

Sevenoaks District Council Local Plan Consultation Statement

November
2018



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Introduction

The Local Plan sets out site allocations to meet district-wide development needs and development management policies to be used to determine planning applications. These policies and site allocations, once adopted, will replace the existing Core Strategy and the Allocations and Development Management Plan (ADMP).

As part of the Local Plan preparation process we undertook two Regulation 18 Consultations: Issues and Options (summer 2017) and the Draft Local Plan Consultation (summer 2018). We will also be undertaking a Pre-Submission Consultation in December 2018.

Once adopted, the Local Plan will form part of the statutory development plan for Sevenoaks District.

Regulation 22 (of the Town and Country Planning (Local Planning) Regulations 2012) requires Local Planning Authorities to produce a Statement which sets out the following information in respect of all the consultations carried out under Regulation 18 (preparation of a local plan) and Regulation 19 (publication of a local plan):

- Who was consulted (which bodies and persons the Local Planning Authority invited to make representations)
- How the community and local stakeholders were invited to make representations
- A summary of the main issues raised by the consultees at Regulation 18 stage (see section 4 and appendices B, C, D and E);
- An explanation of how the representations made at Regulation 18 stage have been taken into account (see appendices B, C, D and E); and
- The number of representations submitted at Reg. 19 stage (in accordance with Reg. 20) and a summary of the main issues which were raised (see section 5).

This consultation statement reflects the consultations carried out up until Regulation 19 stage, and a further statement will be produced after this consultation.

Approach to Consultation

Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires local authorities to notify consultation bodies of the subject of a local plan which they are proposing to prepare and invite them to make representations on what a plan of that subject should contain. Sevenoaks District Council (SDC) considers that it has met and significantly exceeded these minimum requirements, in accordance with its Statement of Community Involvement (SCI),

The adopted Sevenoaks Statement of Community Involvement (November 2014), 'Community Involvement in Planning Policy', sets out the range of approaches to consultation and participation that the Council will consider facilitating in preparing Local Plan documents. The appropriate consultation methods have been taken from this guidance and used in this consultation process. A copy of the SCI can be viewed on the District Council's website.

SDC published a number of different documents for consultation as part of the preparation of the Local Plan. In addition, it went beyond the statutory minimum requirements for publicising these consultations and organised community engagement events to explain and publicise the proposals.

At 'publication' stage, Regulation 19 requires local authorities to make a copy of the proposed submission document available to consultation bodies, along with information on how representations can be made. Interested parties are able to submit representations in accordance with Reg. 20.

Bodies and individuals consulted

'General' consultation bodies are defined in the Regulations as any voluntary bodies, bodies representing racial, ethnic, national or religious groups or disabled persons and bodies representing the interests of business in the area.

For all Regulation 18 (preparation of a local plan) and Regulation 19 (publication of a local plan) consultations, email and letter correspondence was sent to all organisations and individuals registered on the Planning Policy mailing list.

Preparation of a Local Plan (Reg. 18)

The following steps were taken to publicise consultations on the Local Plan 2015-2035 and to invite people to comment for every consultation referred to in this section:

- Letters and emails were sent to all organisations and individuals on the Local Plan consultation mailing list. This includes all persons and organisations that have previously made comments on Local Plan documents or who have expressed a wish to be kept informed of the progress of the plan.
- A public notice was placed in Sevenoaks District Council's InShape magazine informing the public of the consultation matters, the consultation period and the places at which the documents can be inspected i.e. online on the Council's website, in libraries, at the Town and Parish Council offices and at the Council offices. This was delivered to every household in the District. The details of the consultation were released to the local press via a press release.

In addition, a range of exhibitions, briefings and drop in sessions were held throughout the consultation periods.

Evidence Base gathering – 2015-2018

From 2015 to 2018 the Planning Policy Team at Sevenoaks District Council produced a number of Evidence Base documents to support the new Local Plan.

The following documents helped inform the production of the Local Plan:

- Affordable Housing / Commercial Viability Update
- Biodiversity Analysis
- Economic Needs Study
- Green Belt Assessment
- Gypsy and Traveller Accommodation Assessment
- Housing Strategy
- Infrastructure Delivery Plan
- Landscape Character Assessment and Sensitivity Study
- Local Housing Needs Study
- Open Space Sports and Leisure Study:
 - Initial Findings Document
 - Playing Pitch Strategy
 - Open Space Study
 - Sports Facility Strategy
- Retail Study
- Settlement Hierarchy
- Sevenoaks District Tourist Accommodation Study
- Survey of Employers' Housing Needs
- Strategic Flood Risk Assessment
- Strategic Housing Market Assessment
- Strategic Housing and Economic Land Availability Assessment

- Swanley and Hextable Master Vision
- Swanley Transport Study
- District-wide transport strategy
- Affordable Housing /Whole Plan Viability

The Whole Plan Viability Study will update the existing viability evidence base in order to inform the Local Plan. It will form a key piece of evidence in determining the viability requirements for the District and how the Council can continue to deliver affordable homes, CIL and other plan requirements.

Biodiversity Analysis

AECOM were instructed by Sevenoaks District Council to undertake an assessment and analysis of the biodiversity value of land within the District. The council identified the need to establish a robust biodiversity evidence base to support the choice of housing and employment allocations through the Sevenoaks District Local Plan (2015-2025) and to potentially deliver net gain (e.g. through identifying lower value land for biodiversity which could be proactively enhanced through developer contributions). This document is intended to help support the evidence base by assisting in the site selection for the Local Plan. It also identifies sites that could potentially be subject to ecological enhancement.

Economic Needs Study

The Economic Needs Study was prepared by Turley, in association with Colliers International, on behalf of Sevenoaks District and Tunbridge Wells Borough Councils. The study contributes further to the evidence base on the objectively assessed needs (OAN) to help take forward revised Local Plans across both areas. As a key piece of evidence underpinning the Councils' respective Local Plans, the ENS will also help to ensure that future employment policies respond to local economic needs and maximise opportunities for the sustainable economic growth of each area.

Green Belt Assessment

Ove Arup & Partners Ltd (Arup) were appointed by Sevenoaks District Council to undertake a Green Belt Assessment as part of the evidence base to inform the production of a new Local Plan for the District. The Green Belt Assessment assesses

the Sevenoaks Green Belt against the purposes of the Green Belt as defined in the National Planning Policy Framework (NPPF) and other local considerations.

Gypsy and Traveller Accommodation Assessment

In December 2016, arc⁴ were commissioned by Sevenoaks District Council to undertake a Gypsy and Traveller Accommodation Assessment (GTAA) to identify the housing needs of Gypsies and Travellers and Travelling Showpeople from across Sevenoaks. The overall objective of the Gypsy and Traveller Accommodation Assessment is to form a clear evidence basis to inform the development of planning policies relating to Gypsy, Travellers and Travelling Showpeople.

The Gypsy and Traveller Accommodation Assessment was presented to Planning Advisory Committee on Wednesday 19th April 2017, and it was endorsed as a robust evidence base from which the Local Plan Strategy would develop.

A Duty to Cooperate workshop was held on the 27th March 2018 with Kent County Council regarding Gypsy and Traveller sites, where general issues across Kent, and sites owned by KCC were discussed.

Housing Strategy 2017

The Housing Strategy is based on policies devised by the elected members of this Council combined with a comprehensive Local Housing Needs Study that has examined the housing needs of all of our residents. We are sure it will make a major difference to ensuring people are living in the best possible accommodation to meet their needs, thereby promoting their overall health and wellbeing.

Infrastructure Delivery Plan

The Infrastructure Delivery Plan forms part of the evidence base to support the preparation of the Local Plan. It identifies any deficiencies in infrastructure across the District, who will deliver the infrastructure, any associated costs (if known), the timescales for delivery and is treated as a “live” document, allowing it to be updated when new information is made available to the Council. The IDP will also assist the review of the Council’s Regulation 123 List (where appropriate), and preparation of the evidence will also account for sites that have put forward “exceptional circumstances” cases for consideration.

Landscape Character Assessment and Sensitivity Study

Sevenoaks District Council commissioned LUC in August 2016 to review and update the existing landscape character evidence base, and produce an updated landscape character assessment. It is intended to provide context for policies and proposals within the emerging Local Plan, inform the determination of planning applications,

and inform the management of future change. This character assessment updates the District's previous Landscape Character Assessment.

LUC also produced a landscape sensitivity assessment.

Local Housing Needs Study (2017)

The Sevenoaks District 2017 Local Housing Needs Study (Local HNS) provides the latest available evidence to help to shape the future planning and housing policies of the area. The study will help inform the production of the Council's Local Plan and Housing Strategy. It considers the affordable housing needs of households, the aspirations/expectations of those households moving in the market, and the need for particular types of dwelling by virtue of age or disability. This research provides an up-to-date analysis of the social, economic, housing and demographic situation across the area.

Open Space, Sport and Leisure Study:

The Open Space, Sport and Leisure Study was presented to Planning Advisory Committee on Wednesday 19th April 2017. It was resolved that the initial findings of the document be supported as part of the robust evidence base from which the Local Plan strategy would be developed

- Initial Findings Document (2017)

Sevenoaks District Council (SDC) has developed an Open Space, Sport and Leisure Study, including a Playing Pitch Strategy and an Indoor Sports Facility report. The study helps us to plan effectively for the future provision of open space (typology, location and amount), indoor and outdoor sports facility provision, for current and future need, population growth and increased participation.

- Playing Pitch Strategy – April 2018

Strategic Leisure and 4 global Consulting produced a Playing Pitch Strategy (PPS) for the local authority, to provide an audit and set of strategic recommendations for outdoor pitch sports played in the District. The PPS is a strategic assessment that provides an up to date analysis of supply and demand for playing pitches (grass and artificial) in the local authority. In line with the relevant Sport England guidance this assessment focusses on four main pitch sports; Football, Rugby, Cricket and Hockey.

- Open Space Study

This assessment has undertaken a qualitative and quantitative assessment of the existing and future needs of the community for the following types of open space that exist within the Sevenoaks District; Parks and Gardens, Amenity Greenspace, Facilities for Children and Young People, Land Associated with Outdoor Sports Facilities, Natural and Semi-Natural Greenspace and Green Corridors, Allotments and Cemeteries and Churchyards. The assessment also includes information on the following non-pitch outdoor sports facilities; Golf, Outdoor Gym Equipment and Multi-Use Games Areas (MUGAs).

- Sports Facility Strategy

The Sports Facility Report helps us to plan effectively for future sports facility provision for current and future need, population growth and increased participation.

Retail Study 2017

Bilfinger GVA produced the Sevenoaks District Retail Study. The study provides an up-to-date evidence base on the existing and future roles and performance of the District's Towns and Service Centres and assesses future demand for retail floorspace in the District over the period to 2035. The study has full regard to the expected levels of growth in Sevenoaks and neighbouring authorities, as well as recent and emerging changes in consumer behaviour.

Settlement Hierarchy

The National Planning Policy Framework (NPPF) encourages Local Planning Authorities (LPAs) to identify within their Local Plans, appropriate locations for development. These should account for social, economic and environmental opportunities and ensure that the location of development is sustainable. The Settlement Hierarchy is a useful tool to determine the role of settlements, according to a number of factors including population size, services available within a settlement, consideration of Green Belt boundaries and transport links.

Sevenoaks District Tourist Accommodation Study (September 2015)

The purpose of the Sevenoaks Tourist Accommodation Study is to provide a clear understanding of the future potential for hotel and tourist accommodation development in the Sevenoaks District. The study also provides understanding for the role that Sevenoaks District Council can play to realise this potential through its Planning Policy framework and the proactive interventions that it can take to accelerate tourist accommodation development in the District. The study builds on previous work that Hotel Solutions has undertaken to assess potential for hotel development in Sevenoaks District in 2004, 2007 and 2010.

Sevenoaks District Transport Study

The NPPF stresses the importance of considering transport issues at the earliest possible stage of plan-making, to address the potential impacts of development on transport networks and to examine the opportunities to increasing choice for sustainable transport options. The Sevenoaks District Transport Study examines the potential impacts of development upon the transport network across the District, including highways, public transport (i.e. bus and rail services), walking and cycling routes. The Study establishes the baseline scenario for different types of transport, how the mode is used (e.g. getting to work, school, day-to-day services), before assessing the potential development sites proposed and their cumulative impact. The Study also makes recommendations on potential transport improvements to mitigate the potential impacts of development.

Survey of Employers' Housing Needs

The survey identifies employers' housing requirements and whether the local housing market (in particular, the affordability of housing), is a challenge for the organisations' recruitment and retention.

Strategic Flood Risk Assessment

The Strategic Flood Risk Assessment (SFRA) 2017 document replaces the Level 1 SFRA originally published by Sevenoaks District Council in August 2008 and provides supporting evidence for the emerging Local Plan. This updated SFRA will be used in

decision-making regarding the location of future development and the preparation of sustainable policies for the long-term management of flood risk.

Strategic Housing Market Assessment (SHMA September 2015)

The Strategic Housing Market Assessment (SHMA) considers housing need in Sevenoaks District and Tunbridge Wells Borough. It considers; Overall housing need, Need for different sizes of homes, Need for different types of homes, particularly from a growing older population.

Strategic Housing and Economic Land Availability Assessment (July 2018):

The Strategic Housing and Economic Land Availability Assessment (SHELAA) is a technical assessment of the amount of land that is available and suitable to meet the District's housing and employment needs. It is an important evidence base document that informs plan-making, but it does not determine whether a site should be allocated for development in the future, nor does it influence the likelihood of gaining planning permission on a particular site.

The Strategic Housing and Economic Land Availability Assessment was presented to Planning Advisory Committee and was endorsed as a robust evidence base from which the Local Plan strategy would develop.

Swanley and Hextable Master Vision

A Swanley and Hextable Master Vision was produced which sets out a 20-year vision with ideas of how to regenerate Swanley town centre and the wider area, including a new garden village. The Council's Cabinet Committee agreed to take forward the Master Vision but not to include the garden village or any building on the town recreation ground.

Swanley Transport Study – Stage 1 (May 2018) and Stage 2 (August 2018)

SWECO were instructed by Kent County Council (KCC) and Sevenoaks District Council (SDC) to undertake an integrated Transport Study of access into and through Swanley by all modes of transport to establish a range of measures and initiatives that will form an overall Transport Strategy for the town.

The integrated, all mode, study ensures that a comprehensive evidence base is assembled that provides clarity and an understanding of Swanley's transport problems and opportunities.

Evidence Base Consultation

As part of the preparation process for the Local Plan Evidence Base, a series of consultation sessions were undertaken.

Placemaking

As part of the Evidence Base process, the Planning Policy Team at Sevenoaks District Council ran a series of Placemaking Workshops. For the purpose of these workshops the district was split into 6 areas which share similar characteristics. This meant we could be more specific with discussions. These wider areas were:

- **Sevenoaks Urban Area and Surrounds** – Sevenoaks Town, Dunton Green, Riverhead, Seal and Sevenoaks Weald
- **South** – Edenbridge, Hever, Cowden, Chiddingstone, Penshurst and Leigh
- **North East** – West Kingsdown, Ash-cum-Ridley, Hartley, Fawkham, Horton Kirby and South Darenth
- **North West** – Hextable, Swanley, Crockenhill, Badgers Mount, Halstead and Knockholt
- **Upper Darent Corridor** – Westerham, Brasted, Sundridge and Chevening
- **Darent Valley** – Farningham, Eynsford, Shoreham, Otford and Kemsing

All Town and Parish Councils were invited to attend the Placemaking Workshops, as well as District Ward Members.

