrian Standing Ark Projects Ltd	Support the approach subject to changes	Minor Amendments College Road Nurseries College Road Hextable
DM319	P Cruickshank	Adrian Standing	Support the approach	Minor Boundary Amendments Land at Park Lane Kemsing

Ref No	Name	Organisation	Nature of Representation	Summary
		Ark Projects Ltd	subject to changes	
DM47	J Hoad	Hartley Parish Council	Support the approach subject to changes	The GB boundary at Billings Hill Shaw, Hartley, should be amended as agreed in the previous SDLP.
DM102	Clark's College Ltd	Mark Batchelor Robinson Escott Planning	Support the approach subject to changes	Request for a small scale boundary amendment at Southdown House, High Street, Brasted as the land does not contribute to the purposes of the Green Belt and the boundary cut across curtilages.
<u>Major Developed Site Boundaries</u>				
DM486	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support the 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.
DM333	Armstrong (Kent) LLP	Christopher Hill GVA Grimley	Support the approach subject to changes	Promoting amendment to Fort Halstead MDS boundary.
<u>Promoting Land for Housing</u>				
DM226	Brenda Hambrook	Oxford Parish Council	Object to the approach or wording	Concern over the 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 to detrimental to the sustainability of the local community.
DM276	Cooper Estates Limited	Robin Buchanan	Object to the approach or wording	Supports the approach (of the DPD) subject to changes' as follows: (a) That the site be included as a new housing allocation in the merged Allocations and Development Management DPD. (b) That the second bullet point parameter in the table at para 5.1 of the DPD be amended as follows: "The site is located within the confines of an existing built settlement or on the edge of a built up settlement and not within the green Belt". There are only very limited locations that could satisfy both the 'or' provision and the 'and' provision.
DM311	Cooper Estates	Paul Watson Phillips Planning Services	Object to the approach or wording	Promotion of safeguarded land, early release proposed.

Ref No	Name	Organisation	Nature of Representation	Summary
DM104	Mark Batchelor	Robinson Escott Planning	Support the approach	Allocation of land to the west of no.5 Mill Lane, Shoreham for housing. Already submitted during the Allocation (Options) consultation.
DM34	Leigh Family	Carter Planning Limited	Support the approach subject to changes	Leighs Yard and Shefts Croft, Mill Hill, Edenbridge should be considered for residential development.
DM307	United House	Planning Potential Ltd	Support the approach subject to changes	Continued promotion of United House for housing allocation
DM334	Armstrong (Kent) LLP	Christopher Hill GVA Grimley	Support the approach subject to changes	Support of Fort Halstead as a mixed use housing led allocation.
DM392	Jennifer Bate	Kent Downs AONB	Support the approach subject to changes	Housing and residential development The AONBs should be mentioned in this chapter. Para 5.1 Add'enabling the GB and the AONBs to continue to be protected' Promoting Land for Housing Wherever Green Belt is mentioned AONB could also be added. AONB is not exempt from receiving planning applications! Therefore add to bullet point 2: '..... and not within the GB or the AONB'
DM404	Helen Milner	Network Rail	Support the approach subject to changes	Promotion of Station Road Edenbridge
<u>Policy H1 Residential Conversions</u>				
DM251	Robinson Escott	Mark Batchelor Robinson Escott	Object to the approach or wording	Objection to criteria a) being too restrictive.
DM20 DM80 DM119 DM293	Thomas Rand Christine Lane Tracy Godden J.L Phillips	Town Clerk Edenbridge Town Council Clerk Dunton Green Parish Council Tandridge D Cl	Support the approach	Support
DM53	Trevor R Hall	Developer Contributions Manager Kent	Support the approach subject to changes	Conversion of residential properties in to apartments usually leads to more vehicles being parked on the highway, the highway often already being congested. This impacts on emergency services responses to premises in the vicinity.

Ref No	Name	Organisation	Nature of Representation	Summary
		Police		Recommends a further criterion: 'The proposal not increasing traffic congestion and on street vehicle parking in the vicinity'
DM149	Cllr John Edwards-Winser		Support the approach subject to changes	Might be difficult to prove if the development will produce a materially greater impact on the openness of the Green Belt compared with what it is replacing. ANY application for a new development clearly establishes that its effect will not be detrimental to the sustainability of the local community
DM345	Hugh D'Alton	Sevenoaks Town Council	Support the approach subject to changes	Point 5.4 should be amended to cover not just apartments, but developments where dwellings are split vertically. ie the successful redevelopment of the RUC hall in Hollybush Lane
DM393	Jennifer Bate	Kent Downs AONB	Support the approach subject to changes	This policy should also cover the AONBs
DM413	Janice Butler	Leigh Parish Council	Support the approach subject to changes	Add 'or significantly increase traffic flow along country lanes or roads without pavements'
DM488	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support the approach subject to changes	Consider that reference to flood risk should be specifically included in the Policy. Also, for clarity, reference to policies SC1, SC2 and SC3 should be included.
<u>Policy H2 Limited Extensions or Outbuildings to Existing Dwellings in the Green Belt</u>				
DM37	Mike Tatham	Tatham Homes Ltd	Object to the approach or wording	Each application should be treated on its merits and on its design to decide if it was an acceptable development in the green belt. Some schemes meet the proposed criteria but are not acceptable and vice versa. Basements that are below ground level should not be included in the volume or area calculation as they have no bearing on the visual bulk of the building and cannot possibly impact on the green belt. If there is a restriction it should be the method currently used based on floor areas. Volumes can distort the proposed designs with acceptable volumes in planning terms for instance, the incorporation of a flat roof extensions that may be out of character to the existing.
DM44	Christopher Drake	Assistant Town Clerk Swanley Town Council	Object to the approach or wording	Objects to the reduction in the total volume of extensions or outbuildings to existing dwellings in the Green Belt, from 50% to 30%

Ref No	Name	Organisation	Nature of Representation	Summary
DM132	Gillian King Scott	Clerk Halstead Parish Council	Object to the approach or wording	30% Volume more complicated to calculate than 50% floor-space. Does this include non-habitable roof spaces?
DM186	Graham Simpkin	Graham Simpkin Planning	Object to the 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 the social inequalities.</p> <p>The volume calculation based on such a distant date will add to arguments between the Council and applicants and appeals. The choice of volume is a retrograde step. If volume is used the horizon date or base date for the operation of the 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 the 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 Green Belt areas and those elsewhere (apart from certain protected areas) for the use of Permitted Development Rights.</p> <p>It is also noted that the GPDO has moved away from volume limits to specific criteria and therefore the proposed DPD Policy H2 seems to be going in the opposite direction.</p>
DM194	Lynda Harrison	West Kingsdown Parish Council	Object to the approach or wording	<p>Proposed policy H2 is not a replacement for existing policy H14B which relates to outbuildings in the AONB. There should be a new policy covering the criteria contained in H14B, i.e. the total gross floor area of 40sqm, the building being single storey, the 30% increase in volume, design and siting and the fact that outbuildings will not be permitted within the 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 proportionalley larger extensions to smaller properties. Smaller dwellings provide accommodation for those of lesser means. The policy also helps to protect the countryside from the urbanising effect of increasing numbers of large properties.</p>
DM213	Y Tredoux	Kemsing Parish Council	Object to the 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 the street scene and create additional overlooking of neighbouring properties to the detriment of the amenity of the residents.

