

**Sevenoaks District Council**

**Collated Schedule of Proposed Minor Amendments  
to the Allocations and Development Plan (ADMP)**

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

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

Chapter	Para no./ Policy no.	Amendment	Reason
Front Page		Delete date and insert current date Delete 'Draft for Submission' Delete 'Local Development Framework'	Factual update.
Document Footer		Delete date and insert current date	Factual update.
About the Allocations and Development Management Plan page		Delete the boxes entitled About the ADMP and How to view the consultation documents	Factual update
Allocation and Development Management Policy Listing	EN5	Re-number EN policies to reflect insert of EN5 (New Landscape Policy)	Factual update
	Against GB7 (pre-sub)	Delete 'Non Residential' and replace with 'a'. Delete the 's' in the word 'Buildings'.	Factual correction. Responds to ADMPS198
Foreword and Background Information		Delete 'will eventually replace' and insert the word 'replaces'	Factual update.
	(pre-sub)	Delete 'will also be' and replace with ' <i>has been</i> ' after 'A Community Infrastructure Levy (CIL) Charging Schedule'	

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	Preparation of the Allocations and Development Management Plan (ADMP) table	<p>In the last bullet point, delete 'on adoption it will replace' and insert 'replaces'</p> <p>Preparation of the ADMP – delete the paragraph starting In the process...</p> <p>Delete 'This consultation'.</p> <p>(Publication) delete Spring 2013 and replace with <i>March-May 2013</i></p> <p>(Submission) Delete 'Summer 2013' and replace with ' <i>November 2013</i>'.</p> <p>(EiP) Delete 'Autumn 2013' and replace with '<i>March 2014</i>'</p> <p>Delete 'Winter 2013' and replace with '<i>Summer 2014</i>'.</p> <p>Delete 'Early 2014' and replace with '<i>Summer 2014</i>'.</p> <p>Highlight in green – adoption of the ADMP</p>	
Foreword and Background	P.10	<p>Insert the following text at the end of the Chapter</p> <p><b><u>Monitoring the performance of the Plan</u></b></p> <p><u>For each section of the plan there is a list of performance indicators, which are the measures that will be used to monitor how the policies are working. The Allocations and Development Management Plan is to be read alongside the Core Strategy and as such there are performance indicators which measure the success of policies in both documents, this is indicated next to the relevant indicator. For some indicators there are also targets, which cover critical measures of success for the plan as a whole. The Authority Monitoring</u></p>	To provide greater clarity

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		<i>Report will report on progress against performance indicators and targets and recommend actions where necessary to keep the plan on track. Where key Performance Indicators are repeatedly not met, and there is no specific explanation or extenuating circumstances, this would trigger a review of the Plan or a targeted review of the specific policies. The Plan period runs until 2026, and therefore in any event, a review of the Plan will commence to allow a replacement plan to be in place by this date.</i>	
<b>Sustainable Communities &amp; Development Principles</b>	1.1 (pre-sub)	Delete 'and regional' after 'national'	Factual correction
<b>Environment</b>	2.3 (pre-sub)	Insert ' <i>and other AONB supporting guidance</i> ' after 'Countryside Assessment and AONB Management Plans'	Additional text ensures that the document remains live and refers to a wide range of up to date available guidance. Responds to ADMPS51 and ADMPS52
	2.4 (pre-sub)	Delete 'The Council will resist proposals that result in an unacceptable material loss of amenity in relation to crime, fear of crime, disorder or anti-social behaviour.'	Factual correction
	2.6 (new paragraph) (pre-sub)	Insert ' <i>2.6 In assessing opportunities for retaining and enhancing green infrastructure features, the District Council will consider both green infrastructure and the water environment and where possible will seek enhancement opportunities to restore, recreate and extend biodiversity</i>	To add clarity as to how policy EN1 will be interpreted in respect of Green

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		<i>potential. Further guidance can be found in the biodiversity technical appendix of the Kent Design Guide at and Planning for a healthy environment- good practice guidance for green infrastructure and biodiversity, Town &amp; Country Planning Association/ The Wildlife Trust, 2012 after paragraph 2.5</i>	Infrastructure and Biodiversity. Responds to ADMPS104, ADMPS106, ADMPS110 and ADMPS179.
	EN1g) (pre-sub)	Insert ' <i>where appropriate</i> ' between 'would be inclusive and' and 'make satisfactory provision'	To more accurately reflect disability standards which do not apply to all development. Responds to ADMPS38
	EN1 – Delivery Mechanisms (pre-sub)	Insert ' <i>Kent Design Guide,</i> ' between 'The' and 'Residential Extensions'. Delete 'residential' after 'detailed design guidance for'. Insert ' <i>The Kent Downs and High Weald AONB Management Plans will be used where relevant.</i> ' after ' <i>provide detailed design guidance for development</i> '.	To make the Delivery Mechanisms more comprehensive, and reflects current guidance. Responds to ADMPS162
	EN2 (pre-sub)	Insert ' <i>would provide adequate residential amenities for existing and future occupiers of the development and would</i> ' between 'Proposals will be permitted where they' and 'safeguard the amenities'  Delete 'occupants and' and replace with ' <i>existing and future</i> '	To more accurately reflect the NPPF and ensure protection of amenity to future occupants. Responds to ADMPS76 and ADMPS211.
	2.12	Delete 'Ancient' between 'Scheduled' and 'Monuments'.	Factual correction to