These sessions were held on:

- Tuesday 19th January 2016 – 7-10pm
North East – New Ash Green Meeting Room
Attendance: Representatives from; Ash-cum-Ridley Parish Council, Hartley Parish Council and Horton Kirby and South Darenth Parish Council
District Members for; Ash and New Ash Green
- Tuesday 26th January 2016 – 7-10pm
South – Edenbridge Town Council Offices
Attendance: Representatives from; Penshurst Parish Council, Chiddingstone Parish Council, Leigh Parish Council and Edenbridge Town Council
District Members for; Edenbridge North and East and Edenbridge South and West

- Thursday 4th February 2016 – 7-10pm
North West – Hextable Heritage Centre
Attendance: Representatives from; Badgers Mount Parish Council, Knockholt Parish Council, Hextable Parish Council and Swanley Town Council
District Members for; Halstead and Badgers Mount, Swanley Christchurch and Swanley Village and Swanley White Oak
- Tuesday 9th February 2016 – 7-10pm
Upper Darent Corridor – Westerham Town Council Chamber
Attendance: Representatives from; Brasted Parish Council, Chevening Parish Council and Westerham Town Council
District Members for; Westerham and Brasted, Sundridge and Chevening
- Thursday 18th February 2016 – 7-10pm
Darent Valley – Shoreham Village Hall
Attendance: Representatives from; Shoreham Parish Council, Otford Parish Council, Eynsford Parish Council and Farningham Parish Council
- Thursday 25th February 2016 – 7-10pm
Sevenoaks Urban Area and Surrounds – Sevenoaks District Council Conference Room
Attendance: Representatives from; Seal Parish Council, Dunton Green Parish Council, Riverhead Parish Council and Sevenoaks Town Council
District Members for; Sevenoaks Northern, Sevenoaks Town and St Johns, Seal and Weald

After being split into groups, attendants were given 3 topics to discuss specifically regarding their areas. These were:

1. Conserving the local character
2. Opportunities for the future
3. Challenges for your area

Findings

North East

Question 1 – Conserving the local character

- Horton Kirby and South Darent – Conserve rivers/waterways, fishery and recreation ground
- Horton Kirby and South Darent – Village/community feel
- Horton Kirby and South Darent – Good green infrastructure
- Hartley – Preserve town/village centres

- New Ash Green and West Kingsdown – Conserve open space

Question 2 – Opportunities for the future

- Hartley – Facilities for mums etc.
- New Ash Green – Village centre to include housing
- Fawkham – Public Rights of Way and Parking

Question 3 – Challenges for the area

- Preservation of Green Belt
- Community Safety
- Preservation of Green Belt

South

Question 1 – Conserving the local character

- Chiddingstone – Retain and encourage rural tourism, retain historic part of village, protect sports field and pubs
- Leigh – Conserve the green and surrounding view of historic houses, shops, playing field with tennis club, footpaths and cycle ways.
- Edenbridge – 2 train stations are crucial, protect stone bridge, retain/upgrade marker in town centre
- Hever – Protect cricket ground and sports field

Question 2 – Opportunities for the future

- Penshurst – Small rural hamlets, additional conservation areas and affordable housing provisions
- Leigh – Sports facilities, station car park and affordable housing
- Edenbridge – Tourism needed, Employment and hospital
- Fordcombe – Parking
- Chiddingstone – New homes to encourage downsizing
- Hever – Potential expansion to causeway

Question 3 – Challenges for the area

- Chiddingstone – Negative impact of aviation on historic and tourist sites
- Penshurst – Public transport, school places, and housing
- Leigh – Traffic, parking problems, infrastructure and public transport

North West

Question 1 – Conserving the local character

- Badgers Mount – Important woodland screening and Design

- Halstead – Relationship with neighbouring villages
- Knockholt – Railway station and links
- Hextable – Protect green areas and open space, village green, post office and shops
- Swanley – Links to A20/M20, Retain community facilities, railway station

Question 2 – Opportunities for the future

- Badgers Mount – Bus Service and Village Design Statement
- Swanley – Redevelopment of playing fields

Upper Darent Corridor

Question 1 – Conserving the local character

- Brasted – Protect listed buildings, green corridor between M26 and village, Heritage and history and diversity of retail and local services
- Westerham – Maintain the centre of Westerham, Protect the primary school and retail and businesses
- Crockham Hill – Historical buildings, village hall, school and pubs
- Chevening – Protect Chevening Place and Chipstead common

Question 2 – Opportunities for the future

- Brasted – Maintenance of pavements, orchard next to allotments, pedestrian crossing, greater range of bus services, farmers market
- Crockham Hill – Improve links to the village, smaller and more affordable housing

Question 3 – Challenges for the area

- Brasted – Diversity of business in the village
- Crockham Hill – Car parking and flood control

Darent Valley

Question 1 – Conserving the local character

- Otford – Good local shops, station and links to London, playground
- Eynsford – Footpaths, pubs and services, allotments and conservation area village
- Shoreham – Aircraft museum, woodland

Question 2 – Opportunities for the future

- Otford – Vestry estate height limit

- Eynsford – Tourism hub, village hall with car park, links to schools, footpaths, station parking

Question 3 – Challenges for the area

- Otford – Traffic needs to be reduced
- Eynsford – Village hall
- Shoreham – Traffic, commuting, social divide and balanced housing mix

Sevenoaks Urban Area and Surrounds

Question 1 – Conserving the local character

- Sevenoaks – Important green/open space to keep
- Seal – Recreation Ground, conservation area, village identity, primary school, library, shops and services
- Sevenoaks Weald – Village Green, Pub and cycle route
- Sevenoaks Town Centre – Market town, green spaces in town centre, leisure facilities, schools
- Dunton Green – Green Spaces, Footpaths, Village feel, community facilities/pavilion and shops
- Riverhead – Park land, schools, village life, shops and services

Question 2 – Opportunities for the future

- Sevenoaks – Secondary shopping sites, medical facilities, redevelopment of Sevenoaks Quarry and greater/safer cycling routes
- Sevenoaks Town Centre – Buses/Public Transport improvement to evening service, parking improvements and a dedicated area for market facilities
- Sevenoaks Weald – Broadband improvements, traffic congestion at school times
- Dunton Green – Improvements to footpaths, cycle paths and parking, buses, GP surgery
- Seal – Broadband improvement, affordable housing and promoting community cohesion and engagement

Question 3 – Challenges for the area

- Different aspirations (local vs. planning)
- Congestion
- Parking issues
- Resistance to change

Swanley and Hextable Master Vision

The key aim of the Swanley and Hextable Master Vision is to support the regeneration of Swanley and Hextable, in particular Swanley town centre and improvements in housing, retail and transport infrastructure and the replacement of Swanley's leisure centre with a modern purpose built facility.

Swanley and Hextable Masterplan – Vision Consultation

The Planning Policy Team took the Swanley and Hextable Master Vision Consultation to Planning Advisory Committee {PAC} on Wednesday 20th July 2016. It was recommended by PAC and subsequently agreed by Cabinet members to open for consultation on Tuesday 9th August 2016.

Public consultation period – Wednesday 7th September 2016 – Wednesday 2nd November 2016

This public consultation was organised by the District Council's Communities and Business Team. An extended consultation period of 8 weeks was undertaken to help provide sufficient opportunity for responses to be made. The focus of consultation was a public survey. The survey was shared with Members on 6 September 2016, prior to issue, in order to allow any concerns to be raised.

The survey was sent to 9,800 households and businesses in postcode areas BR8 7 and BR8 8 together with stamped and addressed return envelopes. Multiple returns could be provided from individual households as long as each return could be attributed to a different household member.

Hard copies of the Swanley and Hextable Master Vision were also available to view at the Swanley Library/Swanley Link and at Swanley Town Council/Hextable Parish Council offices.

Details of the consultation were provided as part of the Swanley and Hextable newsletter delivered to homes and businesses in the BR8 7 and BR8 8 postcode areas (Swanley, Hextable, Crockenhill and Swanley Village) from 12th to 16th September.

Half page adverts were taken out in Dartford and Swanley News Shopper on 14 and 21 September and a briefing was held with a News Shopper reporter on 2 September 2016. The consultation was promoted widely over social media including Twitter and Facebook.

Train Station – Postcard Distribution

As well as advertising the consultation in the ways listed above, flyers advertising the consultation and the dates of our drop in sessions were handed out at train stations to both outgoing and returning commuters. These were as follows:

- 20th September 2016
Swanley Rail Station, Station Approach, Swanley, Kent, BR8 8JD
- 21st September 2016
Swanley Rail Station, Station Approach, Swanley, Kent, BR8 8JD

Drop-in Sessions

6 exhibitions/drop-in sessions for members of the public to discuss Swanley and Hextable Master Vision with members of the Planning Policy team were held on:

- Thursday 22nd September 2016 – 11am-4pm
38-39 Swanley Centre, London Road, Swanley, Kent, BR8 7TQ
- Friday 23rd September 2016 – 11am-4pm
38-39 Swanley Centre, London Road, Swanley, Kent, BR8 7TQ
- Saturday 24th September 2016 – 11am-4pm
38-39 Swanley Centre, London Road, Swanley, Kent, BR8 7TQ
- Friday 23rd September 2016 – 9am-9pm
Hextable Village Hall, College Road, Hextable, Kent, BR8 7LT
- Tuesday 27th September 2016 – 11am-9pm
White Oak Leisure Centre, Hilda May Avenue, Swanley, Kent, BR8 7BT
- Saturday 1st October 2016 – 11am-4pm
White Oak Leisure Centre, Hilda May Avenue, Swanley, Kent, BR8 7BT

Following a request from Crockenhill Parish Council a further drop in session was arranged as follows:

- Tuesday 18th October 2017 – 6pm-9pm
Crockenhill Village Hall, Stones Cross Road, Crockenhill, Kent, BR8 8LT

Frequently Asked Questions (FAQ) sheets anticipating the main enquiries likely to be forthcoming were made available to all staff and to those dropping in at these sessions.

Information about the consultation was also left at White Oak Leisure Centre (unmanned) until Wednesday 2nd November 2016.

School Presentations

As the Master Vision concerns Swanley and Hextable over the next 20 years, responses were particularly encouraged from younger age groups. To help enable responses from younger, harder to reach people a visit was made to the following:

- Tuesday 22nd November 2016
Orchards Academy, St Mary's Road, Swanley, BR8 7TE

The survey questions, with simplified explanatory text, were completed by 107 pupils.

- Wednesday 19th October 2016
Downsview Primary School, Beech Avenue, Swanley, Kent, BR8 8AU

Business Breakfast

A business breakfast was held as follows

- Wednesday 19th October 2016
Swanley Town Council Offices, St Mary's Road, Swanley, Kent, BR8 7BU

This provided an opportunity for the local business community to find out more about the Master Vision and to focus on issues of direct interest such as implications for employees, premises etc.

Specific Consultation Sessions

Stakeholders on the District Council's database were invited to return more focussed comments around their particular areas of interest or expertise. This included Swanley Town Council and surrounding Parish Councils.

A separate stakeholder consultation was held as follows:

- Thursday 27th October 2016
Swanley Link, London Road, Swanley, Kent, BR8 7AE

Those attending were able to find out more and were encouraged to respond to the consultation.

A meeting of the Local Strategic Partnership on Thursday 29th September 2016 was given over to a workshop for the Master Vision and the results provide useful evidence behind the views of those stakeholders represented at the event.

Finally a meeting was held on Monday 10th October 2016 with the Head Teachers and Governors of Orchards Academy and St Mary's Primary School together with the Business Manager from Orchards Academy, KCC, the dioceses of Rochester and TKAT the Academy Chain of which Orchards forms part. Follow up discussions were then held at each school to encourage responses.

Results of the consultation

Sevenoaks District Council's Planning Advisory Committee considered the results of the consultation on Wednesday 25th January 2017 and the Cabinet did the same at its meeting on Thursday 9th February 2017.

The Council's Cabinet agreed to take forward the Master Vision but not to include a new garden village or any building on the recreation ground.

The Cabinet also agreed to carry out a full and comprehensive transport strategy plan to highlight how road infrastructure could be improved to reduce congestion, detailed feasibility work relating to the main elements of infrastructure and a financial assessment to better understand the scale of development required to deliver the improvements local people have said are necessary.

'A new vision for Swanley & Hextable' was delivered to homes and businesses from Monday 13th to Friday 17th February 2017 and included a summary of the survey results.

An external company, Lake, were employed to process the responses to the survey. This included quantitative assessment of responses to questions and more qualitative analysis of comments returned.

Open Space, Sport and Leisure Study - Placemaking

Town and Parish Consultation – Open Spaces

On Wednesday 2nd November 2016 a Placemaking Workshop was held in relation to the Open Space Study. Representatives from the following were present:

- Brasted Parish Council
- Chevening Parish Council
- Chiddingstone Parish Council
- Dunton Green Parish Council
- Edenbridge Town Council
- Eynsford Parish Council
- Hartley Parish Council
- Knockholt Parish Council
- Otford Parish Council
- Seal Parish Council

- Sevenoaks Town Council
- Sundridge with Ide Hill Parish Council
- West Kingsdown Parish Council
- Westerham Town Council

At this Placemaking Workshop, the following questions were asked:

1. How important do you think it is to have green spaces for people's mental, emotional and physical health near to where they live?
2. How would you rate the quality of open space in your area and across Sevenoaks District?
3. How would you rate the adequacy of open space by type (see below) in terms of quantity and accessibility in the District?
4. What improvements would you like to see to open space in your area and across Sevenoaks District?
5. What current playing field (formal sports pitches) provision do you currently have?
6. Is the current amount of provision adequate for the needs of the local residents?
7. Is the quality satisfactory? If not, what additional work is required to ensure sports facilities are up to scratch?

As part of the Open Space Study, the Council also undertook a Town and Parish Consultation. Letters for were sent to all Town and Parish Councils within Sevenoaks District on Friday 3rd February 2017 asking for details on open space designations within the parish boundary. In particular, each council was asked the following in relation to their open space sites:

1. Is the site correctly named?
2. Is the type of open space the most accurate description?
3. Is the site boundary shown on the map correct?
4. Are there any additional sites in your area which have not been identified?
5. Do you have any other comments or suggestions regarding the provision of open spaces in your area?

Councils were given until Wednesday 1st March 2017 to submit their responses.

Responses were received from the following:

- Chevening Parish Council
- Chiddingstone Parish Council
- Eynsford Parish Council
- Farningham Parish Council
- Fawkham Parish Council
- Hartley Parish Council
- Hextable Parish Council
- Otford Parish Council
- Penshurst Parish Council
- Riverhead Parish Council
- Seal Parish Council
- Sevenoaks Town Council
- Shoreham Parish Council
- Sundridge Parish Council
- West Kingsdown Parish Council

Multi-Use Games Area (MUGAs) and Outdoor Gym Equipment

A letter was also sent out to all Town and Parish Councils asking for information on any MUGAs and Outdoor Gym Equipment within their parishes. The questions asked in this letter were:

1. Are there any Multi-Use Games Areas in the parish/town? By this we mean tennis courts, basketball courts, or areas set aside for ball sports. They generally have lines painted on, usually netting/fencing around and on hard standing.
2. Where are they? And what are they used for?

3. Are they informal i.e. anyone can use at any time or do they need to be booked in advance?
4. What types of people usually use it?
5. What is the quality like? Has it been recently refurbished? Any problems?
6. Is there an outdoor gym?
7. Where?
8. What is the quality like? Has it been recently refurbished? Any problems?
9. Any other informal outdoor sports facilities in the parish/town area?

Responses were received from the following:

- Chevening Parish Council
- Chiddingstone Parish Council
- Eynsford Parish Council
- Hartley Parish Council
- Hever Parish Council
- Horton Kirby and South Darenth Parish Council
- Leigh Parish Council
- Otford Parish Council
- Shoreham Parish Council
- Swanley Town Council
- Edenbridge Town Council

Call for Sites

The Call for Sites opened on Thursday 17th September 2015 at 09.00.

Sevenoaks District Council launched a Call for Sites submission scheme where local residents, landowners, developers, businesses and other interested parties were invited to put forward sites for potential development within the Sevenoaks District that may be suitable for future development and inclusion in the new Local Plan 2015 – 2035.

The call for sites did not determine if a site should be allocated for development. It was a technical exercise aimed at identifying potential sites for development. All submitted sites have been assessed in the Strategic Housing and Economic Land Availability Assessment (SHELAA) which has been used to inform the selection of suitable sites to be taken forward in the Local Plan.