Ref No	Name	Organisation	Nature of Representation	Summary
DM227	Brenda Hambrook	Oxford Parish Council	Object to the approach or wording	Recommend retention of the 50% rule. Proportionately larger extensions to smaller properties should only be allowed when there is proven justifiable need.
DM245	James Tagg		Object to the approach or wording	<p>Objections - on Environmental Grounds - shortage of housing accommodation (often done by relaxing Greenbelt restrictions)</p> <p>on Socioeconomic Grounds- The scheme will reduce the increase in habitable area within the countryside.</p> <p>on Design and Heritage Grounds.- The proposal will result in building schemes that maximize the utility of the space within the new restrictions.</p> <p>If read without mathematical knowledge it implies that a 50% volume limit would be considerably larger than a 50% floor area limit and so the 30% volume is a more appropriate balance.</p>
DM263	Robinson Escott	Mark Batchelor Robinson Escott	Object to the approach or wording	<p>Policy text should reflect text contained in GPDO with regards to ancillary uses;</p> <p>PPG2 allows the limited extension of dwellings in the Green Belt and should not be subject to individuals circumstances;</p> <p>Cannot identify any valid reason why the current policy should be changed. Basements don't impact upon GB openness the reference should be deleted.</p>
DM295	Hobson		Object to the 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 m ³ , whichever is the larger"
DM346	Hugh D'Alton	Sevenoaks Town Council	Object to the approach or wording	<p>A reduction from 50% to 30% floorspace allowance is too drastic and would prefer to see higher percentage allowed.</p> <p>There is a case for allowing proportionately larger extensions to smaller properties when properties are under the 1200-1400sq ft size range.</p>
DM414	Janice Butler	Leigh Parish Council	Object to the 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.
DM436	Angela Howells	Clerk Westerham Parish Council	Object to the approach or wording	Seeks confirmation of detailed interpretations.
DM453	Naomi Wolfe	Eynsford Parish Council	Object to the approach or wording	<p>Find it difficult if not impossible to assess applications using these criteria.</p> <p>Clarification is needed as to whether the proximity of outbuildings as well as whether things like tennis courts and swimming pools would count in the calculations.</p>

Ref No	Name	Organisation	Nature of Representation	Summary
DM473	L Moss	Fawkham Parish Council	Object to the approach or wording	Detailed Objection to Policy H2.
DM287	Tracy Lane	Clerk Hextable Parish Council	Object to the approach or wording	Believe change in approach is confusing for some applicants. The 50% rule should be kept
DM489	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Object to the approach or wording	<p>30% doesn't seem unreasonable, would prefer to see an approach that does not set limits. Refer to para 3.6 of PPG2 and the draft NPPF proposes to keep the same approach and same wording.</p> <p>The standard floor area or volume approach seeks to provide control and certainty by limiting the size of extensions, but makes it difficult to refuse anything that is at the absolute limit people inevitably will push to the limits of what they are allowed.</p> <p>There is also the 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 the 30% volume figure includes any previous extensions and outbuildings, what is the situation where the original house has not had any extensions and is in its original form? If the owner achieves permission for a 30% increase will the Council automatically remove permitted development rights for any further extensions? This is an option the Council has and would be relatively straightforward in this clear cut situation, but it is more difficult if the owner only applies for a 20% extension. What would (can) the Council do about controlling permitted development rights in this instance to ensure only 30% overall? It makes for a rather complicated, and potentially confrontational, approach.</p> <p>The policies should not actually set any size limit but each case should be considered on its merits against the 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 the policy (or at least the supporting text), whilst the other proposed criteria would remain relevant (and perhaps could be added to). This will enable the Council to consider each proposal individually and, where considered appropriate, not accept even a 30% increase.</p>
DM214	Y Tredoux	Kemsing Parish Council	Support the approach	Agree that there is a case for allowing proportionately larger extensions to smaller properties.
DM151	Cllr John Edwards-Winser		Support the approach	<p>Volume is a lot easier to consider than area. Should there be a cut-off date included? ie 30% volume at the date built or as at 1947.</p> <p>No reason for proportionately larger extensions for smaller properties unless there is proven justifiable need ie dialysis equipment</p>
DM294	J.L Phillips	Tandridge D C	Support the approach	Support

Ref No	Name	Organisation	Nature of Representation	Summary
DM21	Thomas Rand		Support the approach subject to changes	The extensions allowed should be the same for every property
DM81	Christine Lane	Town Clerk Edenbridge Town Council	Support the approach subject to changes	Concern over the case for including basements, suggest if they don't have separate entrances and are no habitable space they should not be included.
DM96	Alison de Jager	Ash-cum-Ridley Parish Council	Support the approach subject to changes	There is a case for allowing proportionally larger extensions to smaller properties, but for larger properties, the maximum extension should be less than 30%.
DM107	Christina Wilton	Brasted Parish Council	Support the approach subject to changes	Changing from floorspace to volume will make calculations more difficult. Introduce a reducing sliding scale according to the original size of the property, possibly starting at a higher percentage.
DM260	Holly Ivaldi	Clerk Eynsford Parish Council	Support the approach subject to changes	Do all outbuildings count in the calculation? Serious concerns that PCs will find it difficult to assess applications.
DM358	Andrew Michaelides		Support the approach subject to changes	Support the change to the policy- will be better at capturing the real impact of extensions in comparison to the existing 50% floorspace limit. Believe the existing limit on outbuildings for dwellings in the Green Belt of 40 square metres should be retained.
DM425	Lorna Talbot	Clerk Seal Parish Council	Support the approach subject to changes	The Parish Council believes that the existing Local Plan Policy H14B (2) which limits the size of outbuildings to 40 square metres should be retained. The proposed change contained in Policy H2 could result in large buildings in the open countryside, up to 30% of the volume of an existing house, which could be substantial.
<u>Policy H3 Replacement Dwellings in the Green Belt</u>				
DM38	Mike Tatham	Tatham Homes Ltd	Object to the 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 the green belt. Some schemes meet the proposed criteria but are not acceptable and vice versa.</p> <p>Basements that are below ground level should not be included in the volume or area calculation as they have no bearing on the visual bulk of the building and cannot possibly impact on the green belt.</p> <p>If there is a restriction it should be the method currently used based on floor areas. Volumes can distort the proposed designs with acceptable volumes in planning terms for instance, the incorporation of a flat roof extensions that may be out of character to the existing.</p>
DM101	Timothy Ball	JHD Architects	Object to the approach or	Proposed changes will reduce potential for well designed and energy efficient dwellings. The policy