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	Heritage Assets (formally 2.11) (pre-sub)	Insert ' <i>Locally Listed Buildings</i> ' between 'Listed Buildings' and 'Conservation Areas'.  Delete 'Historic' and replace with ' <i>Registered and Non-registered</i> '	more accurately reflect the NPPF and ensure consistency within the ADMP. Responds to ADMPS164.
	2.14 (formally 2.13) (pre-sub)	Insert ' <i>To ensure this, regard should be given to the Council's Countryside Character SPD</i> ' after 'benefits that conservation of the historic environment can bring.'	To add clarity to how the policy will be interpreted in respect of landscape. Responds to ADMPS243
	2.15 (Text formally paragraph 2.28) (pre-sub)	Insert ' <i>Heritage Assets are an irreplaceable resource and they should be conserved and enhanced in a manner appropriate to their significance. Any harm or loss will require a clear and convincing justification. Substantial harm to or loss of heritage assets of the highest significance, such as scheduled monuments, grade I and II* listed buildings, grade I and II* registered parks and gardens, will be wholly exceptional. The Spatial Vision of the Core Strategy sets out that the high quality natural built and historic environment will be conserved and enhanced. Core Strategy Policy SP1 Design of New Development and Conservation states that the District's heritage assets and their settings will be protected and enhanced.</i> ' after paragraph 2.14 (formally paragraph 2.13).	Formally paragraph 2.28, the text has been moved to add clarity to the Heritage Assets section. Responds to ADMPS22 , admps51, admps52, admps53
	2.20 (Formally paragraph 2.18) (pre-sub)	Insert ' <i>Alternative uses for a listed building, compatible with its character and built form, will be encouraged where the original use of the building is no longer viable</i> ' after 'will be encouraged where possible.'	To more accurately reflect the NPPF. Responds to ADMPS21.

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	2.24 – Locally Listed Buildings (Formally wasn't part of the document). (pre-sub)	Insert ' <i>2.24 The Council aims to produce a List of Buildings of Local Architectural or Historic Interest during the plan period, to be adopted as a Supplementary Planning Document</i> ' after paragraph 2.23.	To align the document with the Core Strategy and to ensure that Locally Listed Buildings are mentioned as part of the District's Heritage Assets and are therefore covered by Policy EN4. Responds to ADMPS20 and ADMPS164.
	2.28 (Formally 2.25) (pre-sub)	<p>In subheading delete 'Historic' and replace with '<i>Registered and Non-Registered</i>'</p> <p>Insert '17' between 'which includes' and 'sites within the District'.</p> <p>Insert '<i>Kent County Council have also compiled an independent list of Historic Parks and Gardens which includes 20 sites within the District</i>' between 'sites within the District.' and 'Although no additional statutory controls'.</p> <p>Insert '<i>both Registered and Non-Registered</i>' between 'the Local Planning Authority considers that' and 'Historic Parks and Gardens'</p>	To clarify that the policy applies to, and protects, nationally and locally designated heritage assets. Responds to ADMPS173.
	2.29 (Formally 2.26) (pre-sub)	Insert ' <i>As irreplaceable habitats, proposals that would result in the loss or deterioration of ancient woodland and ancient or veteran trees will not be granted planning permission unless the need for, and benefits of, the development in that location clearly outweigh the loss. Where these tests can be met, the District Council will expect applicants with proposals affecting</i>	To more accurately reflect the NPPF. Responds to ADMPS107 and ADMPS180.