The submission form was available on the Sevenoaks District Council website, and the opportunity was also given for a word version of the form to be emailed or posted to the Planning Policy team.

It was made clear that all submissions should include a form for EACH site being submitted, as well as a site location plan at an appropriate scale which clearly showed the extent of the boundaries of the site.

It was made clear that the District Council were interested in sites that:

- were available for development within the next 20 years; and
- were capable of delivering 5 or more dwellings.

It was also made clear that sites were not to be submitted if they:

- already had planning permission for development unless it was being promoted for a different land use; or
- were wholly outside the Sevenoaks District Council local authority area.

In total, Sevenoaks District Council has received 548 Call for Sites submissions to date.

Issues and Options Consultation

Public consultation period – Thursday 3rd August 2017 – Thursday 5th October 2017

The Planning Policy Team took the Issues and Options Consultation to Planning Advisory Committee {PAC} on the Thursday 22nd June 2017. It was recommended by PAC and subsequently agreed by Cabinet members to open for consultation on the Thursday 13th July 2017.

To publicise the Issues and Options consultation the Planning Policy Team worked closely with the Communications Team to create a Planning Policy Special Edition of the Councils magazine InShape which is delivered to every household in the District. This included a foreword from Cllr Piper, an overview of the Local Plan process and objectives, and information of Drop-in dates across the District and how to respond to the consultation.

The Issues and Options consultation consisted of a Questionnaire which was delivered to every household within the District. It highlighted the main planning issues we are facing across the Sevenoaks District and options on how we should address these. It then included a short survey which aimed to determine the preferred solutions of our residents. We included a freepost envelope with each questionnaire. Everyone who completed the survey had the opportunity to enter a prize draw to win Amazon vouchers. The questionnaire was also available to fill out online in an attempt to capture a variety of responses from harder to reach groups such as young people.

Family Fun Days

Our Issues and Options consultation coincided with the Family Fun Days that Sevenoaks District Council was running across the District. The Planning Policy Team attended some of these, and targeted harder to reach groups such as young families. We spoke to members of the public to inform them of our consultation and the Local Plan process as well as answering any queries. The sessions we attended were:

- Wednesday 9th August 2017 – 10am-2pm
Seal Recreation Ground, Seal, Sevenoaks, Kent, TN15 0AE
- Friday 11th August 2017 – 2-5pm
The Green, Leigh, Tonbridge, Kent, TN11 8QP
- Tuesday 15th August 2017 – 10am-2pm
Recreation Ground, Woodlands Avenue, Hartley, Kent, DA3 7DB

Placemaking

As part of the Issues and Options Consultation, the Planning Policy Team at Sevenoaks District Council ran a series of Placemaking Workshops. For the purpose of these workshops the district was split into 6 areas which shared similar characteristics. This meant we could be more specific with discussions. These wider areas were:

- **Sevenoaks Urban Area and Surrounds** – Sevenoaks Town, Dunton Green, Riverhead, Seal and Sevenoaks Weald
- **South** – Edenbridge, Hever, Cowden, Chiddingstone, Penshurst and Leigh
- **North East** – West Kingsdown, Ash-cum-Ridley, Hartley, Fawkham, Horton Kirby and South Darenth
- **North West** – Hextable, Swanley, Crockenhill, Badgers Mount, Halstead and Knockholt
- **Upper Darent Corridor** – Westerham, Brasted, Sundridge and Chevening
- **Darent Valley** – Farningham, Eynsford, Shoreham, Otford and Kemsing

All Town and Parish Councils were invited to attend the Placemaking Workshops, as well as District Ward Members.

These sessions were held on:

- Monday 4th September 2017 – 7.30-9pm
North West Placemaking – Hextable Community Centre
Present: Badgers Mount (Shoreham) Parish Council, Hextable Parish Council and Swanley Town Council.
- Tuesday 5th September 2017 – 7.30-9pm
North East Placemaking – New Ash Green Meeting Room
Present: Hartley Parish Council, West Kingsdown Parish Council and Horton Kirby and South Darenth Parish Council.
- Wednesday 6th September 2017 – 7.30-9pm
South Placemaking – Edenbridge Rickards Hall
Present: Edenbridge Town Council, Penshurst Parish Council and Hever Parish Council.

- Thursday 7th September 2017 – 7.30-9pm
Darent Valley Placemaking – Otford Memorial Village Hall
Present: Eynsford Parish Council, Shoreham Parish Council, Otford Parish Council and Farningham Parish Council.
- Thursday 7th September 2017 – 7.30-9pm
Sevenoaks Urban Area and surrounds Placemaking – Sevenoaks District Council Conference Room
Present: Riverhead Parish Council and Seal Parish Council.
- Friday 8th September 2017 – 7.30-9pm
Upper Darent Corridor Placemaking – Westerham Hall
Present: Westerham Town Council.

After being split into groups, attendees were given a series of questions and topics to discuss specifically regarding their areas. These were:

- Priority issues identified for the placemaking area:
 - To what extent do you agree?
 - Can you identify any other priority issues?
- What do you think of our preferred approach to development? Clearly a shortfall in meeting identified housing need – any other approaches?
- What do you think of the potential ‘exceptional circumstances’ cases? What do you think would constitute exceptional circumstances in your area?
- What policies currently work in our Plan / what else would you like to see covered / format?

The Placemaking workshops highlighted the following areas:

- Infrastructure – concern about cumulative impact of development
- Affordable Housing – homes must be genuinely affordable given local incomes and house prices
- Green Belt – Support for building at higher densities and on brownfield land in order to protect the Green Belt.

School Presentations

The Planning Policy team attended three schools during the consultation, and gave a presentation explaining the Local Plan process, development strategy as well as the Issues and Options consultation. The presentation was tailored to the age groups and there was a mixture of year 7 to year 11 in attendance. These sessions were

organised and led by the Planning Policy Team and were supported by LAKE Market Research, who explained the response process. These sessions were held on:

- Wednesday 20th September 2017 – 10.30am-2.30pm
Orchards Academy, St Mary's Road, Swanley, BR8 7TE
- Monday 25th September 2017 – 4-6pm
Sevenoaks School, High Street, Sevenoaks, Kent, TN13 1HU
- Wednesday 4th October 2017 – 9.30am-1.30pm
Knole Academy, Bradbourne Vale Road, Sevenoaks, Kent, TN13 3LE

Train Station – Postcard Distribution

As well as advertising the consultation in the ways listed above, flyers advertising the consultation and the dates of our drop in sessions were handed out at train stations around the District. These were as follows:

- Tuesday 5th September 2017 – 7.30-8.30am
Sevenoaks Railway Station, London Road, Sevenoaks, Kent, TN13 1DP
- Thursday 7th September 2017 – 7.30-8.30am
Edenbridge Town Station, Station Approach, Edenbridge, Kent, TN8 5LP
- Tuesday 12th September 2017 – 7.30-8.30am
Swanley Rail Station, Station Approach, Swanley, Kent, BR8 8JD

Drop-in Sessions

5 exhibitions/drop-in sessions for members of the public to discuss the Issues and Options document with members of the Planning Policy team were held on:

- Monday 11th September 2017 – 2-8pm
Sevenoaks District Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG
- Tuesday 12th September 2017 – 2-8pm
Edenbridge Town Council Offices, Rickards Hall, Edenbridge, TN8 5AR
- Wednesday 13th September 2017 – 2-8pm
Swanley Town Council Offices, St Marys Road, Swanley, BR8 7BU
- Thursday 14th September 2017 – 2-8pm
Westerham Town Council Offices, Russell House, Market Square, Westerham, TN16 1RB

- Friday 15th September 2017 – 2-8pm
New Ash Green Village Association Office, Centre Road, New Ash Green, DA3 8HH

Agents and Developers Forum

The Planning Policy Team held an Agent and Developers Forum as follows:

- Thursday 17th August 2017 – Sevenoaks District Council Offices
Agents and Developers Forum

At the Agents and Developers Forum attendees were split into tables and given a set of questions to discuss. These questions were as follows:

Objective 1 – Promote housing choice for all

- Our preferred strategic option for housing delivery is Approach 3 'Combination'
A) To what extent do you agree with and do you have any comments on this approach?
B) Do you have any views on the potential 'exceptional circumstances' cases?
C) Do you have any comments on the other approaches for housing delivery
- Our current policy requires up to 40% affordable housing. Given the overwhelming need for this type of housing in the District we think that the Local Plan should continue to require the same amount, subject to an affordable housing viability assessment being undertaken. Do you agree?
- Our latest evidence suggests that we should include a small sites policy, to enable the Council to seek financial contributions on sites of 10 homes and under, where viability clearly demonstrates that on site provision is not feasible. Where financial contributions are sought, the Council could use this money to help provide affordable homes in the District or make best use of the existing affordable housing stock to better meet needs. Do you agree?
- We think that the Local Plan should consider new innovative types of affordable housing such as starter homes and modular housing in addition to the more traditional social/affordable rented and intermediate products e.g. shared ownership. We plan to retain an element of flexibility in setting requirements for the different types of affordable housing. Do you agree with this approach?

Objective 2 – Promote well designed, safe places and safeguard and enhance the District's distinctive high quality natural and built environments

- Do you think our existing Green Belt policies are working and is the Green Belt SPD useful?

As well as these, we also gave some general questions to every table. These were as follows:

- We are looking to be more innovative with our new Local Plan. As one of the main users of the plan we are interested in your views on the following:
 - 1) Which Core Strategy and ADMP policies work and which ones don't?
 - 2) Should the new Local Plan be hosted online in an accessible way, or be in the traditional paper format?
 - 3) Should the policies map be hosted online and be interactive, or be produced in the traditional paper format?
 - 4) Would you prefer a small number of longer policies (covering strategic and development management issues), or a larger number of specific and detailed policies?
 - 5) Would you prefer more generalised and flexible policies, or more prescriptive and detailed policies?
 - 6) How should we signpost linked policies and supporting evidence to make the plan easy to read and navigate?

We had lots of suggestions from this meeting, the main findings being:

- Queries regarding the 'Exceptional Circumstances' approach, case law and legalities
- Be more proactive in locating Brownfield land within the District
- More of a focus was suggested on farming and rural economy

Representations on the Issues and Options Consultation

Representations were received from **15375** organisations and individuals and a total of **221,613** comments were made.

The objectives which generated the most responses were:

- Objective 4, Question 8
Our approach to protecting our existing town centres – 15163 responses

54% strongly agree and 37% agree
6% neither agree nor disagree
2% disagree and 1% strongly disagree
- Objective 1, Question 1
We should continue to protect the Green Belt by building new homes on land which has been previously built on? I.e. Brownfield land – 15139 responses

73% strongly agree and 20% agree
3% neither agree nor disagree
3% disagree and 2% strongly disagree

- Objective 1, Question 4
We should promote affordable housing and smaller private homes to meet the needs of all of our residents – 15136 responses

47% strongly agree and 36% agree
8% neither agree nor disagree
6% disagree and 3% strongly disagree

- Objective 2, Question 5
All new buildings and developments include the good connections to public transport, pedestrian link and local facilities that schemes are safe and secure – 15108 responses

64% strongly agree and 31% agree
4% neither agree nor disagree
1% disagree and 1% strongly disagree

- Objective 3, Question 6
We should make more efficient use of existing employment sites and redevelop suitable brownfield land to meet the need for more employment land – 15108 responses

57% strongly agree and 35% agree
5% neither agree nor disagree
2% disagree and 1% strongly disagree

Draft Local Plan Consultation

Public consultation period – Monday 16th July 2018 – Monday 10th September 2018 (8 weeks)

The Planning Policy Team took the Draft Local Plan to Planning Advisory Committee (PAC) on Tuesday 19th June 2018. It was recommended by PAC and subsequently agreed by Cabinet members to open for consultation on Thursday 12th July 2018.

Consultation had already taken place on Issues and Options (see above) and the objective of this consultation was to obtain views and comments on the initial proposals for the Local Plan sites and policies. It was also an opportunity for additional land or sites to be submitted for consideration in respect of housing, gypsy and traveller provision, employment land, open space and for minor amendments to Green Belt boundaries.

Interactive Map

As a new feature for this Consultation, the Planning Policy team worked closely with the GIS team to launch an Interactive Map of the district. This enabled people to search by area, postcode or site reference and view the proposals in their area, as well as comment specifically on each site. It also allowed the public to view all other comments submitted on a site as they were being validated, both during and after the consultation closed.

Consultation Responses and Validating Process

Each comment made via our Interactive Map, Inovem, by email or post was validated by a member of the Planning Policy team before they were made publically available. This included removing sensitive information such as a current address, contact details, age or profession as well as any reference to other individuals. This process also removed any comments that were considered libellous, racist, abusive or offensive.

Train Station – Postcard Distribution

As well as advertising the consultation in the ways listed above, flyers advertising the consultation and the dates of our drop in sessions were handed out at train stations around the District. These were as follows:

- Tuesday 24th July 2018 - 7.30-8.30am
Dunton Green Station, Station Road, Dunton Green, Kent, TN13 2YD
- Wednesday 25th July 2018 – 7.30-8.30am
Sevenoaks Railway Station, London Road, Sevenoaks, Kent, TN13 1DP

- Friday 27th July 2018 – 7.30-8.30am
Longfield Train Station, Station Road, Longfield, DA3 7RD
- Thursday 9th August 2018 – 7.30-8.30am
Edenbridge Town Station, Station Approach, Edenbridge, Kent, TN8 5LP
- Tuesday 28th August 2018 -7.30-8.30am
Swanley Rail Station, Station Approach, Swanley, Kent, BR8 8JD
- Monday 3rd September 2018 - 7.30-8.30am
Sevenoaks Railway Station, London Road, Sevenoaks, Kent, TN13 1DP

As part of the Draft Local Plan consultation members of the Planning Policy team attended staff briefings within Sevenoaks District Council to give a short presentation on the purpose of the Local Plan and the stage we were at.

Document Distribution

The Draft Local Plan document was sent to all Town and Parish councils within the District, as well as posters and flyers advertising the consultation Drop in sessions (listed below) and response forms for the consultation. This enabled town and parish councils to advertise the consultation within their local area in an attempt to generate a greater response.

A copy of the Draft Local Plan document was sent to each library within the District, along with a full set of Appendices and Site Appraisals, posters and flyers. We also included response forms for the consultation. This made all the documents more accessible to members of the public who may not have accessible internet facilities.

SeeLocal Social Media Campaign

A new feature for the Draft Local Plan Consultation was a Social Media campaign with SeeLocal, with a focus on gaining a response from millennials. This allowed us to put adverts on frequently visited web pages such as Facebook and Google. The campaign was launched on Tuesday 14th August and ran until Monday 10th September. This generated a greater response to the consultation. The last report from SeeLocal was received on 28th September 2018 and shows:

- Total Ads Shown – 112,252
- Total Ads Clicked - 486
- Click through rate – 0.43%

Since the campaign began running the landing page saw 61 comments left.

Drop-in Sessions

6 exhibitions/drop-in sessions for members of the public to discuss the Draft Local Plan sites and policies with members of the Planning Policy team were held. Whereas for the Issues and Options consultation the drop-in sessions were held during one week, we decided to run the Draft Local Plan drop-in sessions across the 8 week consultation period. Taking into consideration that the consultation ran during the school summer holidays, it was determined that distributing these across the 8 weeks would allow more flexibility for the public to attend at least one session.

Unlike the Issues and Options consultation, we organised some of our Drop-in sessions outside as opposed to in offices or village halls. This was to capture the footfall around town and inform members of the public who may not have been aware of the consultation.