Ref No	Name	Organisation	Nature of Representation	Summary
			wording	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. Suggest using gross internal floor area instead as this directly relates to the occupancy of both the existing and replacement house.
DM133	Gillian King Scott	Clerk Halstead Parish Council	Object to the approach or wording	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 the approach or wording	Difficulties will arise for calculating historic volumes dating back to 1948. Basements wholly underground have no bearing upon “openness” of the Green Belt 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 the new policy i.e. where it has been extended by the previous Policy allowance of 50%. The policy should therefore state categorically that replacements on a like for like basis where the parameters of the policy are already exceeded will be acceptable.
DM273	Robinson Escott	Mark Batchelor Robinson Escott	Object to the approach or wording	Para 5.21 seems to suggest that dwellings in the Green Belt can only be replaced if the existing house is at the end of its useful life.
DM297	Hobson		Object to the approach or wording	Beneficial to Green Belt communities to be allowed a greater scope. Suggest adding to clause b) at end of sentence "or exceed 120 m ³ , whichever is the larger"
DM454	Naomi Wolfe	Eynsford Parish Council	Object to the approach or wording	Policy H3 - First sentence should end '...are met.' Same requirements regarding the 30% rule apply. Any alternative site on the plot should be no more detrimental to the Green Belt than the existing building and preferably less detrimental.
DM490	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Object to the approach or wording	See summary for DM489

Ref No	Name	Organisation	Nature of Representation	Summary
DM22	Thomas Rand	Town Clerk Edenbridge Town Council Ash-cum-Ridley Parish Council Clerk Dunton Green Parish Council Tandridge D C	Support the approach	Support
DM82	Christine Lane			
DM97	Alison de Jager			
DM120	Tracy Godden			
DM296	J.L Phillips			
DM54	Trevor R Hall	Developer Contributions Manager Kent Police	Support the approach subject to changes	Much of the highway within Green Belt comprises narrow lanes, etc. emergency vehicles may encounter obstructions delaying attendance. Recommends the inclusion of an additional criterion: 'The proposal does not increase traffic congestion and on street vehicle parking in the vicinity'.
DM153	Cllr John Edwards-Winser		Support the approach subject to changes	(d) should be regarded sympathetically if it is a self-build. The change from 50% area to 30% volume is positive as it is easier to assess
DM196	Lynda Harrison	Clerk West Kingsdown Parish Council	Support the approach subject to changes	There needs to be a paragraph explaining the 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 the penultimate paragraph of policy H3
DM261	Holly Ivaldi	Clerk Eynsford Parish Council	Support the approach subject to changes	Same comments as for Policy H2. "are met" instead of "is met". Any alternative site on the plot should be no more detrimental to the Green Belt than the existing building and preferably less detrimental.
DM394	Jennifer Bate	Kent Downs AONB	Support the approach subject to changes	Para 5.11 This paragraph should relate to GBs and AONBs HS2 should be amended to relate to the AONBs. These are issues common to GB and AONBs
DM395	Jennifer Bate	Kent Downs AONB	Support the approach subject to changes	Para 5.21 This applies equally to AONBs These are issues common to GB and AONBs
DM397	Jennifer Bate	Kent Downs AONB	Support the approach subject to changes	Should apply also the AONBs.
DM437	Angela Howells	Clerk Westerham Parish Council	Support the approach subject to changes	Concerns - requires confirmation of no greater impact as a result of changes.

Ref No	Name	Organisation	Nature of Representation	Summary
<u>Policy H4 Re – Use and Protection of Existing Housing Stock</u>				
DM252	Simon McFarlane	Planning Issues	Object to the 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.
DM274	Robinson Escott	Mark Batchelor Robinson Escott	Object to the approach or wording	Policy H4 relates to "residential housing". If it is housing it must be residential so more careful wording is required.
DM23 DM55 DM83 DM98 DM121 DM162 DM347	Thomas Rand Trevor R Hall Christine Lane Alison de Jager Tracy Godden Cllr John Edwards-Winser Hugh D'Alton	Developer Contributions Manager Kent Police Town Clerk Edenbridge Town Council Ash-cum-Ridley Parish Council Clerk Dunton Green Parish Council Sevenoaks Town Council	Support the approach	Support y
<u>Policy H5 New Residential Care Homes</u>				
DM7	McCarthy and Stone Retirement Lifestyles Ltd	The Planning Bureau Ltd	Object to the approach or wording	<p>The background research guiding the emerging policies makes it very clear that the District will experience a very significant ageing of the population with the over 65s representing a much greater proportion of the total.</p> <p>Therefore there should be greater emphasis whether within Policy H5 or a separate policy to actively support housing for the older population. There are different ways in which the potential older population will wish to be housed and not just within traditional family Houses or care homes. An holistic approach should be taken in policy terms to ensure that there is a more positive approach to the likes of Owner Occupied Retirement Housing.</p>

Ref No	Name	Organisation	Nature of Representation	Summary
DM24	Thomas Rand		Object to the approach or wording	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 the Green Belt for warden controlled homes
DM259	Simon McFarlane	Planner Planning Issues	Object to the approach or wording	Policy should be widened to include all forms of specialist accommodation specifically including C3 residential Category II Sheltered Housing.
DM283	Robinson Escott	Mark Batchelor Robinson Escott	Object to the approach or wording	Criterion (b) of the policy refers to "defensible amenity space" but it is unclear what this means.
DM312	Cooper Estates	Phillips Planning Services	Object to the approach or wording	Taken a negative slant.
DM163	Cllr John Edwards-Winser		Support the approach	Support
DM33	Leigh Family	Carter Planning Limited	Support the approach subject to changes	Reference to the need to control the concentration of residential institutional accommodation to protect the character of an area could be interpreted too rigidly and should not be based purely on proximity. For example sites could be adjacent but with access onto different roads, therefore there is unlikely to be cumulative adverse impact
DM84	Christine Lane	Town Clerk Edenbridge Town Council	Support the approach subject to changes	How will undue noise and disturbance' be judged? Residential units by their nature tend to be fairly large and could therefore always be seen as causing undue noise and disturbance. If may be necessary for a policy on C2a institutions to be considered to ensure security issues have been addressed.
DM198	Lynda Harrison	Clerk West Kingsdown Parish Council	Support the approach subject to changes	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 the application
DM264	Holly Ivaldi	Clerk Eynsford Parish Council	Support the approach subject to changes	The 30% rule should apply here too.
<u>Policy H6 Siting of Caravan and Mobile Homes</u>				
DM25	Thomas Rand		Object to the approach or wording	Add "Mobile homes and caravans will only be allowed for the duration for new build and should be removed on the completion of any build"

Ref No	Name	Organisation	Nature of Representation	Summary
DM99	Alison de Jager	Ash-cum-Ridley Parish Council	Object to the 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 the policy limited to temporary permission as in 5.39.
DM164 DM228	Cllr John Edwards-Winser Brenda Hambrook	Oxford Parish Council	Object to the approach or wording	Include the 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 the landscape.
DM199	Lynda Harrison	Clerk West Kingsdown Parish Council	Object to the approach or wording	Does not provide sufficient criteria to control mobile home development. In order to provide proper control the wording of policies H19, H17 and H16 of the SDLP should be included as criteria under new policy H6.
DM265	Holly Ivaldi	Clerk Eynsford Parish Council	Object to the 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
DM284	Robinson Escott	Mark Batchelor Robinson Escott	Object to the approach or wording	There is no cross-reference to the annex to PPS7. In relation to criterion (a), feel that the policy should also include reference to equestrian activities.
DM396	Jennifer Bate	Kent Downs AONB	Object to the approach or wording	This applies equally to AONBs These are issues common to GB and AONBs
DM415	Janice Butler	Leigh Parish Council	Object to the approach or wording	Incorporate point from paragraph 5.35 above about subsequent changed use leading to detrimental impact on local surrounding.
DM455	Naomi Wolfe	Eynsford Parish Council	Object to the 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.