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		<i>ancient woodland or sites containing ancient or veteran trees to provide mitigation and/or compensation measures that seek to address the loss or deterioration of ancient woodland' after 'to demonstrate any potential harm can be mitigated.'</i>	
	2.30 (Formally 2.27 (pre-sub)	Delete 'Historic Farmsteads' and replace with 'Downs AONB Farmstead Guidance, 2012'  Insert '2011' after 'Managing Land for Horses'.	Factual Correction. Responds to ADMPS51, ADMPS52 and ADMPS53.
	EN5b) (pre-sub)	Insert ' <i>time -limited and user activated lighting</i> ' between 'be minimised through' and 'the alignment of lamps'	To add further clarification to how the impact of lighting on the night sky can be minimised. Responds to ADMPS51, ADMPS52, ADMPS53.
<b>2 - Environment</b>	EN1 para after h)	substitute the word 'complements' with 'meets' to read:  <i>Where appropriate, new developments should include infrastructure that <del>eomplements</del> <u>meets</u> modern communication and technology needs.....</i>	To add clarity
<b>2 - Environment</b>	Policy EN2 - Amenity Protection	Supplement the text to read:  Proposals will be permitted where they would provide adequate residential amenities for existing and future occupiers of the development and would safeguard the amenities of existing and future occupants of nearby properties by ensuring that development does not result in, and is not located in areas <u>where occupiers of the development would be subject to</u> , excessive noise, vibration, odour, air pollution, activity or vehicle movements, overlooking or	To address concerns related to amenity impacts in relation to ADMPS76



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		visual intrusion and where the built form would not result in an unacceptable loss of privacy, or light enjoyed by the occupiers of nearby properties.	
	Para 2.9	<p>Supplement paragraph to read:</p> <p>2.9 The concept of amenity relates to the living conditions of those that will be affected by development proposals either as a future occupant or a neighbour. It is the aim of the Core Strategy and Community Plan to ensure that all development provides an acceptable standard of amenity for its occupants and does not result in significant harmful effects to surrounding uses. Harmful effects can include overlooking, loss of privacy <u>or light</u>, noise and pollution. <u>Advice on overlooking, privacy and loss of light can be found in section 5 (Amenity Considerations) of the Residential Extensions SPD. Paras 2.34 – 2.41 of this plan set out how noise levels will be measured and interpreted in association with policy EN6 (Noise Pollution). Paras 2.42 – 2.43 of this plan explain how air pollution will be interpreted and Paras 10.6 – 10.7 set out how transport impact will be measured and interpreted in association with policy T1 (Mitigating Travel Impact); In addition, Government have issued National Planning Practice Guidance which explains the measurement and impacts of noise air quality and light pollution in considerable detail.</u></p>	Clarification of existing wording by cross referencing other parts of the plan and national guidance.
	EN2 delivery mechanisms	<p>Insert:</p> <p><u>National Planning Policy Guidance, Kent Design Guide</u></p>	Clarification of existing wording by cross referencing other parts of the plan and national guidance.

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	2.30	<p>Remove text from paragraph 2.30 as follows:</p> <p>2.30 The importance of the wider landscape character of the District is recognised by the extent of the High Weald and Kent Downs Areas of Outstanding Natural Beauty. The AONB designation gives these areas the highest protection in terms of their landscape and scenic beauty and highlights the importance of the conservation of the wildlife and the cultural heritage of these landscapes. The character of the AONB's will be conserved and enhanced primarily through Core Strategy Policy LO8 - Countryside and the Rural Economy. <del>Proposals in AONBs will be assessed against Policy LO8 and the detailed development management policies which support this overarching policy, such as Policy SC1 Sustainable Development and Policy GI1 Green Infrastructure and New Development. Any proposal within the AONB must take into account the guidance laid out in the appropriate AONB Management Plan and any relevant more specific AONB guidance for example Kent Downs AONB Farmstead Guidance, 2012 and Managing Land for Horses, 2011.</del></p>	text is now incorporated in new paragraph 2.32.
	EN5 and EN6	<p>Rename Policies:</p> <p>Policy EN5 – Outdoor Lighting to become Policy EN6 – Outdoor Lighting</p> <p>Policy EN6 – Noise Pollution to become Policy EN7 – Noise Pollution</p>	Due to new landscape policy

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		<p>Additional performance indicator and targets to be included in the box titled “Performance Indicators for the Environment”</p> <p>Add <u>Progress in implementing countryside projects in the District, including AONB Management Plan projects affecting the District. (CS indicator)</u></p> <p>Following “Performance of new housing against the building for life criteria add <u>Target: All developments within the AONB to achieve full marks on criterion 5 (Character) and 6 (Working with the site and context)</u></p>	For new landscape policy
	Paragraph 2.34	<p>New Paragraph 2.34:  <u>In assessing the impact of lighting that affects the outdoor environment or neighbouring uses, the current level of lighting will be taken into account in accordance with advice in the National Planning Practice Guidance.</u></p>	Clarification of existing wording by cross referencing national guidance
	EN5 (a)	<p>Alterations to text:  a) <u>where associated with a wider development, the proposal would be well integrated within the a wider related development scheme;</u></p>	Clarification of existing wording
	EN6(a)	<p>Alterations to text:  a) development would not have an unacceptable impact when considered against the indoor and outdoor acoustic environment <u>including of surrounding occupiers or occupiers of any future units within the scheme existing and future occupiers of the development and the amenities of existing and future occupants of nearby properties::</u></p>	Clarification of existing wording by substituting wording from existing policy EN2.
Housing and Mixed Development	3.5 (pre-sub)	<p>Delete ‘As at 1<sup>st</sup> April 2012, the completions (2006-2012) and permissions amount to 2,330 units.’ Replace with ‘As at 1<sup>st</sup> April 2013, the completions (2006-2013) and permissions amount to 2,463 units.’</p>	Factual update