These drop-in sessions were held on:

- Thursday 19th July 2018 – 2-8pm
Westerham Town Council Offices, Russell House, Market Square, Westerham, Kent, TN16 1RB
- Thursday 26th July 2018 – 11am-3pm
Blighs Market Place, Blighs Walk, Sevenoaks, Kent, TN13 1DA
- Tuesday 31st July 2018 – 2-8pm
All Saints Church Centre, Ash Road, Hartley, Kent, DA3 8EL
- Tuesday 14th August 2018 – 2-8pm
Waitrose Edenbridge, St Aignan Way, Edenbridge, Kent, TN8 5LN
- Wednesday 29th August 2018 – 2-8pm
Swanley Link, London Road, Swanley, Kent, BR8 7AE
- Wednesday 5th September 2018 – 2-8pm
Sevenoaks District Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG

An extra drop-in session was added after a request made by a member of the public in Eynsford and Farningham. The request was accepted due to the proximity of these settlements to a proposed Exceptional Circumstances site. This was:

- Monday 13th August 2018 – 4-8pm
Eynsford Village Hall, High Street, Eynsford, Kent, DA4 0AA

Planning Policy Officers also attended two extra drop in sessions, which were organised by Halstead Parish Council, to provide support. This request was accepted due to the proximity of the settlement to a proposed Exceptional Circumstances site.

These sessions were held on:

- Monday 13th August 2018 – 5.30-7.30pm
Halstead Pavilion, Station Road, Halstead, Sevenoaks, Kent, TN14 7DJ
- Thursday 16th August 2018 – 10am-2pm
Halstead Pavilion, Station Road, Halstead, Sevenoaks, Kent, TN14 7DJ

Frequently Asked Questions (FAQ) sheets anticipating the main enquiries likely to be forthcoming were made available to all staff and to those dropping in at these sessions.

Agents and Developers Forum

The Planning Policy Team held an Agent and Developers Forum as follows:

- Thursday 30th August 2018 – STAG Community Arts Centre, Sevenoaks
Agents and Developers Forum

The attendees of the Agents and Developers Forum were split into 6 tables. There were 2 sets of questions, and so 3 tables had each set. These were as follows:

Set 1

1. Do you agree with our approach to 'Exceptional Circumstances' and do you have any thoughts on this strategy?
2. What do you think of Article 4 directions being set on new office accommodation, to protect our employment base?
3. What are your thoughts on providing more affordable housing? For example; smaller sites, cross subsidy and rural exception sites.
4. What are your thoughts on the proposed stream-lined Green Belt policies?

Set 2:

1. Do you agree with our approach to 'Exceptional Circumstances' and do you have any thoughts on this strategy?
2. What are your thoughts on a Design Review Panel?
3. What is your opinion on the more flexible approach to Town Centre uses and Housing Densities?
4. Health and well-being are important issues in this Plan. What are your thoughts on promoting healthy living in the Plan and do you have any further suggestions?

The findings of each question were:

Question 1

- A transparent approach for judging Exceptional Circumstances sites is vital

- More difficult for smaller sites to use the Exceptional Circumstances strategy

Set 1 Question 2

- Makes sense for purpose built offices
- Should target good quality office space

Set 1 Question 3

- Easier on larger scale Greenfield sites
- Rural exceptions are a good idea

Set 2 Question 2

- Agree to keep it local and Kent based
- Suggested to use for larger sites not OA applications

Set 2 Question 3

- Suggested to look at London guidance on high density design for good quality
- Scope for creativity

Set 2 Question 4

- Suggestion that the threshold should be higher than 10 for HIA
- Greater emphasis should be made on green infrastructure and cycle networks

Specific Consultation Sessions

More specific consultation sessions were also undertaken as follows:

- Wednesday 13th June 2018 – Sevenoaks District Council
Tandridge Duty to Cooperate
- Tuesday 10th July 2018 – Sevenoaks Town Council Offices
Town and Parish Council Forum
- Wednesday 1st August 2018 – Sevenoaks District Council Offices
Duty to Cooperate with Kent County Council
- Monday 3rd September 2018 – Mid Sussex Office
Wealden Duty to Cooperate
- Tuesday 11th September 2018 – Sevenoaks District Council Offices
West Kent Duty to Cooperate
Tonbridge and Malling Borough Council / Tunbridge Wells Borough Council

- Thursday 13th September 2018 – Sevenoaks District Council Offices
North Kent Duty to Cooperate
Dartford Borough Council / Gravesham Borough Council
- Thursday 27th September 2018 – Sevenoaks District Council Offices
Duty to Cooperate with Highways England
- Wednesday 3rd October 2018
Duty to Cooperate
London Borough of Bromley / London Borough of Bexley

Representations on the Draft Local Plan Consultation

Representations were received by **6232** organisations and individuals and a total of **8,568** comments were made.

A total of **7406** comments were made on the Draft Local Plan proposed sites via the Interactive Map, by 5830 organisations and individuals.

A total of **1162** comments were made on policies and the Draft Local Plan document via the Consultation Portal, Inovem by 402 organisations and individuals.

The majority of comments received during the Draft Local Plan consultation relate to housing and the 12 “Exceptional Circumstances” proposals to develop within the Green Belt. In comparison, little comment has been made on the draft policies such as retail, employment, health and wellbeing and the environment.

The sites which generated the most responses were:

- MX52 and MX53 – Corinthians and Banckside, Hartley
1721 Comments
- MX41 – Land at Broke Hill Golf Course, Sevenoaks Road, Halstead
1253 Comments
- MX54b – Land between Beechenlea Lane and the railway line, Swanley
600 Comments
- MX54a – Land at Beechenlea Lane and the railway line, Swanley
567 Comments
- MX48 – Land at Pedham Place (wider), Swanley
479 Comments

The policies that generated the most responses were:

- Policy 2 – Housing and Mixed Use Allocations
308 comments
- Policy 1 – Balanced Strategy for Growth
118 comments
- Policy 15 – Design Principles
36 comments
- Policy 4 – Development in the Green Belt
36 comments
- Policy 7 – Transport and Infrastructure
30 comments

Publication of a Local Plan (Reg. 19)

Opportunity to make representations – Monday 10th December 2018 to Monday 21st January 2019

The Draft Local Plan for Submission will set out the Council's proposed allocations and policies as the Council wish to see them adopted, following the consideration of all consultations undertaken as part of the Reg. 18 stage (as well as the completion of technical studies etc.)

To publicise the consultation:

- Letters will be sent to all organisations and individuals on the Planning Policy consultation mailing list. This included all persons and organisations that have previously made comments on the Local Plan documents or who have expressed a wish to be kept informed of the progress of the plan.
- A public notice will be placed in local newspapers informing the public of the consultation matters, the consultation period and the places at which the documents can be inspected i.e. online on the Council's website, in libraries and at the Council offices. The details of the consultation were released to the local press via a press release.

The Planning Policy Team will be holding a series of public drop-in sessions as part of the Regulation 19 consultation. These will be held on:

- Tuesday 8th January 2019 – 2pm – 8pm
Swanley Town Council Offices, St Mary's Rd, Swanley, BR8 7BU
- Thursday 10th January 2019 – 2pm – 8pm
The Eden Centre, Four Elms Road, Edenbridge, Kent, TN8 6BY
- Friday 11th January 2019 – 2pm – 8pm
Sevenoaks District Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG

Appendix A

Regulation 18 Issues and Options Consultation Findings

Sevenoaks District Council

Local Plan Consultation

Main Consultation slides

Prepared by Lake Market Research

November 2017

*This report complies with ISO:20252 standards
and other relevant forms of conduct*

Profile of those responding to Consultation

Gender of respondent	
Male	48%
Female	52%
Prefer not to answer	2%

Age of respondent	
Under 16	0.1%
16 - 17	0.1%
18 - 24	1%
25 - 34	5%
35 - 44	10%
45 - 54	16%
55 - 64	20%
65 and over	43%
Prefer not to answer	4%

Disabled as set out in Equality Act 2010	
Yes	12%
No	82%
Prefer not to answer	6%

Working status of respondent	
Employee in full time job	26%
Employee in part time job	9%
Self-employed full or part time	10%
On a government supported training programme	0.06%
In full time education at school, college or university	0.3%
Unemployed and available for work	1%
Permanently sick / disabled	2%
Wholly retired from work	41%
Looking after the home	5%
Something else	2%
Prefer not to answer	4%

Children aged 17 or under living in household	
None	76%
One	8%
Two	9%
Three	2%
More than three	0.4%
Prefer not to answer	3%

Profile of those responding to Consultation

Gender of respondent	Consultation response	Profile of area
Male	48%	48%
Female	52%	52%
Prefer not to answer	2%	

Age of respondent	Consultation response	Profile of area
16 - 24	1.2%	12%
25 - 44	16%	30%
45 - 64	36%	35%
65 and over	43%	23%
Prefer not to answer	4%	

Profile of those responding to Consultation vs. profile of area

Sevenoaks District Council wards	Consultation response	Profile of area
Ash & New Ash Green	5%	5%
Brasted, Chevening & Sundridge	6%	5%
Cowden & Hever	2%	2%
Crockenhill & Well Hill	2%	2%
Dunton Green & Riverhead	4%	4%
Edenbridge North & East	4%	4%
Edenbridge South & West	4%	4%
Eynsford	2%	2%
Farningham, Horton, Kirby & South Darenth	4%	4%
Fawkham & West Kingsdown	5%	6%
Halstead, Knockholt & Badgers Mount	4%	3%
Harley & Hodsoll Street	5%	5%
Hextable	4%	4%
Kemsing	4%	4%

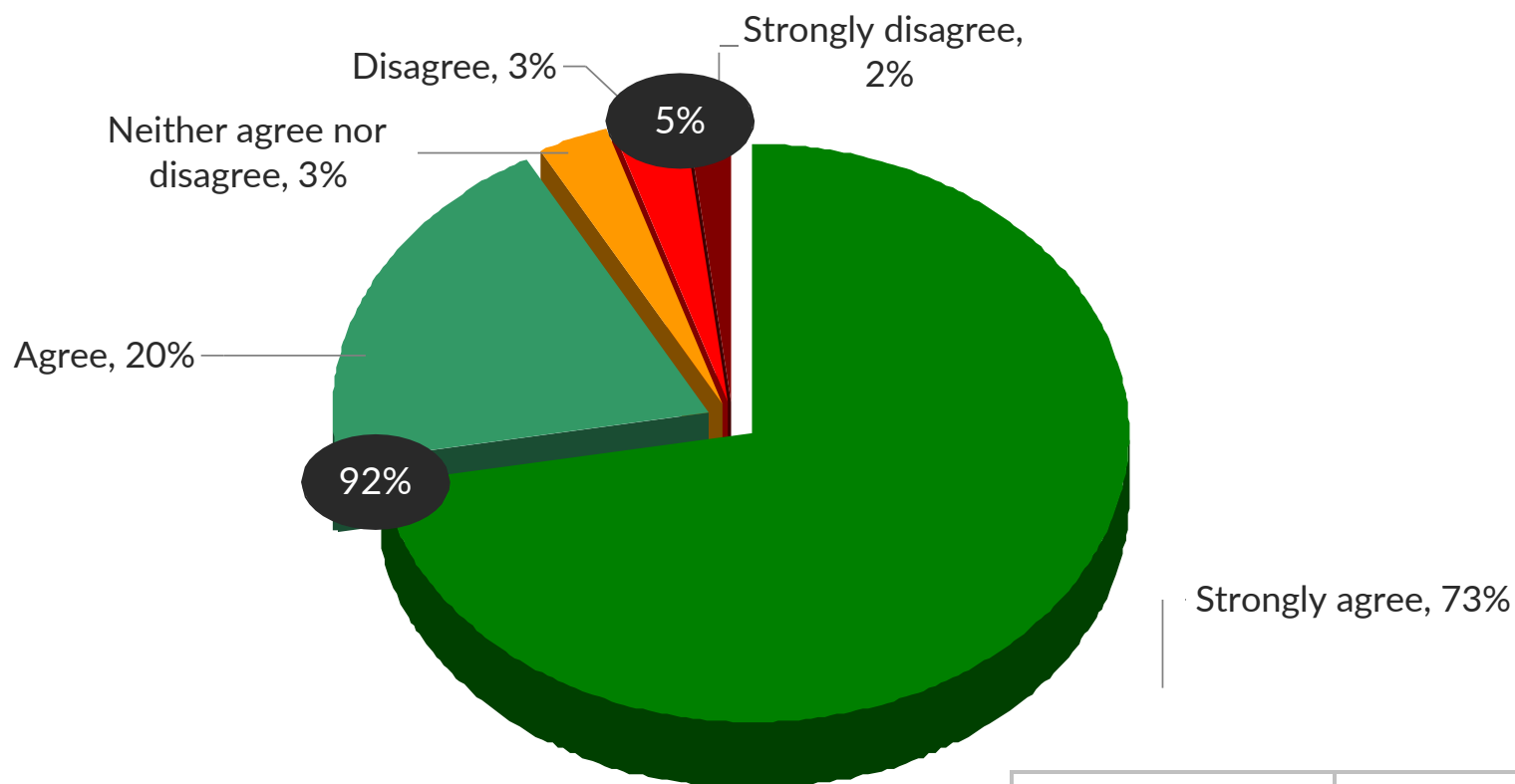
Sevenoaks District Council wards	Consultation response	Profile of area
Leigh & Chiddingstone Causeway	2%	2%
Otford & Shoreham	4%	4%
Penshurst, Fordcombe & Chiddingstone	2%	2%
Seal & Weald	4%	4%
Sevenoaks Eastern	4%	3%
Sevenoaks Kippington	5%	4%
Sevenoaks Northern	3%	4%
Sevenoaks Town & St.Johns	6%	6%
Swanley Christchurch & Swanley Village	4%	5%
Swanley St Mary's	2%	4%
Swanley White Oak	4%	5%
Westerham & Crockham Hill	6%	4%

Consultation profile percentages have been rebased in the table above to exclude those outside of Sevenoaks – 6% of those answering

Objective 1: Promoting housing choice for all

Q1. How much do you agree or disagree that...

We should continue to protect the Green Belt by building new homes on land which has been previously built on? i.e. Brownfield land

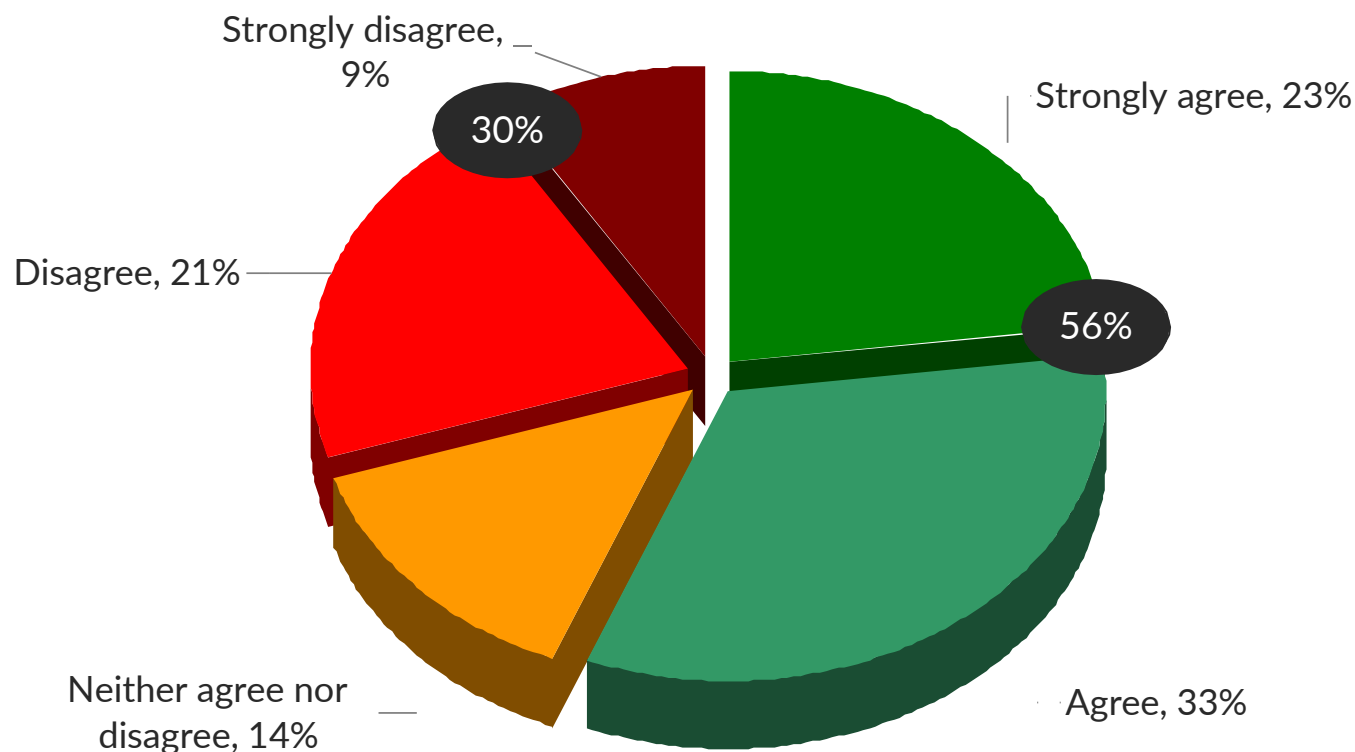


Base size answering scale	Not answered / No opinion
15,139	236

Objective 1: Promoting housing choice for all

Q2. How much do you agree or disagree that...