Ref No	Name	Organisation	Nature of Representation	Summary
DM85 DM122	Christine Lane Tracy Godden	Town Clerk Edenbridge Town Council Clerk Dunton Green Parish Council	Support the approach	Support
DM430	Jennifer Wilson	Environmental Agency	Support the 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.
DM438	Angela Howells	Clerk Parish Council Westerham	Support the approach subject to changes	a) Once a caravan or mobile home has been granted permission in the Green Belt. 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.
DM491	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support the approach subject to changes	Within criterion a) there needs to be reference to the removal of a mobile home/caravan when the need for it has gone. This should also be addressed in paragraph 5.38.
<u>Promoting Land for Gypsy and Traveller and Travelling Show People Accommodation</u>				
DM26	Thomas Rand		Object to the approach or wording	No more Gypsies because we already have enough legal and illegal sites in the Sevenoaks District
DM36	Alice de la Rue		Object to the 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 in that there is a shortage of this specialist accommodation type. It would be sensible to adopt the pitch targets in the Partial Review and turn the focus to delivery, an approach supported by current and emerging national planning 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 the approach or wording	The paragraph 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 sites within the Green Belt.
DM456	Naomi Wolfe	Eynsford Parish	Object to the approach or	Any development in the Green Belt should be subject to the same rules as for anybody else. There

Ref No	Name	Organisation	Nature of Representation	Summary
		Council	wording	should be no special treatment as this would be inequitable.
DM56 DM123	Trevor R Hall Tracy Godden	Developer Contributions Manager Kent Police Clerk Dunton Green Parish Council	Support the approach	Support
DM266	Holly Ivaldi	Clerk Eynsford Parish Council	Support the approach subject to changes	Any development in the Green Belt should be subject to the same rules as for anybody else.
DM369	Paul Crick	Environment and Planning Division Kent County Council	Support the approach subject to changes	Will provide some comfort to councils that Traveller sites really are recognised as inappropriate development in the Green Belt. Applications from Travellers for development in the GB should be dealt with in exactly the same way as applications from members of the settled community. Retrospective applications should not be treated any differently. This should be reflected in this document.
DM398	Jennifer Bate	Kent Downs AONB	Support the approach subject to changes	This applies equally to AONBs These are issues common to GB and AONBs The following should be added to the green box: Development of sites within the AONBs are considered inappropriate development.
DM439	Angela Howells	Clerk Westerham Parish Council	Support the approach subject to changes	Planning policy for gypsy and traveller sites should be the same as that for other forms of housing, in the interest of fairness and equality of treatment between travellers and others.
<u>Policy T1 Mitigating Travel Impact</u>				
DM494	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Object to the approach or wording	Disagree that this replaces Local Plan policies T8, T9 & T10. It is difficult to see how this can be as the Local Plan policies cover a different policy topic. It also conflicts with Appendix 2.
DM229 DM165	Brenda Hambrook Cllr John Edwards-Winser	Otford Parish Council	Object to the 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 the defined introduction of independent or combined cycle routes within the district.
DM158	John Lister	Natural England	Object to the approach or	Paragraph 6.2 makes reference to the health benefits of walking and cycling, however Policy T1 makes

Ref No	Name	Organisation	Nature of Representation	Summary
			wording	no reference to these modes
DM212	Derek Johnson	Clerk Chevening Parish Council	Object to the approach or wording	The proposals as drafted do not have sufficient weight or substance. A policy is needed to protect Air Quality, particularly from the extra traffic resulting from development.
DM457	Naomi Wolfe	Eynsford Parish Council	Object to the approach or wording	There appears to be no consideration of traffic impact on quiet lanes and the unsuitability of certain commercial traffic movements.
DM86 DM124 DM308	Christine Lane Tracy Godden United House	Town Clerk Edenbridge Town Council Clerk Dunton Green Parish Council Planning Potential Ltd	Support the approach	Support Support proposal to improve links to Station.
DM39	John Henderson	NDD SE Planner Highways Agency	Support the approach subject to changes	Remove the words in brackets stating for 'non-residential purposes'. Include reference to the Draft and CLG Guidance on Transport Assessment.
DM57	Trevor R Hall	Developer Contributions Manager Kent Police	Support the 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 the "Park Mark" standards.
DM267	Holly Ivaldi	Clerk Eynsford Parish Council	Support the approach subject to changes	There appears to be no consideration of traffic impact on quiet lanes and the unsuitability of certain commercial traffic movements.
DM348	Hugh D'Alton	Sevenoaks Town Council	Support the approach subject to changes	Interested to see this being placed in the context of an integrated transport policy.
DM370	Paul Crick	Environment and Planning Division Kent County Council	Support the approach subject to changes	The term 'sustainable transport' should be included in the second sentence of Policy T1.
DM421	National Grid	Nathaniel Lichfield & Partners	Support the approach subject to changes	Suggested amendments see main rep

Ref No	Name	Organisation	Nature of Representation	Summary
DM492	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support the approach subject to changes	Support but it should additionally state that planning permission will be refused if acceptable mitigation is not achievable.
<u>Policy T2 Vehicle Parking</u>				
DM166 DM230	ClIr John Edwards-Winser Brenda Hambrook	Otford Parish Council	Object to the 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.
DM203	Jo Tasker	Robinson Escott Planning	Object to the approach or wording	Reference to setting "maximum parking standards" should be reconsidered in the light of recent Government advice allowing a more flexible approach. PPS4 advises at policy EC8 (Car Parking for Non Residential Development) that properly adopted and justified polices should be provided within local development frameworks. It seems that where an advice provision takes the place of adopted standards for an interim period, a more detailed explanation of the basis for this advice should be set out within the policy.
DM205	Derek Johnson	Clerk Chevening Parish Council	Object to the 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.
DM349	Hugh D'Alton	Sevenoaks Town Council	Object to the 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.
DM440	Angela Howells	Clerk Westerham Parish Council	Object to the 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.
DM458	Naomi Wolfe	Eynsford Parish Council	Object to the 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.
DM87	Christine Lane	Town Clerk Edenbridge Town Council	Support the approach	Adequate provision using the car parking associated with the development or conversion should be used where ever possible to protect the car parks and High Street parking.
DM125	Tracy Godden	Clerk Dunton	Support the approach	Support