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	3.8 (pre-sub)	Delete '1 <sup>st</sup> April 2012' and replace with '1 <sup>st</sup> April 2013'.	Factual update
	3.8 (pre-sub)	Delete '3540' and replace with '3697'	Factual update
	3.8 (pre-sub)	Delete '240' and replace with '400'	Factual update
	3.8 table (pre-sub)	Delete 'as at 1 April 2012' and replace with '1 April 2013'	Factual update
	3.8 table (pre-sub)	Delete 'Permissions 01.04.2012' and replace with 'Permissions 01.04.2013'	Factual update
	3.8 table (pre-sub)	Delete '970' and replace with '962'	Factual update
	3.8 table (pre-sub)	Delete table line: 'Permissions granted on Proposed Allocations since 01.04.2012 - 44'	Factual update
	3.8 table (pre-sub)	Delete 'Small Sites 2017 - 2026'	Factual update
	3.8 table (pre-sub)	Delete '432' and replace with '500'	Factual update
	3.8 table (pre-sub)	Delete '3540' and replace with '3697'	Factual update
	3.8 Footnote (pre-sub)	Delete '[The NPPF sets out how Local Planning Authorities should demonstrate their housing supply. Windfall sites are permitted to be included within the first 5 years of the housing supply if there is "compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens." Windfalls are defined in Sevenoaks as housing units which are expected to be delivered on sites below the allocation threshold (< 0.2ha). The allowance is calculated by averaging the number of units on previously developed land (not including garden land) provided each year for	Factual update

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		past 6 years. Allowance has not been included in the first five years, but is made for the final 10 years to reflect the unallocated planning permissions (currently 48 dwellings per year from 2017/18 to 2025/26)]' and replace with ' <i>[A windfall allowance has been added to the housing land supply based on past contributions to reflect a more accurate assessment of housing supply and the consequent demand on infrastructure.]'</i>	
	Para 3.19	<p>Minor amendment to include reference to Core Strategy Policy SP5 within the supporting text for Housing for Older People, including Those with special needs</p> <p>3.19 The Council strongly supports the provision of housing to meet the requirements of people in special need of help or supervision where they are fully integrated into existing communities and located in sustainable locations, <u>as set out in Core Strategy Policy SP5</u>. The development guidance accompanying each site at Appendix 3 <u>and Appendix 5</u> identifies sites that are particularly suitable for this form of housing due to their proximity to facilities or the gentle topography of the area.</p>	To add clarity and linkages to the adopted Core Strategy
<b>3 - Housing</b>	Para 3.25	<p>Substitute the words 'could lead to' for 'would result in' to read:</p> <p><i>Where proposals <del>could lead to</del> <u>would result in</u> the creation of a new self contained dwelling...</i></p>	To add clarity
<b>3 - Housing</b>	Policy H2	<p>Insert the following words at the end of the second paragraph of Policy H2 (Mixed Use Development Allocations)</p> <p><i>These sites will provide for a range <u>of</u> employment, retail and community</i></p>	To add clarity

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	Policy H2 and Appendix 5	<p><i>facilities in addition to housing types, density, mix and tenure considered appropriate. <u>For further details on the appropriate mix of uses on these sites, please see the development guidance at Appendix 5. Allocations will be subject to the site areas and design guidance as set out in Appendix 5.</u></i></p> <p>Add the following words under the names of the sites in Policy H2. Add the same words into the 'Proposed Allocation' box at the top right hand corner of the Development Guide pages, delete the existing text and add the following text for clarification:</p> <p><i>H2(a) BT Exchange, South Park, Sevenoaks. <u>Mixed use - residential and retail (town centre site)</u></i></p> <p><i>H2(b) United House, Goldsel Road, Swanley. <u>Mixed use - residential and B1(a) office</u></i></p> <p><i>H2(c) Swanley Centre, Nightingale Way, Swanley. <u>Mixed use - retail, community facilities, residential and employment (town centre site)</u></i></p> <p><i>H2(d) Station Approach, Edenbridge. <u>Mixed use - residential and employment</u></i></p> <p><i>H2(e) New Ash Green Village Centre. <u>Mixed use - retail, employment, community facilities and residential (village centre site)</u></i></p> <p><i>H2(f) Powder Mills (Former GSK Site), Leigh.</i></p>	