*We should continue to protect the Green Belt by building new homes at slightly higher density?
This means building more homes on a plot of land than we do at the moment.*

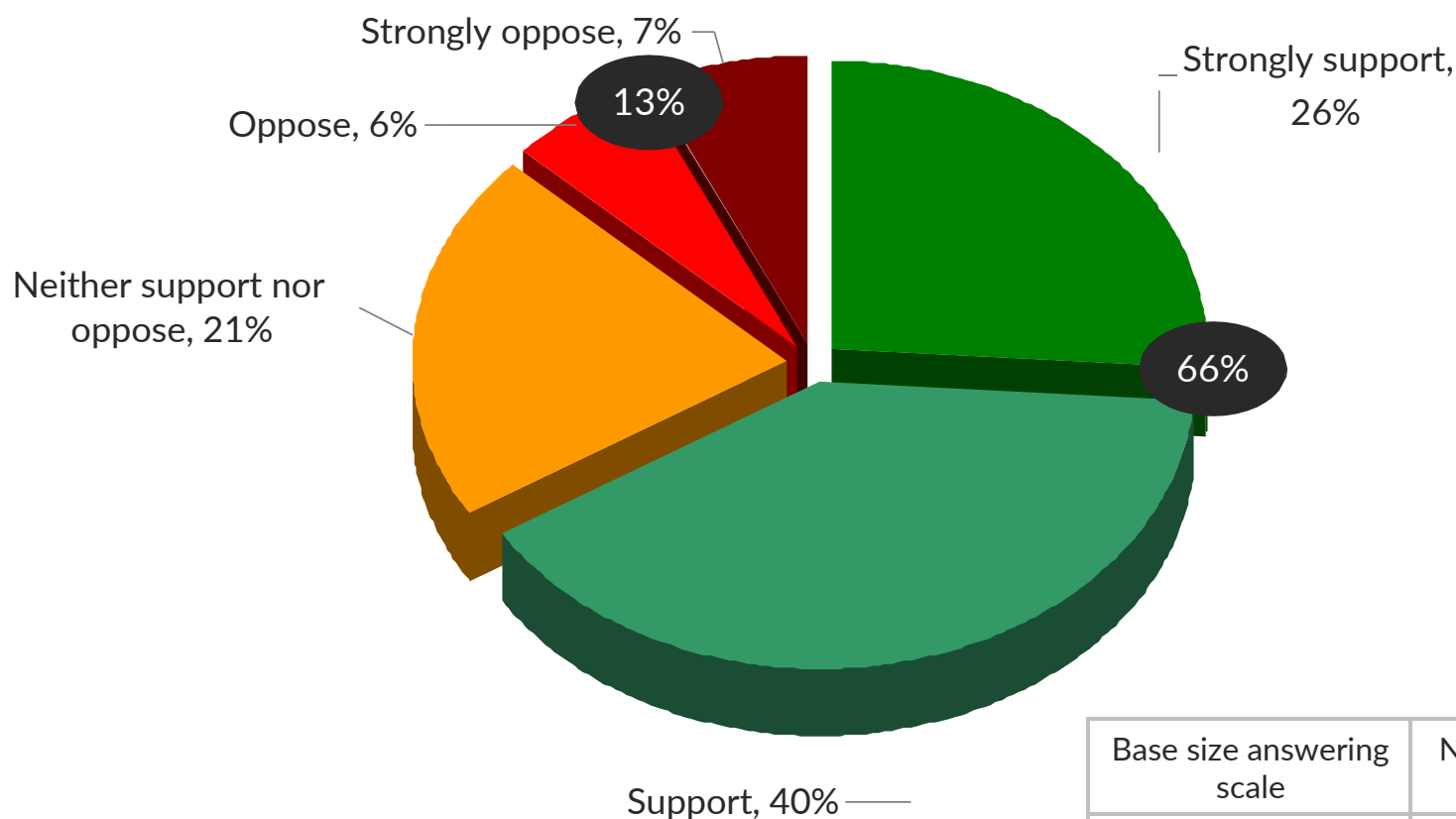


Base size answering scale	Not answered / No opinion
14,991	384

Objective 1: Promoting housing choice for all

Q3a. To what extent do you support or oppose the following concepts...

Draft Northern Sevenoaks Masterplan

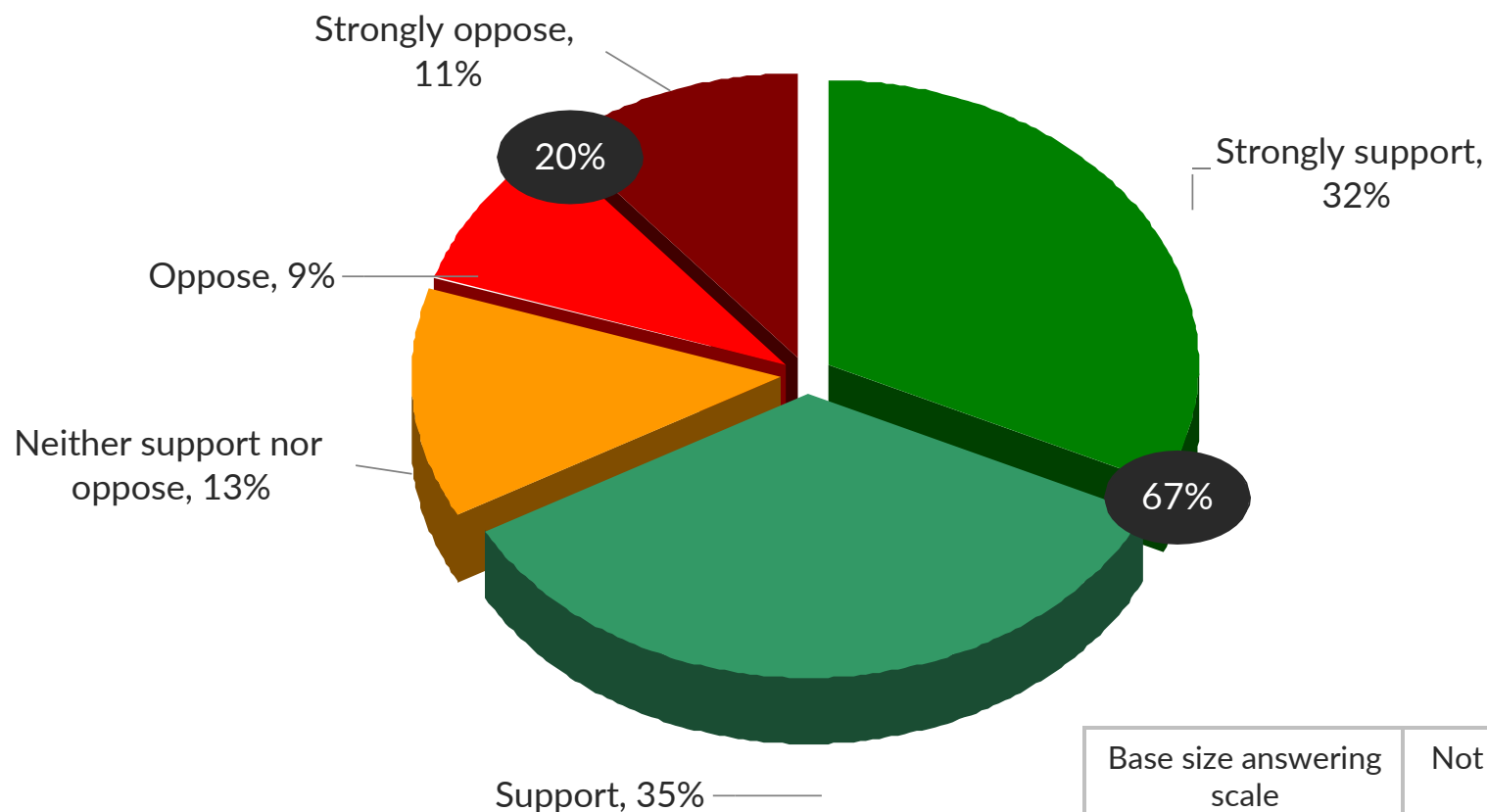


Base size answering scale	Not answered / No opinion
13,654	1,721

Objective 1: Promoting housing choice for all

Q3a. To what extent do you support or oppose the following concepts...

Draft Northern Sevenoaks Masterplan - Based on Sevenoaks North ward responses only

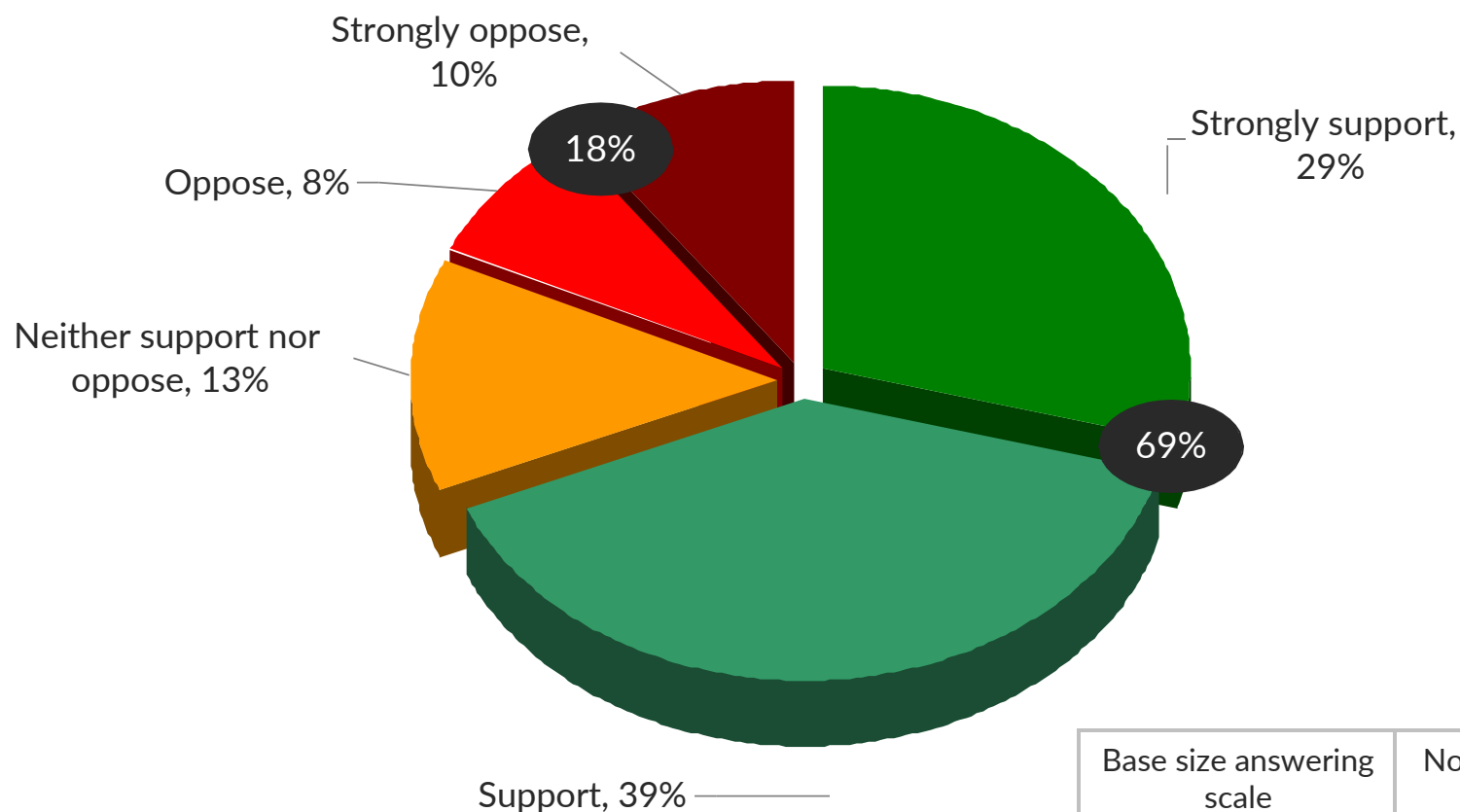


Base size answering scale	Not answered / No opinion
486	27

Objective 1: Promoting housing choice for all

Q3a. To what extent do you support or oppose the following concepts...

Draft Northern Sevenoaks Masterplan - Based on Sevenoaks wards, Otford, Dunton Green, Kemsing and Seal responses only

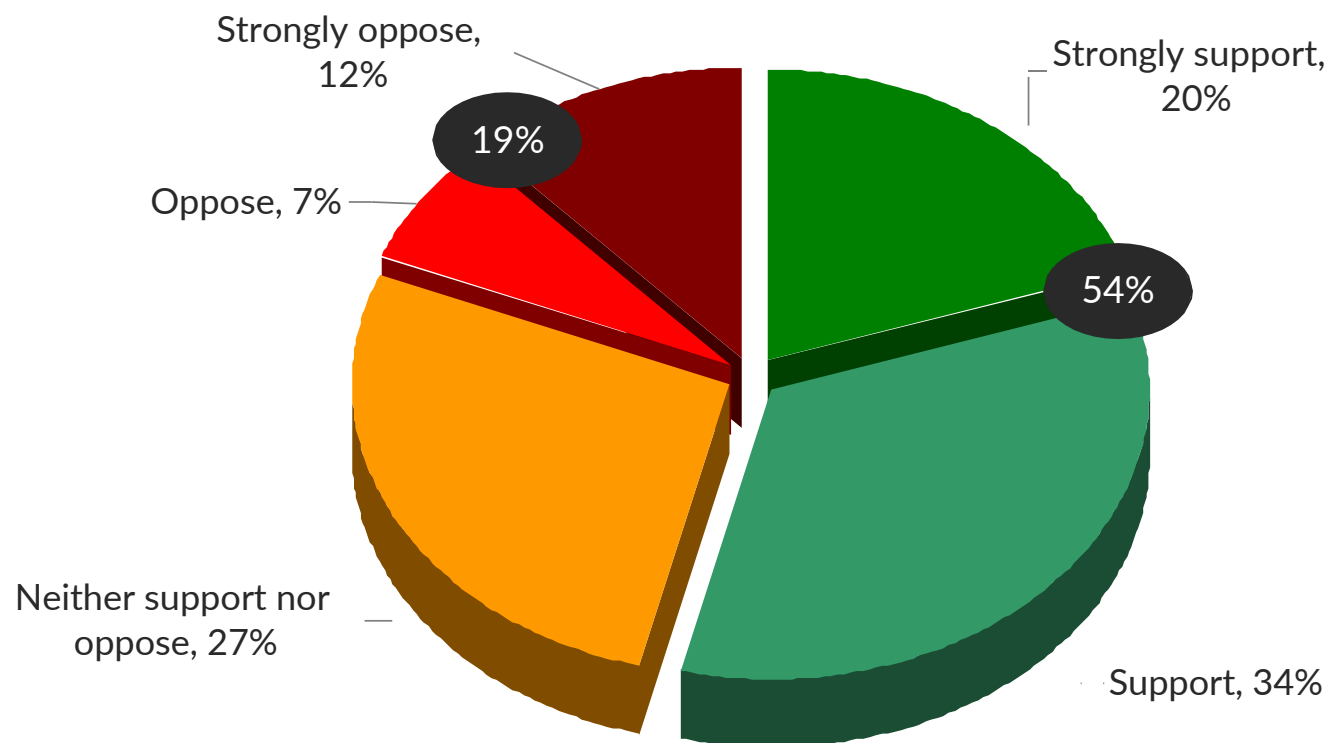


Base size answering scale	Not answered / No opinion
4,892	262

Objective 1: Promoting housing choice for all

Q3b. To what extent do you support or oppose the following concepts...