Ref No	Name	Organisation	Nature of Representation	Summary
		Green Parish Council		
DM309	United House	Planning Potential Ltd	Support the approach	Welcome the flexibility that the 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.
DM493	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support the approach	Support but do not consider that it replaces Local Plan policies VP10 & VP11 (and neither does Appendix 2).
DM2	Bob White	Kent Highway Services	Support the approach subject to changes	Explain the key difference between "destination" parking and "origin" parking and either remove the reference to maximum standards or indicated that while non-residential standards remain as maxima, the residential guidance IGN3 distinguishes between areas with parking controls and those without.
DM58	Trevor RHall	Developer Contributions Manager Kent Police	Support the 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 the proposal for utilising public car parks but they should meet the ACPO Park Mark criteria.
DM268	Holly Ivaldi	Clerk Eynsford Parish Council	Support the 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.
DM371	Paul Crick	Environment and Planning Division Kent County Council	Support the approach subject to changes	It would be helpful if town centre approaches to parking were in the context of town centre parking strategies. The section on residential parking is consistent with recent Government announcements and the Transport White Paper.
DM416	Janice Butler	Leigh Parish Council	Support the approach subject to changes	Increased car parking spaces should be permitted adjacent to railway stations to encourage transfers from cars to rail.
<u>Policy GRN1 Green Infrastructure and New Development</u>				
DM27	Thomas Rand		Object to the approach or wording	Too much protection. Landscaping should be incorporated. Some development in Green Belt would be in accordance with CS policy L08.
DM160	John Lister	Natural England	Object to the approach or wording	It is unclear how development in BOAs will be managed, and in the event that development comes forward within these areas, how the local opportunities will be captured, and habitats created, improved and managed. It is unclear whether the BOAs will be shown on the proposals map and further policy guidance prepared to deal with these issues.

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Item No. 6 Appendix B

Ref No	Name	Organisation	Nature of Representation	Summary
DM331	Debbie Salmon	Kent Wildlife Trust	Object to the approach or wording	The Trust is concerned that there is no delivery and monitoring plan for the GI proposed within this document
DM350	Hugh D'Alton	Sevenoaks Town Council	Object to the approach or wording	Would prefer not to see tier 3 Councils denied the 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 the provision of green infrastructure.
DM372	Paul Crick	Environment and Planning Division Kent County Council	Object to the approach or wording	Detailed comments on GI Network .
DM459	Naomi Wolfe	Eynsford Parish Council	Object to the approach or wording	There is no reference to Sites of Nature Conservation Interest or Local Nature Reserves Policy GRN1 - The word 'fully' should proceed 'mitigate'
DM159	John Lister	Natural England	Support the approach	Welcomed. However the context for making judgments under this policy is unclear. There is excellent work on GI in the countryside and there should be equivalent work in the urban and peri-urban areas.
DM9	Karen Jefferys		Support the approach	Planning permission should consider more closely the added pressures that new houses will bring in terms of parking, leisure facilities, transport etc and what the building companies will positively contribute- eg a new playground, extra parking, more trees. When requirements are made - eg to have greenery around a building- they also need to be enforceable.
DM88 DM126 DM431	Christine Lane Tracy Godden Jennifer Wilson	Town Clerk Edenbridge Town Council Clerk Dunton Green Parish Council Environmental Agency	Support the approach	Support
DM167 DM231	Cllr John Edwards-Winser Brenda Hambrook	Otford Parish Council	Support the approach	Support, providing the green infrastructures can be adequately located in each parish. The 'GI' should be clearly established with local parishes and agreed in advance.

Ref No	Name	Organisation	Nature of Representation	Summary
DM136	Ruth Childs	High Weald AONB Unit	Support the approach subject to changes	<p>Concerned with lack of AONB references and landscape features in CS. Support the 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.</p> <p>The link between geology-landscape-habitats-biodiversity could be made clearer in supporting text. Heritage and landscape features can also form part of the GI network.</p>
DM161	John Lister	Natural England	Support the approach subject to changes	The definition of GI components under para 7.3 , include predominantly urban features so consideration of GI through and around the 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.
DM177	Ruth Childs	High Weald AONB Unit	Support the approach subject to changes	Should recognise that the High Weald provides a wealth of existing multifunctional GI across the southern part of Sevenoaks District.
DM178	Ruth Childs	High Weald AONB Unit	Support the approach subject to changes	<p>Paragraph 7.2 should demonstrate understanding of landscapes as determinants for habitat types and therefore biodiversity within the district.</p> <p>The link between geology-landscape-habitats-biodiversity could be made clearer .</p>
DM179	Ruth Childs	High Weald AONB Unit	Support the approach subject to changes	Paragraph 7.3 – should make it clear that heritage features and landscape features (character components) can also form part of the 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
DM180	Ruth Childs	High Weald AONB Unit	Support the approach subject to changes	Concern over the lack of AONB references and landscape features in the referenced document (Core Strategy) and the existing green infrastructure Reference could be made heritage GI features such as hedgerows or thin woodland shaws along historic routeways and lanes. Potentially these features are more important.
DM181	Susan Pittman	(Sevenoaks Protect Kent))	Support the approach subject to changes	Suggest that the Kent Downs guidance documents - Landscape Design Handbook and Rural Streets and Lanes Design Handbook be added to the policy
DM269	Holly Ivaldi	Clerk Eynsford Parish Council	Support the approach subject to changes	<p>The word 'fully' should proceed 'mitigate'. Should seek net gain for green infrastructure.</p> <p>Should also specifically address conservation of protected species, with absolutely no loss of habitat. There is no reference to Sites of Nature Conservation Interest or Local Nature Reserves, both of which deserve special attention.</p>

Ref No	Name	Organisation	Nature of Representation	Summary
DM314	James Wickham	Chipstead Sailing Club	Support the approach subject to changes	Promoting inclusion of Chipstead Lake in the GI Network suggest that Policy GRN1 be amended by inserting an additional paragraph as follows: “Additionally, parts of the Green Infrastructure Network of open space, sporting or recreationally value, will be retained, as required by Core Strategy Policy SP10.”
DM325	Debbie Salmon	Kent Wildlife Trust	Support the approach subject to changes	<p>Recommend that the policy be strengthened by making the following changes.</p> <p>Development proposals will only be permitted where it has been demonstrated that any impact on the Green Infrastructure Network and the biodiversity of the surrounding area have been fully considered and integrated into the proposal and that biodiversity is enhanced and extended.</p> <p>All proposals must accord with Policy LO8 of the Core Strategy. Proposals must preserve existing Green Infrastructure and biodiversity features and enhance and where possible extend the Green Infrastructure Network and biodiversity. It must be demonstrated that the proposal includes measures or features that mitigate against any potential harm or loss and ensure net gains as a result of the 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 the principles contained in the Kent Design Guide and the 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 the existing features of the Green Infrastructure Network and provide connectivity for the population and biodiversity.</p>
DM373	Paul Crick	Environment and Planning Division Kent County Council	Support the approach subject to changes	<p>The principles of this policy in enabling the protection of GI are supported. However it could contain a vision for the future GI Network of the District, detailing areas of impoverished GI, or aspects of the multiple use of GI that need improvement in particular areas. This will help to focus and deliver the policy in order to “...where possible enhance the 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 the Green Infrastructure Network and the biodiversity of the surrounding area have been fully considered and appropriate measures to avoid, mitigate and/or compensate for impacts have been integrated into the proposal.”</p> <p>It is unclear what is meant by the requirement to provide a “safe connection” between new open spaces and existing GI features.</p>