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		<i>Mixed use - residential and employment</i>	
<b>4 - Economy</b>	4.8 (pre-sub)	Insert ' <i>The first three sites are also located within the Kent Downs AONB</i> ' after 'previously set out in PPG2'	Factual correction. Responds to ADMPS48, ADMPS56, ADMPS57, ADMPS58, ADMPS221.
	4.11 (pre-sub)	Insert ' <i>and AONB</i> ' between 'with Green Belt' and 'policy will be supported.'	Factual correction. Responds to ADMPS48, ADMPS56, ADMPS57, ADMPS58 and ADMPS221.
	4.15 (pre-sub)	Delete '2016' and replace with ' <i>2017/18</i> '	Factual update.
	EMP3 (pre-sub)	Insert ' <i>and listed buildings</i> ' between 'Scheduled Ancient Monument' and 'into the development with improved access and setting.'	Factual correction. Responds to ADMPS241.
	EMP3 (pre-sub)	Delete 'and' between 'protection' and 'enhancement'. Insert ' <i>and management</i> ' between 'enhancement' and 'of biodiversity'	To more accurately reflect the NPPF. Responds to ADMPS108, ADMPS138 and ADMPS241
<b>4 - Economy</b>	EMP1	Amend as per below  In accordance with Policy SP8 of the Core Strategy the following existing employment sites, as defined in Appendix 4, will be retained, intensified and regenerated for B1 – B8 uses. <del>Appropriate new B1 – B8 development within</del>	To address concerns raised by The Co- operative Group

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		<del>these areas, including the</del> The provision of sites for small and medium size businesses and “start-up” facilities, will <u>also</u> be supported <u>in these locations</u> .	
<b>4 - Economy</b>	EMP5 (4.33)	<i>Insert the following paragraph as 4.22</i>  <i>4.33 Policy EMP5 requires non-allocated lawful business premises and sites to have been unsuccessfully marketed for employment use for a period of at least 6 months before alternative uses are considered. The Council will expect marketing to have been undertaken proactively, for appropriate business uses of the site (including through both re-use and redevelopment) and at the appropriate rental or purchase price for the type of business land and/or buildings.</i>	To address concerns raised by Eynsford Parish Council
<b>Town and Local Centres</b>	5.5 – Town and Local Centre Definitions box (pre-sub)	Delete ‘Primary shopping area - defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage.’	Factual correction.
	TLC4 (pre-sub)	Insert ‘neighbourhood and’ between ‘upper floors of units within’ and ‘village centres will be encouraged’	Factual correction to clarify where the policy is to be applied.
<b>5 – Town and Local Centres</b>	Town and Local Centre Definitions on P.47	Should the Inspector consider that primary shopping areas should be defined then paragraphs 3.10, 3.25, 3.38 of the Town and Local Centres Topic Paper set out the Council’s suggested areas.	To address concerns raised by the Co-operative Group, if these are shared by the Inspector.
<b>Green</b>	6.5 (pre-sub)	Delete ‘banks’ and replace with ‘ <i>corridors</i> ’.  Delete ‘or artificial’ and ‘skateboard parks’	Factual correction. Responds to ADMPS194



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Infrastructure and Open Spaces	6.5 (pre-sub)	Delete bullet point 'River and canal corridors'	To avoid repetition. Responds to ADMPS194
	6.6 (pre-sub)	Delete 'Historic' and replace with 'Registered'	Factual correction. Responds to ADMPS194
	6.6 (pre-sub)	Insert bullet point ' <i>Kent Downs and High Weald Areas of Outstanding Natural Beauty (AONB)</i> '	Factual correct. Responds to ADMPS226.
	6.6 (pre-sub)	Insert ' <i>Historic</i> ' before 'Parks and Gardens'	Factual correction. Responds to ADMPS194
	6.6 – Map 1 Legend (pre-sub)	Delete 'Historic' and replace with 'Registered'	Factual correction. Responds to ADMPS194.
	6.12 (pre-sub)	Insert ' <i>and historic features</i> ' between 'trees and hedgerows' and 'can help development to be'	To ensure internal consistency within the plan. Responds to ADMPS194.
	6.20 (pre-sub)	Insert bullet point ' <i>enhancing the character of developments by preserving local heritage features</i> '	To ensure internal consistency within the plan. Responds to ADMPS194.
Green Belt	7.9 (pre-sub)	Insert bullet point ' <i>local needs housing on rural exception sites in accordance with Core Strategy Policy SP4.</i> '	To improve consistency with the Core Strategy. Responds to the objection of ADMPS30