'Which Way Westerham'

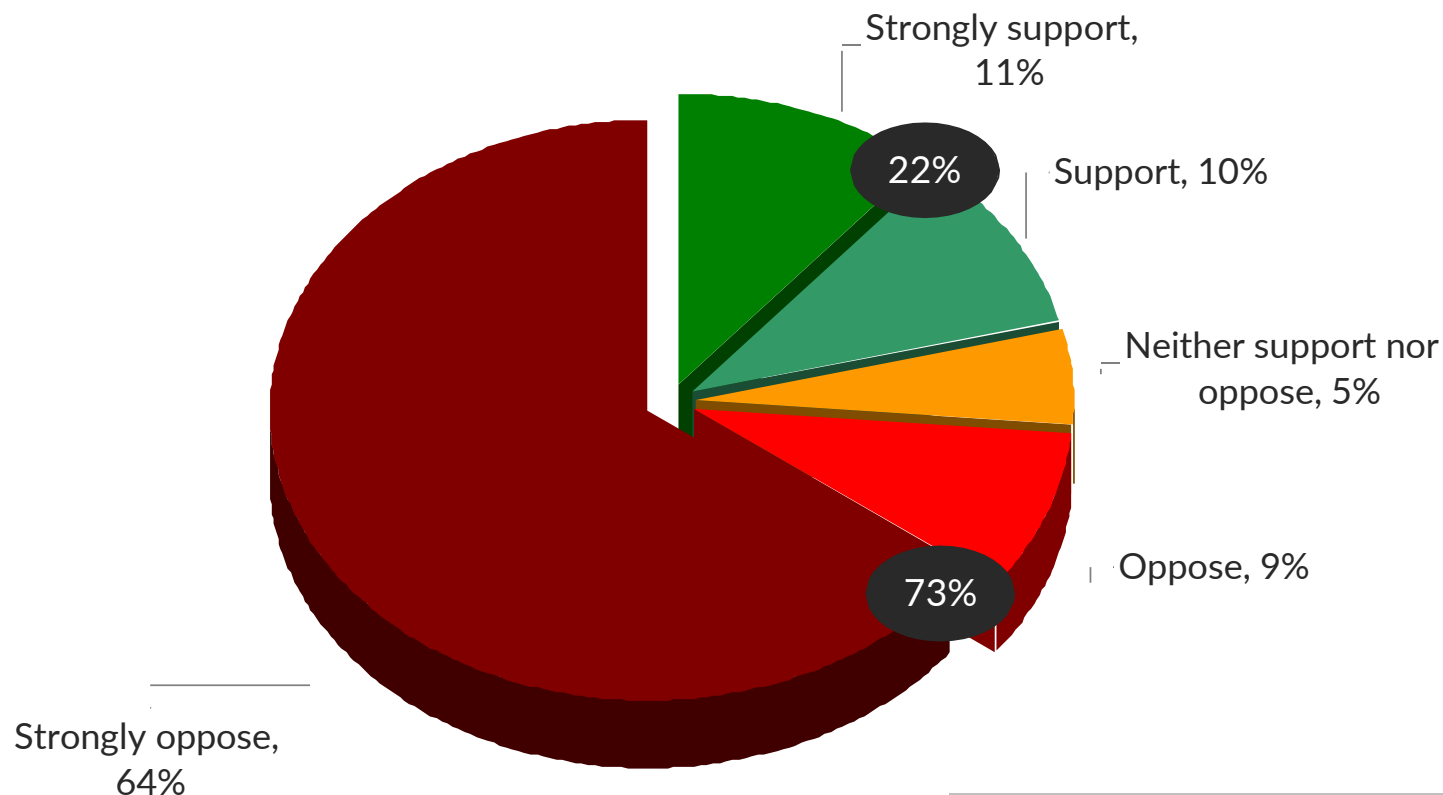


Base size answering scale	Not answered / No opinion
12,893	2,482

Objective 1: Promoting housing choice for all

Q3b. To what extent do you support or oppose the following concepts...

'Which Way Westerham' – Based on Westerham and Crockenhill ward responses only

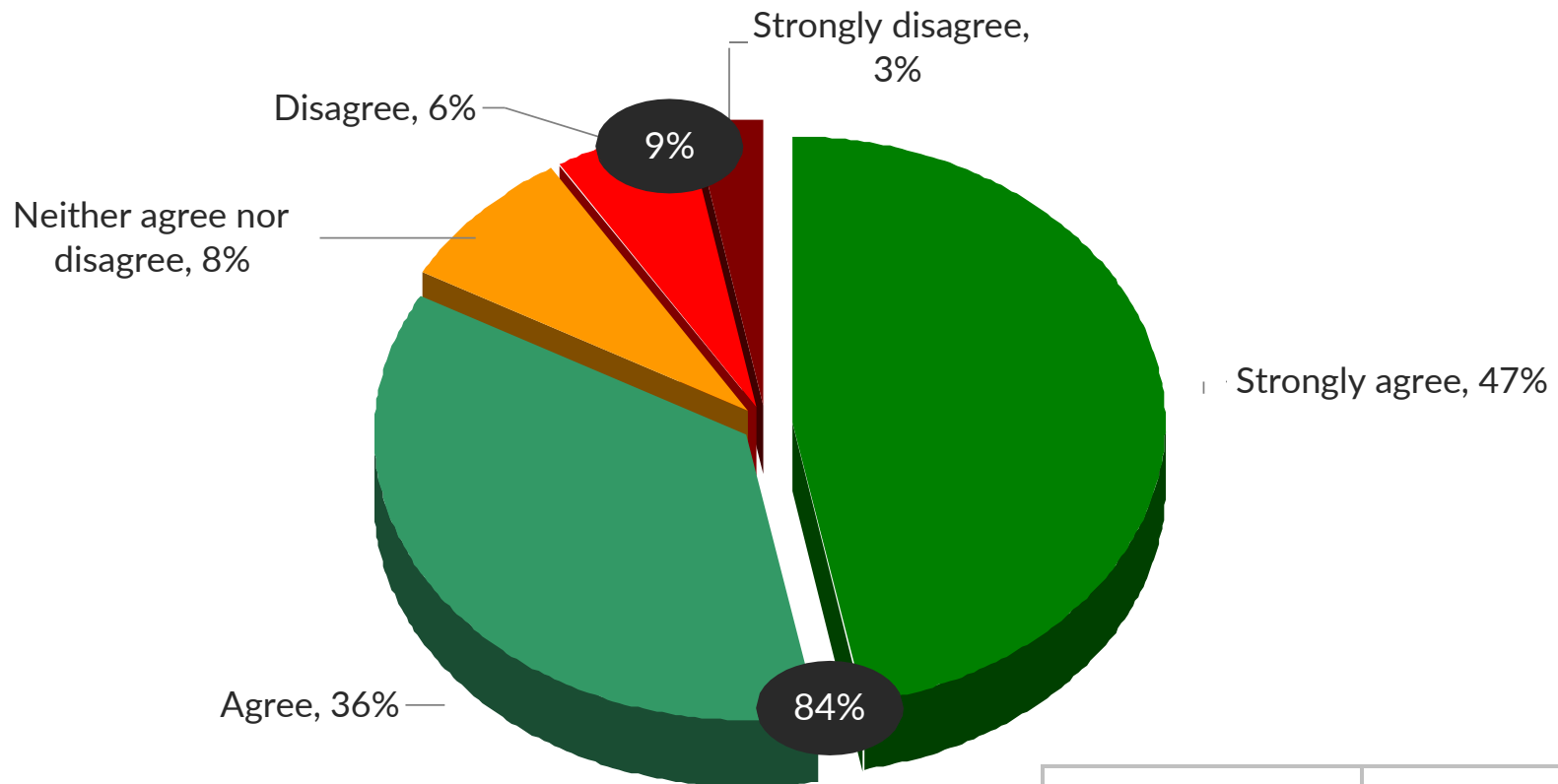


Base size answering scale	Not answered / No opinion
875	41

Objective 1: Promoting housing choice for all

Q4. How much do you agree or disagree that...

We should promote affordable housing and smaller private homes to meet the needs of all of our residents.

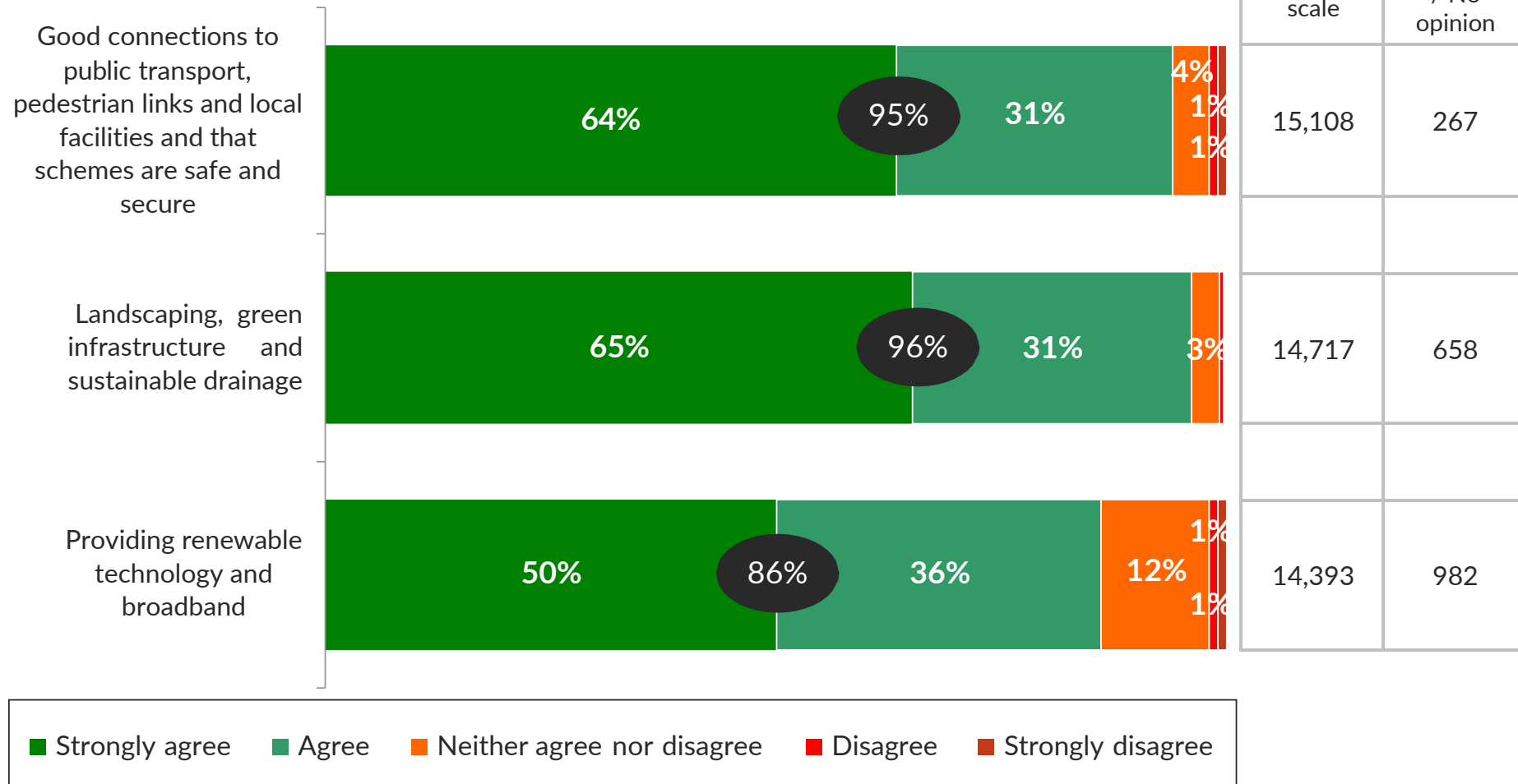


Base size answering scale	Not answered / No opinion
15,136	239

Objective 2: Promoting well designed, safe places and safeguarding and enhancing the District's distinctive high quality natural and built environments

Q5. How much do you agree or disagree that...

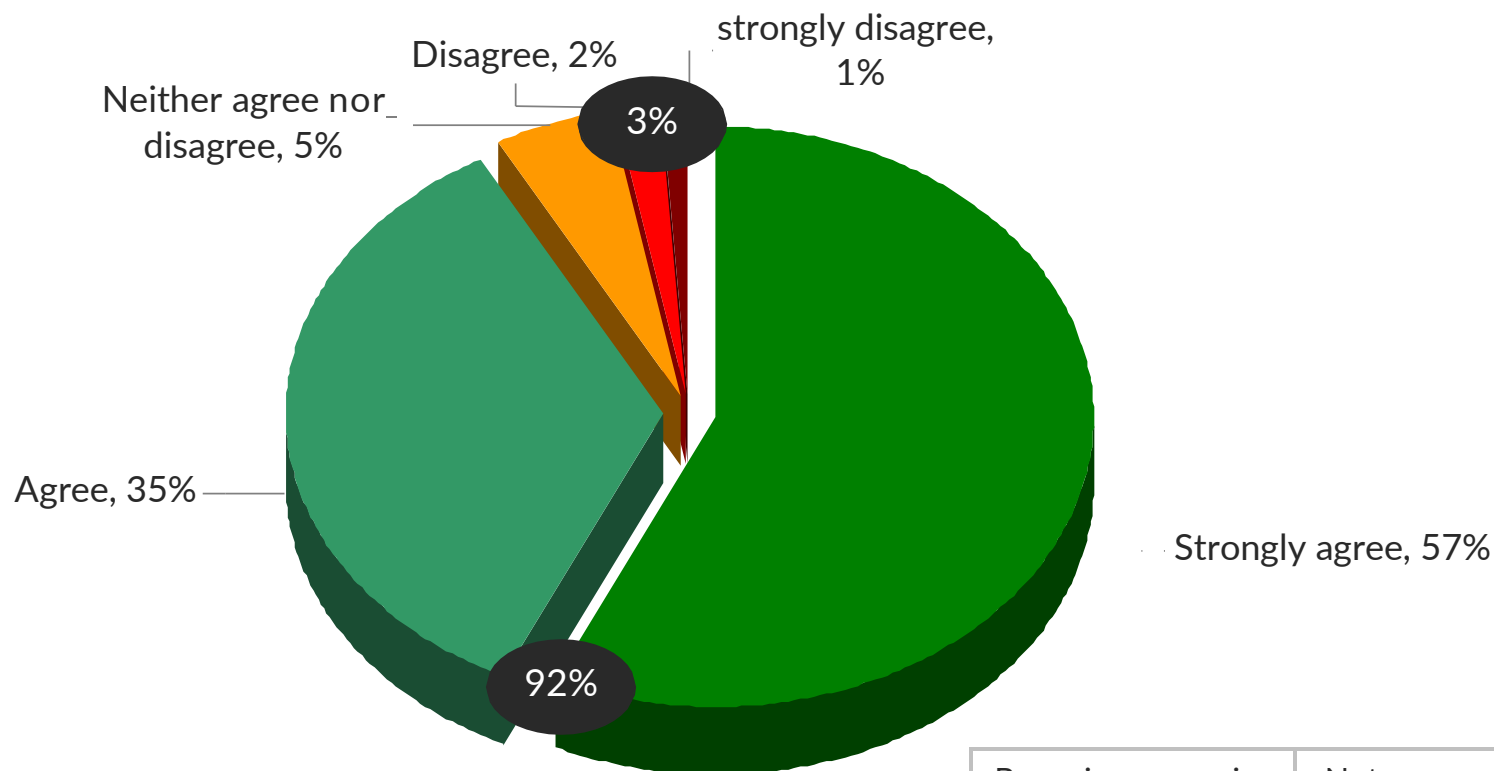
All new buildings and developments include the following...