Ref No	Name	Organisation	Nature of Representation	Summary
DM399	Jennifer Bate	Kent Downs AONB	Support the approach subject to changes	<p>Para 7.2 Add ‘National Policy and CS policy LO8 ensure that designated landscape areas will be conserved and enhanced and recognises that small scale development within the AONBs can support the rural economy, provide space for informal recreation and support the Green Infrastructure.</p> <p>Para 7.3 (Accessible countryside includes the AONBs) Add ‘ the Kent Downs Landscape Design Handbook’ i.e. ‘New landscaping should be incorporated as an integral part of new developments, in accordance with the principles contained in the Kent Design Guide and the Countryside Assessment SPD and Kent Downs Landscape Design Handbook.’</p>
DM422	National Grid	Nathaniel Lichfield & Partners	Support the approach subject to changes	<p>“Development proposals will only be permitted where it has been demonstrated that any impact on the Green Infrastructure Network and the biodiversity of the surrounding area have been fully considered and where appropriate integrated into the proposal..... Proposals must preserve existing Green Infrastructure and biodiversity features where possible and should include measures or features that mitigate against any potential harm of loss.”</p> <p>The revised wording allows for a proper assessment on a site by site basis in respect of green infrastructure.</p>
DM495	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support the approach subject to changes	Should recognise the role of roadside verges as part of the green infrastructure.
<u>Open Space Provision</u>				
DM288	Tracy Lane	Parish Clerk Hextable Parish Council	Support the approach	Promotion of open space adjacent to St Peters Church and the Village Green.
DM326	Debbie Salmon	Kent Wildlife Trust	Support the approach	Support
DM168 DM235	Cllr John Edwards-Winsor Brenda Hambrook	Otford Parish Council	Support the approach subject to changes	Requires a list of open space land identified under policy EN9 of the Saved Local Plan, before a response for a full list of Open Spaces that require protection can be made

Ref No	Name	Organisation	Nature of Representation	Summary
DM315	James Wickham	Chipstead Sailing Club	Support the approach subject to changes	Suggests that lakes and open water be added to the list of types of open space in paragraph 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.”
DM324	Debbie Salmon	Kent Wildlife Trust	Support the approach subject to changes	Welcomes the aims but is concerned that the vision seems to focus on preservation only. Would expect within the Green Infrastructure policy that there would be a commitment to large landscape scale projects within the Biodiversity Opportunity Areas identified within the Core Strategy and throughout the urban areas wherever possible.
DM374	Paul Crick	Environment and Planning Division Kent County Council	Support the approach subject to changes	Open space can be used for SUDS schemes, and SUDS schemes can also contribute to the GI network. The final sentence of paragraph 7.13 could be amended to: “This is one of the key aims of the multifunctional GI network”
DM400	Jennifer Bate	Kent Downs AONB	Support the approach subject to changes	Suggest that some local mineral and waste sites in the Sevenoaks District could provide some open space provision in the longer term. Early proactive engagement with operators and the MPA (KCC) could ensure that restorations are related to the Sevenoaks LDP needs.
DM417	Janice Butler	Leigh Parish Council	Support the approach subject to changes	Wish to be advised what if any land is protected by saved policy EN9 within the parish, and whether The Green part of the Green Infrastructure Network? Also require confirmation of type of protection for school playing fields in Lealands Avenue.
<u>Policy GRN2 Reuse of School Playing Fields</u>				
DM28	Thomas Rand		Object to the approach or wording	Add - School playing fields should NOT be sold for any Development other than for Sport or Recreation
DM375	Paul Crick	Environment and Planning Division Kent County Council	Object to the approach or wording	Policy GRN2 does not give KCC flexibility for its changing educational provision across the Sevenoaks district.
DM11	Karen Jefferys		Support the approach	If there is sufficient consultation.

Ref No	Name	Organisation	Nature of Representation	Summary
DM89 DM127 DM169 DM351	Christine Lane Tracy Godden Cllr John Edwards-Winser Hugh D'Alton	Town Clerk Edenbridge Town Council Clerk Dunton Green Parish Council Sevenoaks Town Council	Support the approach	Support.
DM59	Trevor R Hall	Developer Contributions Manager Kent Police	Support the approach subject to changes	See response under policy SC4. Whilst accepting the principle behind this policy for the retention of facilities for public usage, infrastructure, policies/procedures should be put in place to deter misuse.
DM135	Gillian King Scott	Clerk Halstead Parish Council	Support the approach subject to changes	Supports the 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 the approach subject to changes	The policy 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 the Green Infrastructure Network for community sports and recreational uses. Supporting.....pitch. Proposals for built development on playing fields, other than for essential facilities for outside sport and recreation will be refused."
<u>Policy EMP1 Employment</u>				
DM191	Graham Simpkin	Graham Simpkin Planning	Object to the approach or wording	Clear guidance is required on the 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.
DM249	Dennis Pope	Nathaniel Lichfield & Partners	Object to the approach or wording	Policy SP8 already provides sufficient criteria to ensure the protection of employment land. The word "protection" within proposed Policy EMP1 duplicates Policy SP8. It is not necessary for further criteria in relation to the protection of employment sites. The policy as drafted would appear to relate to the improvement of the Districts employment provision as opposed to its protection. For the above reasons the words "protect and" should be deleted from the first sentence in EMP1

Ref No	Name	Organisation	Nature of Representation	Summary
DM60 DM90 DM170 DM310 DM376	Trevor R Hall Christine Lane Cllr John Edwards-Winser United House Paul Crick	Developer Contributions Manager Kent Police Town Clerk Edenbridge Town Council Planning Potential Ltd Environment and Planning Division Kent County Council	Support the approach	Support policy.
DM496	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support the approach	Support but do not consider that it replaces Local Plan Policy EP8 (and neither does Appendix 2).
DM32	Leigh Family	Carter Planning Limited	Support the approach subject to changes	Paragraph 8.2 should be amended to include reference to the 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 the identified employment sites in Edenbridge and beneficial use made of the site.
DM327	Debbie Salmon	Kent Wildlife Trust	Support the approach subject to changes	To ensure these gains for biodiversity we would recommend the following changes to the policy When considering proposals for employment development, the Council will assess the impact of such proposals on the environment, economy, and community and on the transport network; and ensure there is no harm to surrounding uses, including nature conservation areas and that biodiversity is enhanced and extended and the site fully integrated into the Green Infrastructure network.
DM335	Armstrong (Kent) LLP	Christopher Hill GVA Grimley	Support the approach subject to changes	Promote Fort Halstead and justification based on loss of employment
DM352	Hugh D'Alton	Sevenoaks Town Council	Support the approach subject to changes	Broadly welcomes the proposed policy, these restrictions should not be at the cost of home working.