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	GB1 (pre-sub)	Delete 'is in keeping with' and replace with ' <i>responds to</i> '	To improve consistency with Core Strategy Policy SP1 and the NPPF. Responds to ADMPS12.
<b>Leisure and Tourism</b>	8.14 (pre-sub)	Insert ' <i>Kent Downs AONB unit's Managing Land for Horses, 2011 will also be taken into account in determining applications within the Kent Downs AONB where relevant.</i> ' after 'in determining applications for horse related activities.'	To align with documents adopted by the Kent Downs AONB. Responds to ADMPS63.
<b>Community Facilities</b>	9.8 (pre-sub)	Insert ' <i>Community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.</i> ' at the start of the paragraph.	To clarify the definition of community facilities to be covered by the policy. Responds to ADMPS11
	9.8 (pre-sub)	Delete 'shops and local services' and replace with ' <i>community facilities</i> '.	To clarify the definition of community facilities to be covered by the policy. Responds to ADMPS11
<b>9 – Community Facilities</b>	Policy CF2 and  Para 9.8-9.10	Amend the text as set out below:  ' <del>Loss of Neighbourhood</del> <u>Local Services and Facilities</u>  <i>9.8 Community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. The provision of <u>local</u> community facilities, such as post offices,</i>	To provide clarity of meaning and interpretation of the policy

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		<p><i>banks, public houses, schools, surgeries, churches, community facilities, and public transport, help to build sustainable communities by supporting the local economy and/or providing day-to-day facilities in locations where there is less need for people to travel by car.</i></p> <p><i>9.9 Core Strategy Policy L07 seeks to retain local services and facilities within rural settlements, where possible, to maintain the sustainability of these settlements. Policy CF2 of this document extends this approach to services and facilities serving local neighbourhoods within Sevenoaks, Swanley and Edenbridge to ensure that the communities within these towns continue to have reasonable access to services that meet their day-to-day needs. Policy CF2 does not apply within Sevenoaks, Swanley or Edenbridge town <del>and neighbourhood</del> centres, where separate policies apply. Alongside community facilities, the policy will apply to retail units that are considered to be meeting a local need outside the town and neighbourhood centres.</i></p> <p><i>9.10 Community Right to Buy, which was introduced in the Localism Act, will give communities new powers to help them buy local facilities threatened with closure, which might offer communities an alternative option to retain community facilities.</i></p> <p><i><u>Policy CF2 - Loss of Neighbourhood – Local Services and Facilities</u></i></p> <p><i>The loss of <del>neighbourhood</del> <u>local</u> services and facilities that are within Sevenoaks, Swanley and Edenbridge urban areas will be resisted where they are serving a local need. Exceptions will be made where equivalent replacement facilities equally accessible to the population served are provided, or where it is demonstrated, through evidence submitted to the</i></p>	

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		<p><i>Council, that the continued operation of the service or facility is no longer financially'.</i></p> <p>The Council does not consider it necessary to include a definition of 'local services and facilities' in the glossary, given the description in para 9.8 (as amended), but it would not object to such a change if the Inspector considered it necessary.</p>	
<b>Travel and Transport</b>	T1 (pre-sub)	Insert 'and <i>tranquillity</i> ' between 'such as noise' and 'pollution and impact on amenity and health.'	To more accurately reflect the NPPF. Responds to ADMPS233.
<b>Appendix 3 Housing</b>	Front Page (pre-sub)	Delete 'Feb' and replace with current date	Factual update.
	H1(a) (pre-sub)	Insert ' <i>and biodiversity opportunities enhanced.</i> ' after 'Landscape features at the edge of the site should be retained'	To improve consistency with ADMP Policy GI1 and Core Strategy Policy SP11. Responds to ADMPS117 and ADMPS118
	H1(a) (pre-sub)	Insert ' <i>Developers will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste</i>	To ensure adequate sewage infrastructure is in place to serve development. Responds to

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		<i>water infrastructure.</i> ’ after ‘Bradbourne car park and would involve decking a portion of the existing car park.’	ADMPS244 and ADMPS249.
	H1(b) (pre-sub)	Insert ‘ <i>and secure a resilient green infrastructure.</i> ’ after ‘will be required to serve the development’	To improve consistency with ADMP Policy GI1 and Core Strategy Policy SP11. Responds to ADMPS119
	H1(b) (pre-sub)	Insert ‘ <i>Developers will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure.</i> ’ after ‘Contributions to CIL will be required.’	To ensure adequate sewage infrastructure is in place to serve development. Responds to ADMPS244 and ADMPS251.
	Cramptons Road Water Works, Sevenoaks H1(b)	Insert the following text in the landscape section of the development guidance set out in Appendix 3  Retention of boundary planting and provision of open space <u>and biodiversity enhancements</u> will be required to serve the development and secure a resilient green infrastructure.	To address biodiversity issues due to close proximity of SSSIs.
	H1(c) (pre-sub)	Insert the following text in the landscape section of the development guidance set out in Appendix 3	To improve consistency with ADMP Policy GI1 and Core Strategy Policy SP11. Responds to
	Sevenoaks Gasholder	Insert ‘ <i>and provide resilient green infrastructure</i> ’ after ‘Otford Road should be well landscaped’	