Objective 3: Supporting a vibrant local economy both urban and rural

Q6. How much do you agree or disagree that...

We should make more efficient use of existing employment sites and redevelop suitable brownfield land to meet the need for more employment land.

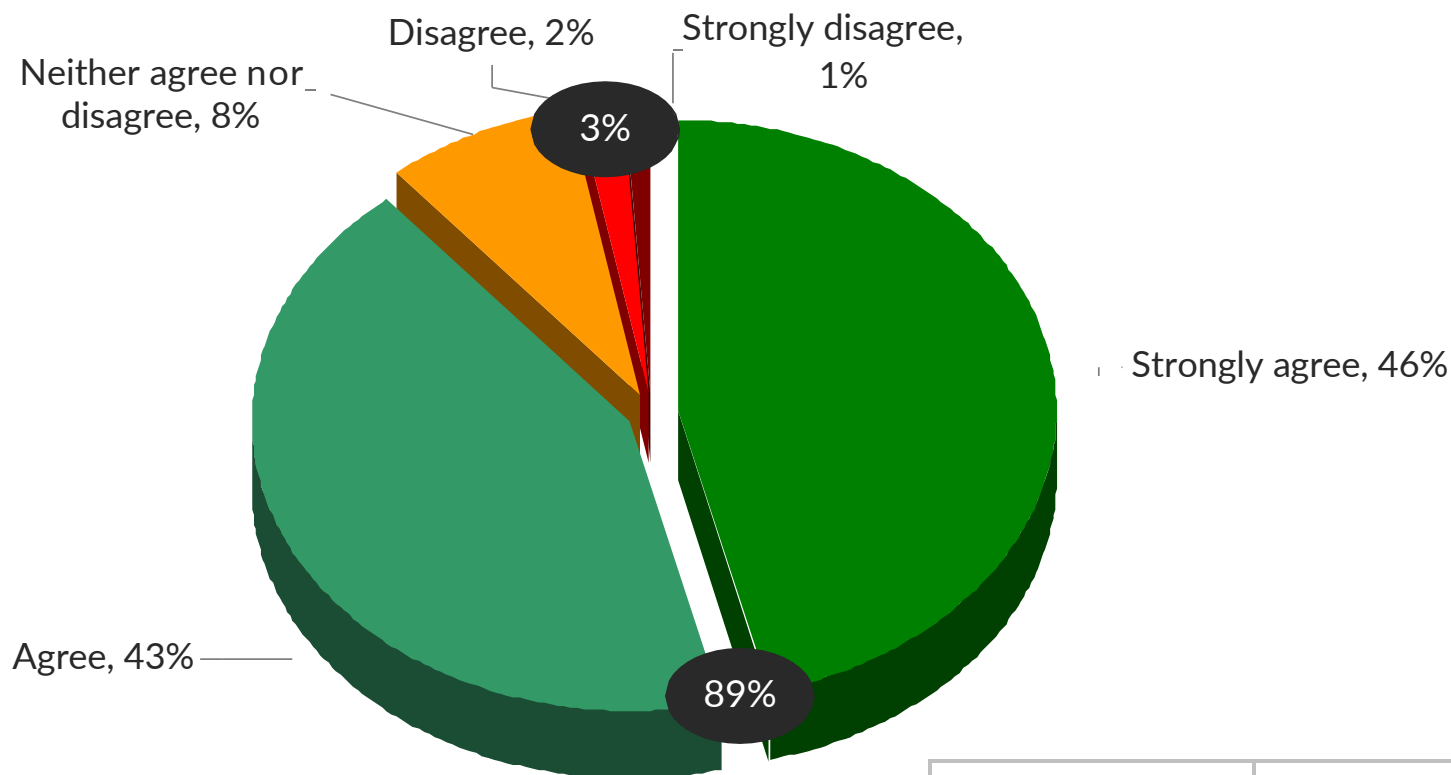


Base size answering scale	Not answered / No opinion
15,108	267

Objective 3: Supporting a vibrant local economy both urban and rural

Q7. How much do you agree or disagree with...

Our approach to protecting employment sites, creating new business and home-working opportunities and ensuring the District remains a competitive location for businesses.

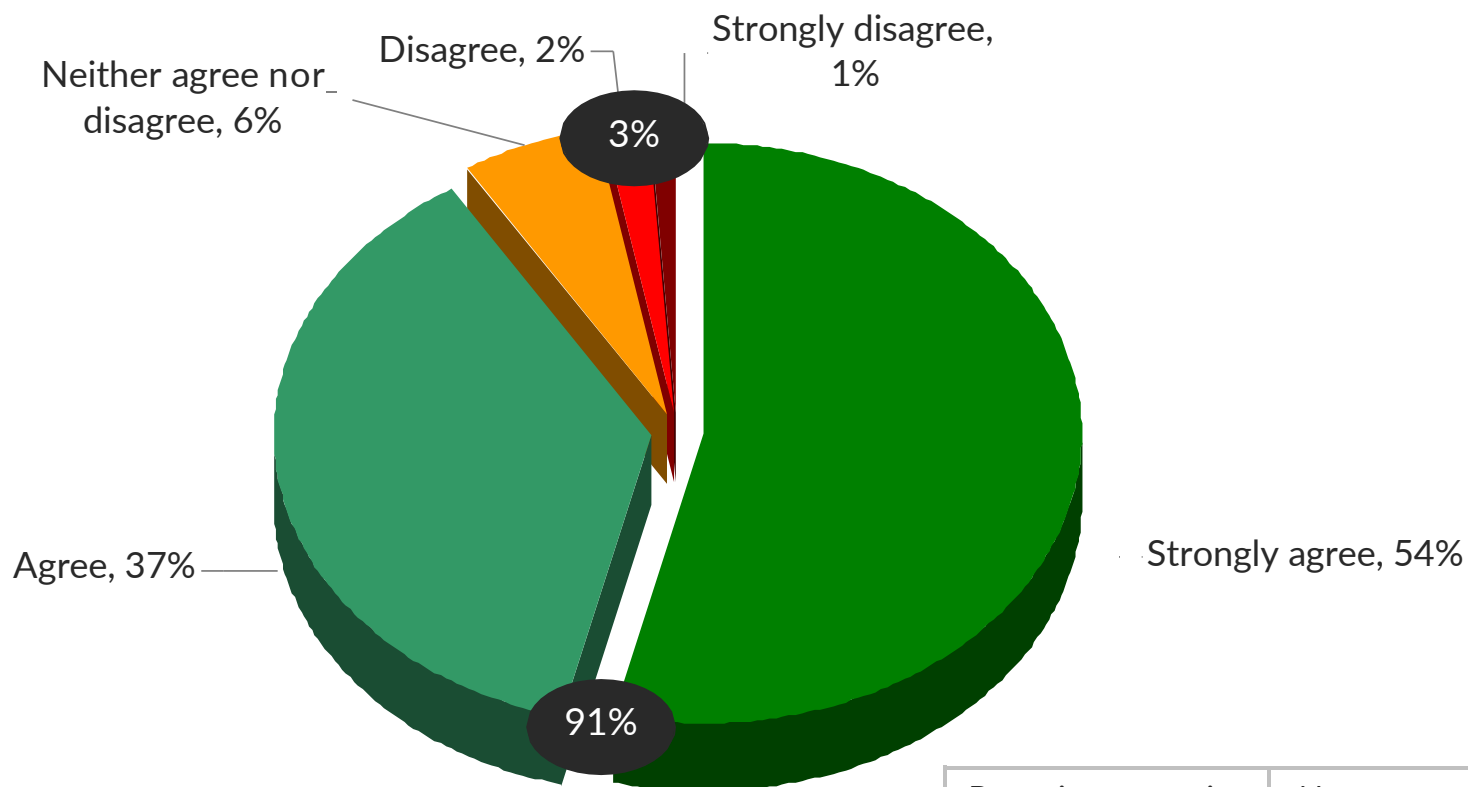


Base size answering scale	Not answered / No opinion
15,059	316

Objective 4: Supporting lively communities with well performing town and village centres that provide a range of services, facilities and infrastructure

Q8. How much do you agree or disagree with...

Our approach to protecting our existing town centres and local centres.

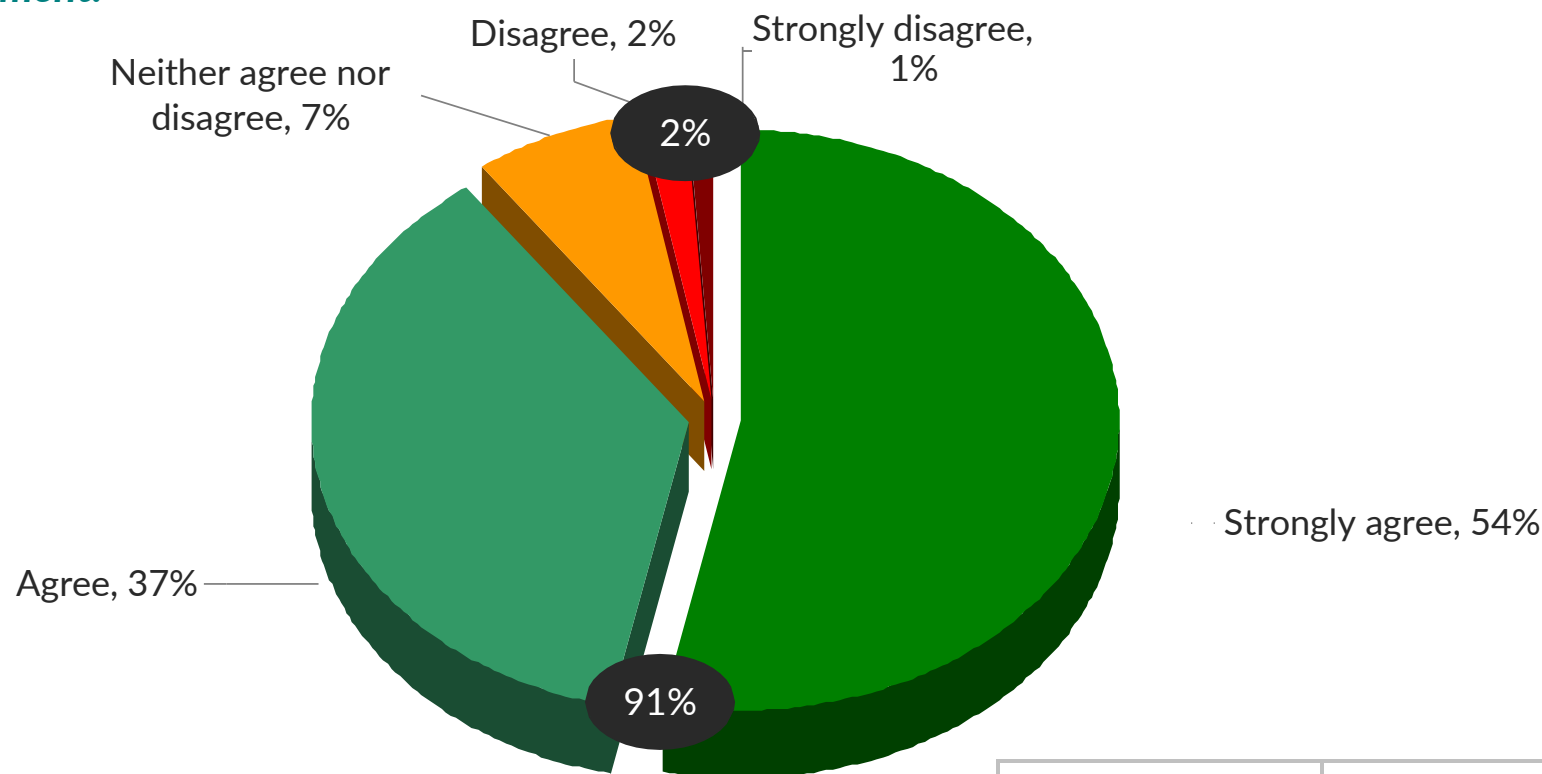


Base size answering scale	Not answered / No opinion
15,163	212

Objective 4: Supporting lively communities with well performing town and village centres that provide a range of services, facilities and infrastructure

Q9. How much do you agree or disagree that...

We should prioritise working closely with other councils, public bodies and service providers to deliver what infrastructure is needed, where it is needed and when it is needed, to support new development.

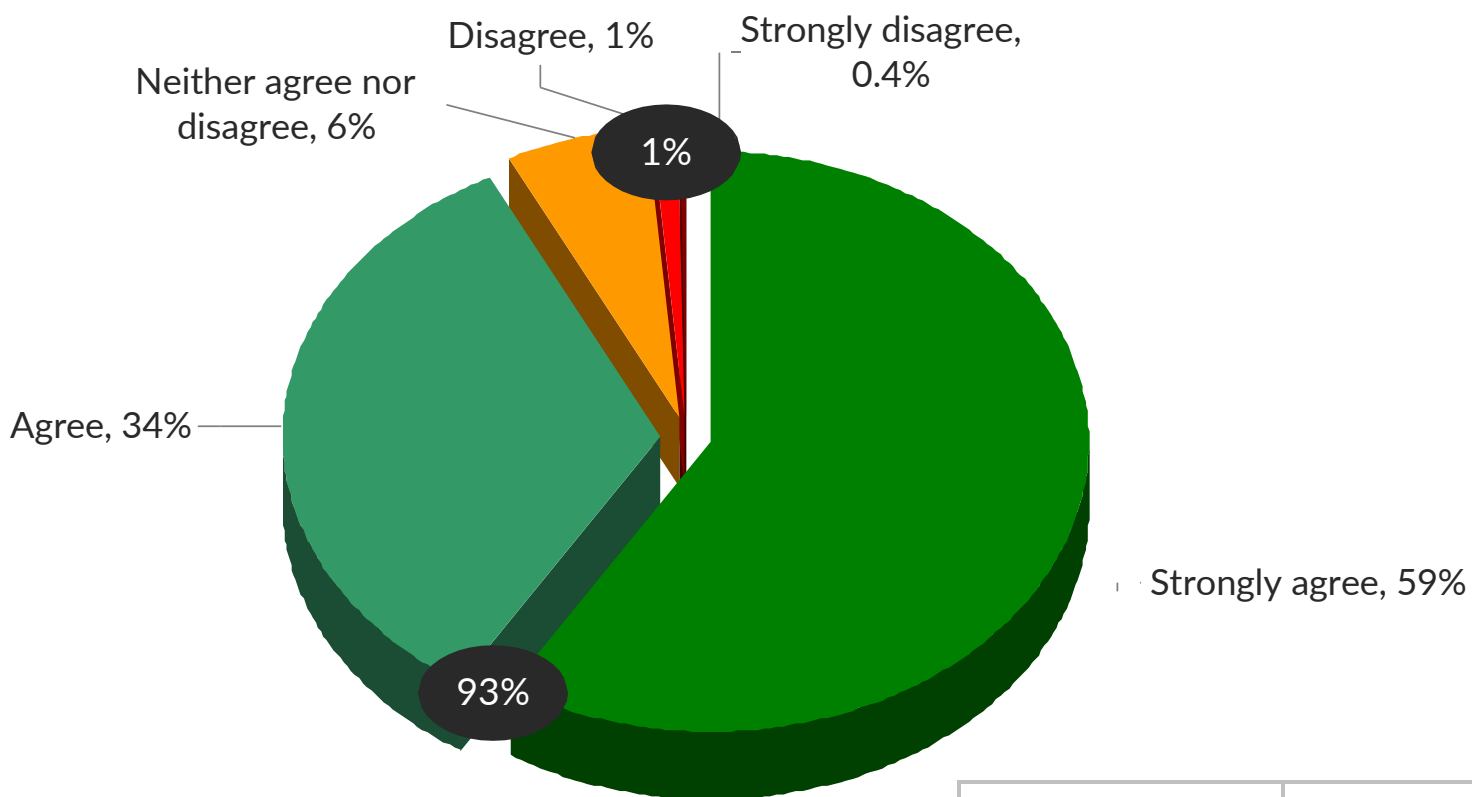


Base size answering scale	Not answered / No opinion
15,081	294

Objective 5: Promoting healthy living opportunities

Q10. How much do you agree or disagree with...