Ref No	Name	Organisation	Nature of Representation	Summary
<u>Policy LC1 Sevenoaks Town Centre</u>				
DM195	R Freeman	The Theatres Trust	Object to the approach or wording	Policy LC1 does not deal adequately with other town centre uses to reflect PPS4 and in particular, your evening economy. The third paragraph provides hardly any development guidance for uses other than shops in your main town centre. PPS4 Policy EC4.2 should be reflected in the policy.
DM237	Jo Tasker	Robinson Escott Planning	Object to the approach or wording	The policy relating to the primary retail frontage seeking the retention of existing retail units is over prescriptive and does not take proper account of the more flexible approach set out in PPS4.
DM353	Hugh D'Alton	Sevenoaks Town Council	Object to the approach or wording	Supports policy LC1 subject to regular review, however some flexibility must be retained/built into the system due to the sudden and rapid changes that the retail market is capable of making.
DM377	Paul Crick	Environment and Planning Division Kent County Council	Support the approach	The approach to Town Centre policies for Sevenoaks, Swanley and Edenbridge, Neighbourhood and Village Centres is supported.
DM61	Trevor R Hall	Developer Contributions Manager Kent Police	Support the 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 the potential for a significant increase in demand for policing services and each application for such would be considered very seriously by Kent Police.
DM232 DM171	Brenda Hambrook Cllr John Edwards-Winser	Otford Parish Council	Support the approach subject to changes	In the interests of maintaining a vibrant retail sector, properties sited along the secondary frontage (being generally more vulnerable to overhead charges than those located on the primary frontage) should be more favourably assessed for business rates.
<u>Policy LC2 Swanley Town Centre</u>				
DM29	D.A.T Siggins		Object to the approach or wording	Do we really need more betting shops ,tanning parlours , food takaways etc ? Free vehicle parking to attract visitors to the town is not the answer.
DM45	Christopher Drake	Assistant Town Clerk Swanley Town Council	Object to the approach or wording	Station Road should be included within primary or secondary frontage
DM238	Jo Tasker	Robinson Escott	Object to the approach or	The policy relating to the primary retail frontage seeking the retention of existing retail units and only

Ref No	Name	Organisation	Nature of Representation	Summary
		Planning	wording	allowing changes to other A class units is over prescriptive and does not take proper account of the more flexible approach set out in PPS4. Will what the Council considers to be a "prominent" retail unit be shown on the proposals map?
DM12	Karen Jefferys		Support the approach	Pleased to see that Swanley centre is getting some attention in the strategy
DM378	Paul Crick	Environment and Planning Division Kent County Council	Support the 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 the 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 the potential for a significant increase in demand for policing services and each application for such would be considered very seriously by Kent Police.
<u>Policy LC3 Edenbridge Town Centre</u>				
DM239	Jo Tasker	Robinson Escott Planning	Object to the approach or wording	Swanley is higher in the settlement hierarchy than Edenbridge. Why does Edenbridge have a higher percentage of units required to be retained in A1 use? Will what the Council considers to be a "prominent" retail unit be shown on the proposals map?
DM298 DM379	J.L Phillips Paul Crick	Tandridge D C Environment and Planning Division Kent County Council	Support the approach	Support .
DM63	Trevor R Hall	Developer Contributions Manager Kent Police	Support the 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 the potential for a significant increase in demand for policing services and each application for such would be considered very seriously by Kent Police.
DM91	Christine Lane	Town Clerk Edenbridge Town Council	Support the approach subject to changes	Assuming that should significant changes take place a review would be forthcoming a minimum of 60% A1 was considered appropriate.
<u>Policy LC4 Neighbourhood Centres</u>				

Ref No	Name	Organisation	Nature of Representation	Summary
DM128	Tracy Godden	Clerk Dunton Green Parish Council	Object to the approach or wording	Continues to object to Dunton Green's classification as 'urban'.
DM233 DM172	Brenda Hambrook Cllr John Edwards-Winser	Oxford Parish Council	Object to the 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 the neighbourhood be considered. b) That an annual average turn-over for each shop within the recognised 'Neighbourhood Centre' be assessed before the arrival of a new supermarket/retail centre. c) A compensation scheme should be agreed in case a retailer located within the designated 'neighbourhood centre' fails within a year due to direct competition from the new development
DM240	Jo Tasker	Robinson Escott Planning	Object to the approach or wording	The use of the term "broad ratio" is an unexplained term and could cause confusion in terms of its interpretation.
DM380	Paul Crick	Environment and Planning Division Kent County Council	Support the approach	The approach to Town Centre policies for Sevenoaks, Swanley and Edenbridge, Neighbourhood and Village Centres is supported.
DM64	Trevor R Hall	Developer Contributions Manager Kent Police	Support the 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 the potential for a significant increase in demand for policing services and each application for such would be considered very seriously by Kent Police.
DM354	Hugh D'Alton	Sevenoaks Town Council	Support the approach subject to changes	1. The northern St Johns area needs to be extended downwards to incorporate the garage at the bottom of the hill. 2. South St Johns needs to be modified to incorporate Johns house furnishings. 3. Conversions to fast food takeaways should only be approved when the applicants can show provision for parking within 15 m of the establishment.
<u>Policy LC5 Village Centres</u>				

Ref No	Name	Organisation	Nature of Representation	Summary
DM234 DM173	Brenda Hambrook Cllr John Edwards-Winser	Otford Parish Council	Object to the approach or wording	In Otford Village, given the close proximity of the two designated centres, recommend that they be combined into one centre so that any future alterations or changes be recognised as affecting the whole local retail economy not just parts of it.
DM241	Jo Tasker	Robinson Escott Planning	Object to the approach or wording	The use of the term "broad ratio" is an unexplained term and could cause confusion in terms of its interpretation.
DM244	Jo Tasker	Robinson Escott Planning	Object to the approach or wording	Village Centre maps such as Brasted show village boundaries that dissect properties and do not seem logical. A check of the boundary should be undertaken.
DM418	Janice Butler	Leigh Parish Council	Object to the approach or wording	Add Leigh – important to prevent change of use of village shop and pub, the Fleur de Lis. Adjacent to the High Street there is the hairdresser, the shop, the pub, Leigh Motors and just along the start of Peshurst Road Fairlawn Garden Services and DART, the Corvette repair business so hope this can be considered to make 5 units
DM460	Naomi Wolfe	Eynsford Parish Council	Object to the approach or wording	Eynsford must be designated/listed here.
DM299 DM381	J.L Phillips Paul Crick	Tandridge D C Environment and Planning Division Kent County Council	Support the approach	Support
DM65	Trevor R Hall	Developer Contributions Manager Kent Police	Support the approach subject to changes	If Village Centres did an increase in A4 and A5 then the same comments as contained in LC1 – LC3 would apply.
DM270	Holly Ivaldi	Clerk Eynsford Parish Council	Support the approach subject to changes	Para 9.28 - Eynsford must be designated/listed here.
DM497	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support the approach subject to changes	Concerned that this Policy is proposed to replace Policy S3A of the 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 the general protection that may be offered