Chapter	Para no./ Policy no.	Amendment	Reason
	Station, Cramptons Road	The western edge of the site fronting Otford Road should be well landscaped and provide resilient green infrastructure, <u>including biodiversity enhancements.</u>	ADMPS119  To address biodiversity issues due to close proximity of SSSIs.
	H1(d) (pre-sub)	<p>Insert '<i>and biodiversity</i>' between 'generally verdant character' and 'of the area.'</p> <p>Insert '<i>and should enhance opportunities for biodiversity.</i>' after 'loss or harm to any of these trees'</p> <p>Alter 'Estimated Development Period' from 6-10 years to 11-15 years on both sites, to read:</p> <p><del>6-10 years (2017-2012)</del>    <u>11-15 years (2022-2026)</u></p>	<p>To improve consistency with ADMP Policy GI1 and Core Strategy Policy SP11. Responds to ADMPS120</p> <p>To provide more accurate information regarding proposed phasing</p>
	H1(e) (pre-sub)	<p>Insert '<i>Developers will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure</i>' after 'Contributions to CIL will be required.'</p> <p>Alter 'Estimated Development Period' from 6-10 years to 11-15 years on both sites, to read:</p> <p><del>6-10 years (2017-2012)</del>    <u>11-15 years (2022-2026)</u></p>	<p>To ensure adequate sewage infrastructure is in place to serve development. Responds to ADMPS244 and ADMPS255.</p> <p>To provide more accurate information regarding proposed</p>

Chapter	Para no./ Policy no.	Amendment	Reason
			phasing
	H1(f) (pre-sub)	Insert <i>'Developers will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure.'</i> after <i>'This will not preclude development opportunities on this site.'</i>	To ensure adequate sewage infrastructure is in place to serve development. Responds to ADMPS254.
	H1(g) (pre-sub)	Insert <i>'appearance and biodiversity of the'</i> between <i>'should enhance the'</i> and <i>'site and the wider street scene.'</i>	To improve consistency with ADMP Policy GI1 and Core Strategy Policy SP11. Responds to ADMPS122.
	H1(i) (pre-sub)	Insert <i>'Developers will be required to demonstrate that there is adequate water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water infrastructure'</i> after <i>'public open space should be provided on the site'</i> .	To ensure adequate water supply sewage infrastructure is in place to serve development. Responds to ADMPS260.
	H1(l) (pre-sub)	Insert <i>'Site biodiversity surveys will be sought to ensure any biodiversity concerns are adequately mitigated.'</i> after <i>'The existing tree screening should be maintained and enhanced.'</i>	To improve consistency with ADMP Policy GI1 and H1(m) and Core Strategy Policy SP11. Responds to

Chapter	Para no./ Policy no.	Amendment	Reason
			ADMPS126.
Appendix 4	Front Page (pre-sub)	Delete 'Feb' and replace with current date	Factual update.
Appendix 5 Mixed Use	Front Page (pre-sub)	Delete 'Feb' and replace with current date	Factual update.
	All development guidance tables for H2	Insert the word 'indicative' before 'Housing capacity'	To clarify the proposed capacities are approximate and improves consistency with the wording in Policy H2
	H2(b) (pre-sub)	Insert ' <i>Developers will be required to demonstrate that there is adequate water and waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water infrastructure.</i> ' after 'preclude development opportunities on this site.'	To ensure adequate water supply and sewage infrastructure is in place to serve development. Responds to ADMPS244 and ADMPS263.
	H2(c) (pre-sub)	Insert ' <i>There are Tree Preservation Orders on the site which should be protected and form an integral part of the scheme.</i> ' before 'The scheme should provide improvements to the town'	Factual update. Responds to ADMPS131
	H2(c) (pre-sub)	Insert ' <i>Developers will be required to demonstrate that there is adequate water and waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water infrastructure.</i> ' after 'Contributions will be required to CIL'	To ensure adequate water supply and sewage infrastructure is in place to serve development. Responds to