Ref No	Name	Organisation	Nature of Representation	Summary
				<p>by Core Strategy Policy L07. Policy LC5 should be extended to ensure the retention of shops and services in the smaller rural communities along the line of Local Plan Policy S3A.</p> <p>The Policy could helpfully include support for 'community right to buy' initiatives.</p> <p>Do not consider that it replaces Local Plan Policy S6 (and neither does Appendix 2).</p>
<u>Policy LT1 Hotels and Tourist Accommodation</u>				
DAM	Trevor R Hall	Developer Contributions Manager Kent Police	Support the approach	Refers to its previous relevant comments including those on preceding proposed policies. Re-iterates the issue around parking on Highways and obstructions to emergency vehicles and the need for this to be mitigated.
DM92 DM129 DM355	Christine Lane Tracy Godden Hugh D'Alton	Town Clerk Edenbridge Town Council Clerk Dunton Green Parish Council Sevenoaks Town Council	Support the approach	Support
DM328	Debbie Salmon	Kent Wildlife Trust	Support the approach subject to changes	<p>Recommend that the following wording be incorporated into LT2.</p> <p>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 ecology or amenities of the locality.</p> <p>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 tranquillity of the Green Belt and countryside and their impact on biodiversity and will only be accepted where it is demonstrated by the applicant that activity levels would not be such as to harm the character ecology or amenities of the locality.</p> <p>Proposals to create new buildings for tourist facilities in the Green Belt are considered to be</p>

Ref No	Name	Organisation	Nature of Representation	Summary
				inappropriate development and will be resisted.
DM498	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support the approach subject to changes	Paragraph 10.11 should also acknowledge potential impact on the Green Belt.
Policy LT2 New Tourist Attractions and Facilities				
DM242	Jo Tasker	Robinson Escott Planning	Object to the approach or wording	The use of the word "tranquillity" is not taken from Government Policy and should be omitted. The policy allows for no consideration of the merits of new tourist buildings. This is an unreasonably restrictive policy running contrary to the more flexible approach suggested within PPG2 and at policy EC12 of PPS4 that allows for the provision for replacement buildings
DM271	Holly Ivaldi	Clerk Eynsford Parish Council	Object to the 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.
DM356	Hugh D'Alton	Sevenoaks Town Council	Object to the 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 the Kent Wildlife Reserve in Sevenoaks Tourism is an important contributor to the local economy and STC does not welcome a blanket ban on Tourism developments in the green belt.
DM499	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support the approach	Support, but the content of South East Plan Policy TSR5 should be considered, particularly in regard to need and location.
DM67 DM93 DM130 DM174	Trevor R Hall Christine Lane Tracy Godden Cllr John Edwards-Winser	Developer Contributions Manager Kent Police Town Clerk Edenbridge Town Council Clerk Dunton Green Parish Council	Support the approach	Support

Ref No	Name	Organisation	Nature of Representation	Summary
DM209	Derek Johnson	Clerk Chevening Parish Council	Support the approach subject to changes	Support, but there needs to be a clearer idea of activity levels.
DM329	Debbie Salmon	Kent Wildlife Trust	Support the approach subject to changes	<p>Recommend that the following wording be incorporated into LT2.</p> <p>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 ecology or amenities of the locality.</p> <p>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 tranquillity of the Green Belt and countryside and their impact on biodiversity and will only be accepted where it is demonstrated by the applicant that activity levels would not be such as to harm the character ecology or amenities of the locality.</p> <p>Proposals to create new buildings for tourist facilities in the Green Belt are considered to be inappropriate development and will be resisted.</p>
DM500	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support the approach subject to changes	Support the need for a Policy, but regard should be given to including relevant content of Policy TSR4 of the South East Plan.
<u>Policy LT3 Equestrian Development</u>				
DM243	Jo Tasker	Robinson Escott Planning	Object to the approach or wording	Criterion b) is inflexible and would not allow for the provision of stables to support grazing land that might not be located next to other buildings.
DM300	Hobson		Object to the 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 the approach or wording	Does not consider this policy to be appropriate as it brings employment into the local area.
DM401	Colin Dibsall		Support the approach	SPD required
DM68	Trevor R Hall	Developer Contributions Manager Kent	Support the approach	The development of Equestrian Facilities is not a matter for Kent Police unless they generate a potential increase in demand for policing services.

Ref No	Name	Organisation	Nature of Representation	Summary
		Police		
DM131	Tracy Godden	Clerk Dunton Green Parish Council	Support the approach	Support
DM175	Cllr John Edwards-Winser	West Kingsdown Parish Council - clerk		
DM200	Lynda Harrison			
DM46	Christopher Drake	Assistant Town Clerk Swanley Town Council	Support the approach subject to changes	A policy on horses/stabling near residential areas (such as Swanley Village) is required
DM94	Christine Lane	Town Clerk Edenbridge Town Council	Support the approach subject to changes	Mostly agree with identified approach, add "sufficient off road riding areas are available"
DM279	B Ide	Shoreham Parish Council	Support the approach subject to changes	b) add, at end of "other groups of building" "or an associated dwelling".
DM330	Debbie Salmon	Kent Wildlife Trust	Support the approach subject to changes	Recommend that the following wording be added to the policy. f) The development should not result in an adverse impact on the character of the landscape or ecological value of the area in which it is situated
DM382	Paul Crick	Environment and Planning Division Kent County Council	Support the approach subject to changes	Reference to the terrestrial environment should be included in criterion (e).
DM441	Angela Howells	Clerk Westerham Parish Council	Support the approach subject to changes	A factor not mentioned in the text is the need to ensure a necessary minimum of open land to support the number of horses to be accommodated in the stables, without degrading the quality of the landscape. WPC expects that that aspect will be covered in the proposed SPD.
DM501	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support the approach subject to changes	It needs to also include reference to the cumulative effect of small equestrian developments.

Policy LT4 Brands Hatch

Ref No	Name	Organisation	Nature of Representation	Summary
DM210	Lynda Harrison	West Kingsdown Parish Council - Clerk	Object to the approach or wording	The wording of policy WK2 is preferable to LT4. It in no way replaces policy WK6 as this states "The local planning authority will not permit new development, particularly housing, in areas subject to excessive noise disturbance " Policy ECC2 - noise pollution, policy WK6 could be replaced by additional criteria in policy ECC2.
DM461	Naomi Wolfe	Eynsford Parish Council	Object to the 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.
DM176	Cllr John Edwards-Winser		Support the approach	Support, providing current measures are enforced
DM69	Trevor R Hall	Developer Contributions Manager Kent Police	Support the approach subject to changes	Where increase of use are proposed then Brands Hatch management must be required to make provision for the necessary number of Stewards/Marshalls within the venue to ensure the safety of the public attending, as required by any Safety Certificate, Licenses, Insurances, etc without reliance on policing services and the provision of suitable temporary traffic management infrastructure deemed appropriate through multi agency discussions with the event organiser/Brands Hatch.
DM100	Alison de Jager	Ash-cum-Ridley Parish Council	Support the approach subject to changes	Development should only be supported if the overall affect is a reduction in noise levels and this should be expanded to include residential properties anywhere in the surrounding area.
DM502	Brian Lloyd	CPRE Protect Kent (Sevenoaks Committee)	Support the approach subject to changes	Would rather see the retention of the wording in Policy WK2. The Policy would be better located in the Green Belt section of the DPD, following after the major development sites. Also, it should be additionally referenced that it replaces Local Plan Policy WK6 in accordance with Appendix 2.