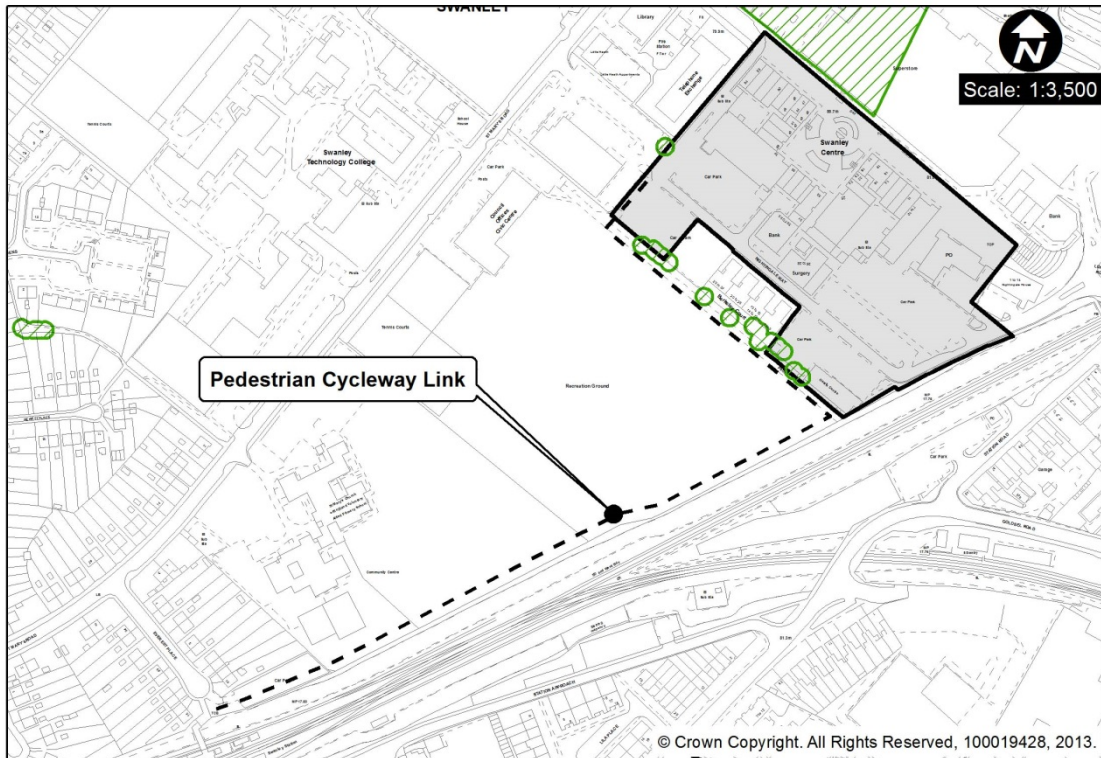


Chapter	Para no./ Policy no.	Amendment	Reason
			ADMPS244 and ADMPS262.
	H2(c) (pre-sub)	<p>Insert '<i>Principal</i>' between 'Delivery' and site owner'</p> <p>Insert '<i>The site could come forward in incremental phases provided no one phase of development would prejudice the development of the area as a whole.</i>' after 'promoting site for redevelopment'</p>	To reflect the fact that the site is under more than one ownership and to allow flexibility over delivery, therefore more accurately reflecting the NPPF. Responds to ADMPS273.
	H2(c) (pre-sub)	Replace existing map, with map on page 28.	Factual update to demonstrate Tree Protection Orders (TPOs) on the site
	H2(d) (pre-sub)	Insert ' <i>and provide benefits to biodiversity</i> ' between 'to protect residential amenity' and 'adjacent to the railway'	To improve consistency with ADMP Policy GI1 and Core Strategy Policy SP11. Responds to ADMPS132.
	H2(e) (pre-sub)	Insert ' <i>Developers will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water infrastructure.</i> ' after 'Contributions will be required to CIL'	To ensure adequate sewage infrastructure is in place to serve development. Responds to ADMPS244 and ADMPS259.

Chapter	Para no./ Policy no.	Amendment	Reason
	Powder Mills, Leigh – H2(f)	<p>Insert the following words in the Infrastructure section of the Development Guidance at Appendix 5, after the penultimate paragraph.</p> <p><u>Unless it is confirmed that the proposed foul flow will be no greater than the existing contributing flows from existing premises, the development must provide a connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water. The development should also ensure future access to the existing sewerage infrastructure, if required, for maintenance and upgrading purposes’.</u></p> <p>Delete ‘GSK’ from the development guidance</p>	<p>To address concerns regarding sewerage network capacity and the existence of a sewer on the site, as set out in rep ADMPS 78</p> <p>Factual update</p>
Appendix 6	Front Page (pre-sub)	Delete ‘Feb’ and replace with current date	Factual update.
Appendix 7	Front Page (pre-sub)	Delete ‘Feb’ and replace with current date	Factual update.
Appendix 8	Front Page (pre-sub)	Delete ‘Feb’ and replace with current date	Factual update.
	Policy TLC4 – Brasted High Street and the Green (pre-sub)	Replace the existing map, with a map incorporating the additional area shown on the map on page 29.	Factual update.
Appendix 9	Front Page (pre-sub)	Delete ‘Feb’ and replace with current date	Factual update.

N.B. The modifications that have been made to the Allocations and Development Management Plan (ADMP) are considered to be minor and do not require any amendment to the Sustainability Appraisal Report and Sustainability Appraisal Technical Appendix

# Swanley Town Centre Regeneration Area - Factual Update re TPOs



Brasted High Street and the Green – Village Centre Amendment