Our approach to encouraging healthy communities.

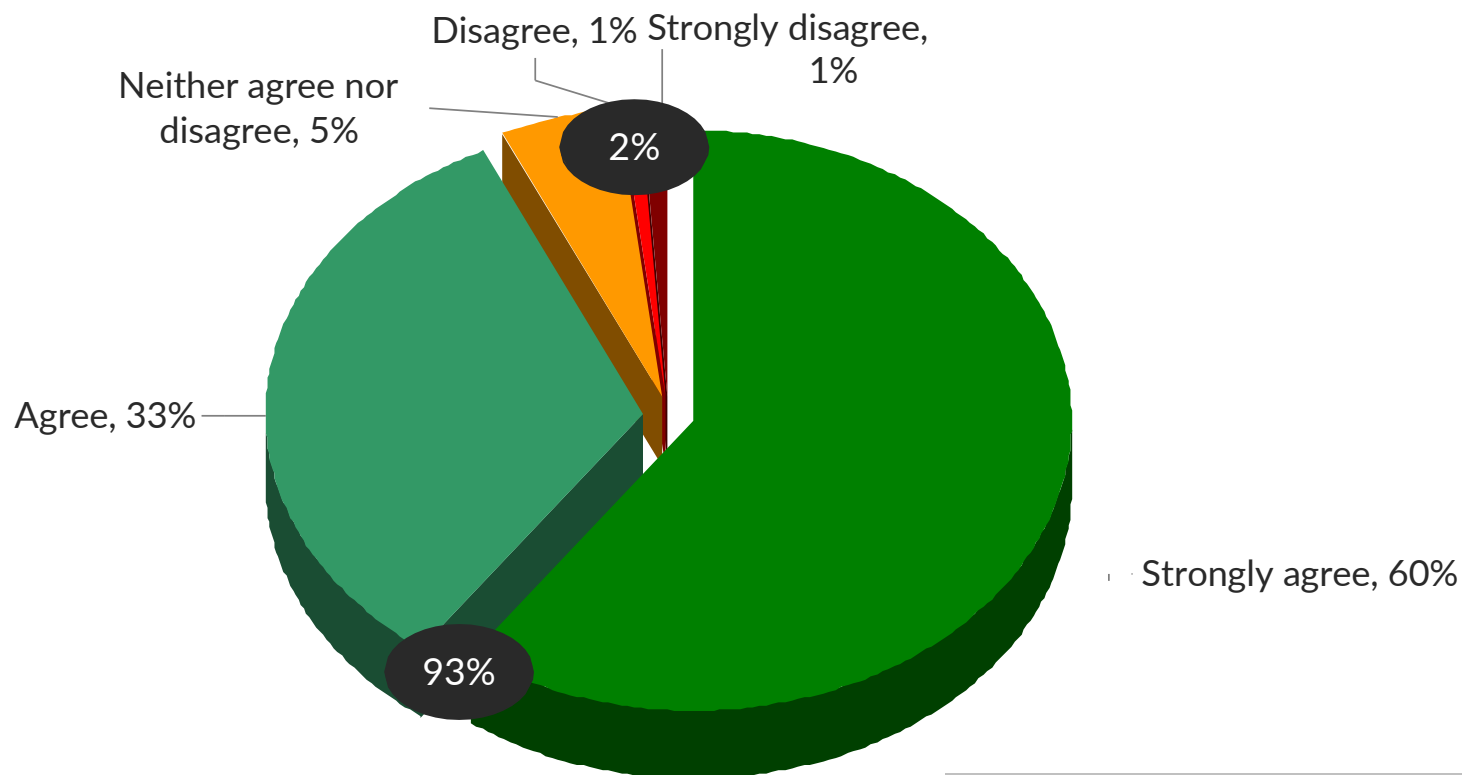


Base size answering scale	Not answered / No opinion
15,080	295

Objective 5: Promoting healthy living opportunities

Q11. How much do you agree or disagree with this approach...

We want to identify important green spaces, within both urban and rural areas.

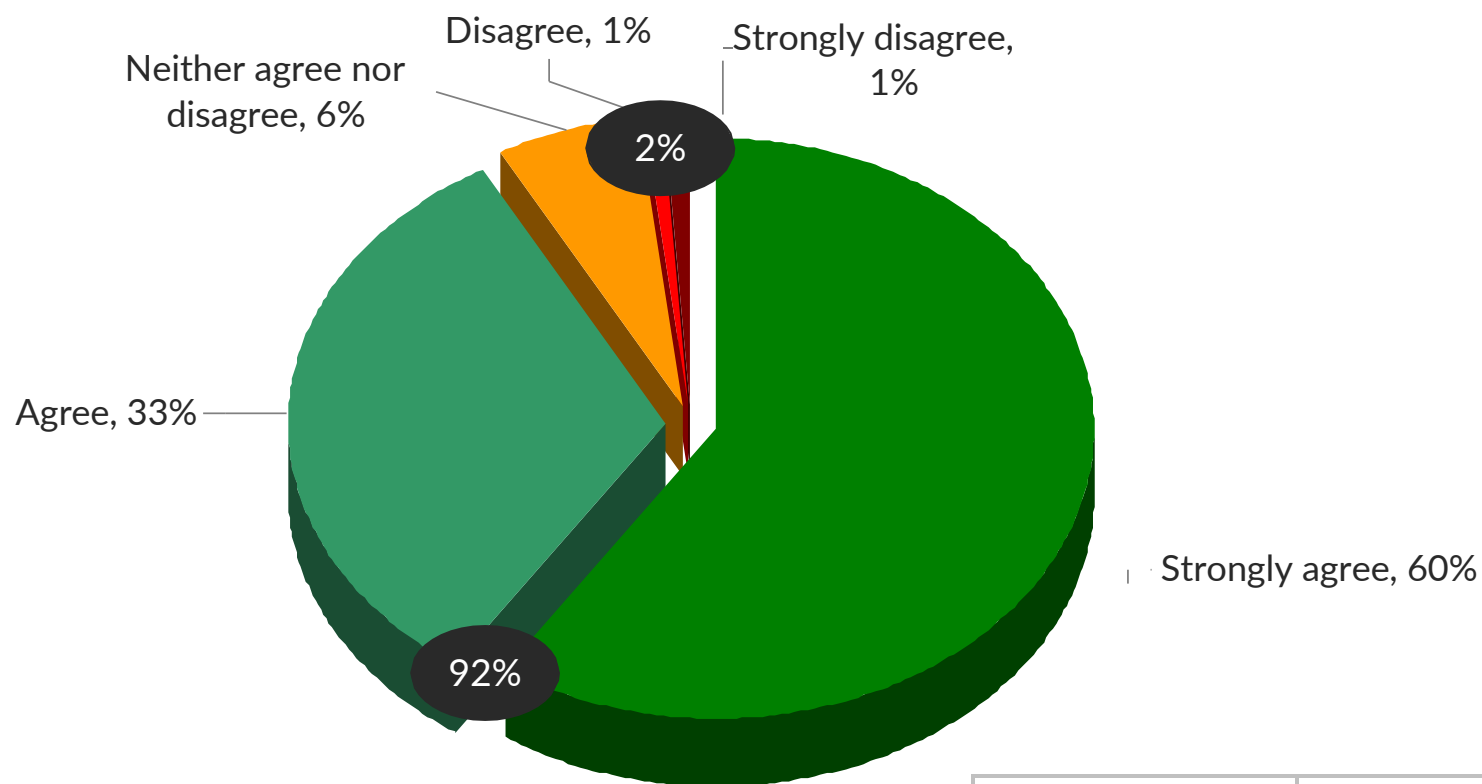


Base size answering scale	Not answered / No opinion
14,991	295

Objective 6: Promoting a greener future

Q12. How much do you agree or disagree with ...

Our approach to promoting a greener future.



Base size answering scale	Not answered / No opinion
15,100	384

Sevenoaks District Council

Local Plan Consultation

School Consultation slides

Prepared by Lake Market Research

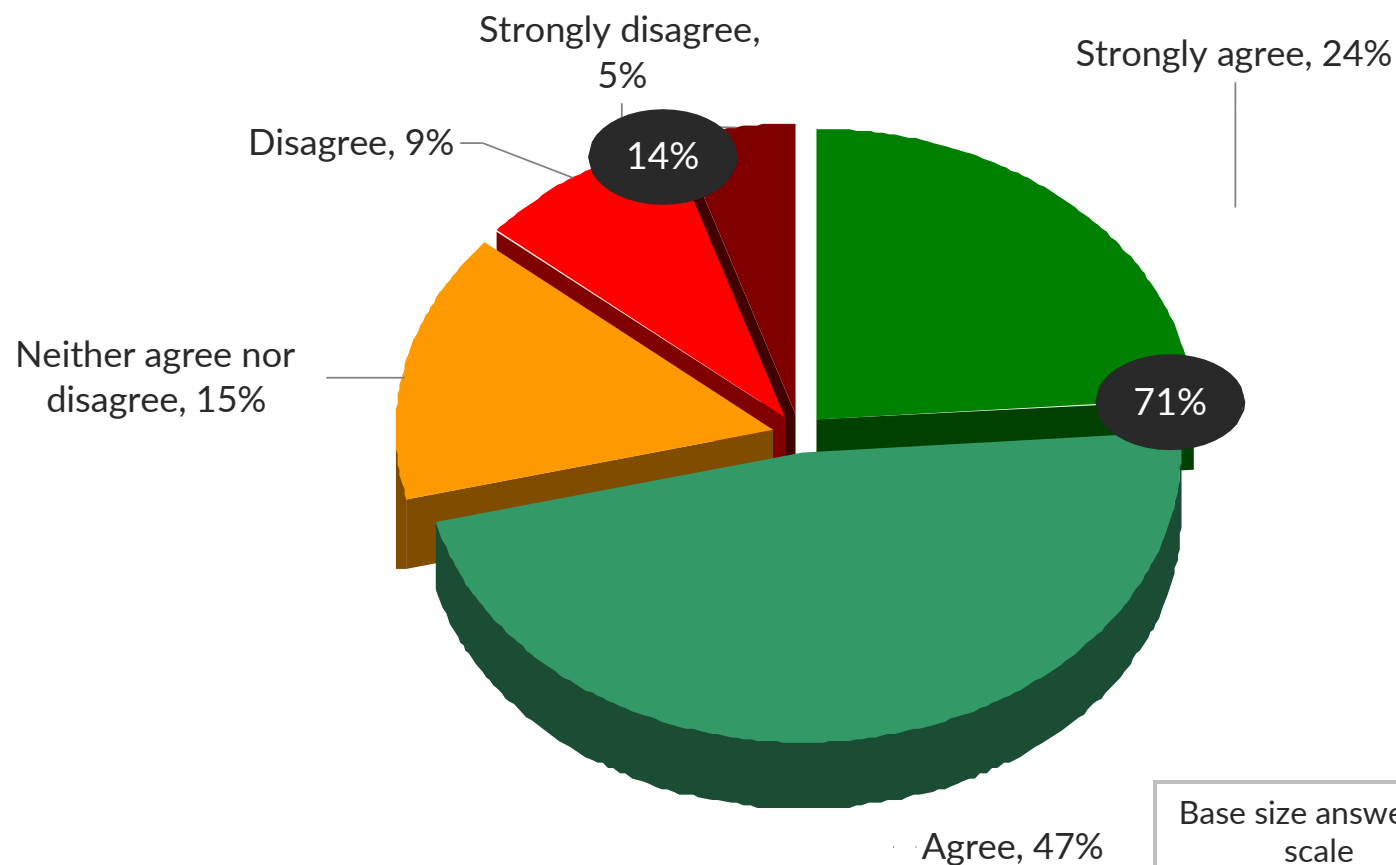
November 2017

*This report complies with ISO:20252 standards
and other relevant forms of conduct*

Objective 1: Promoting housing choice for all

Q1. How much do you agree or disagree that...

We should continue to protect the Green Belt by building new homes on land which has been previously built on? I.e. Brownfield land

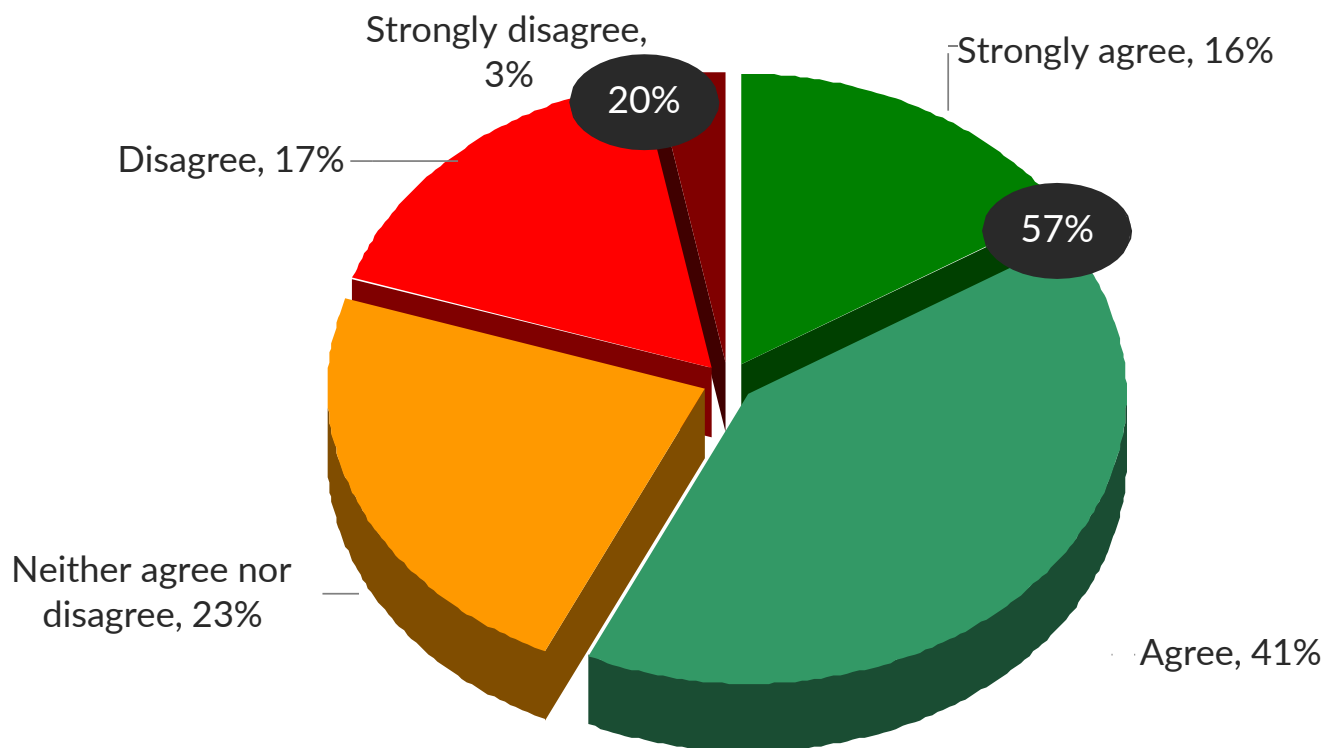


Base size answering scale	Not answered / No opinion
212	14

Objective 1: Promoting housing choice for all

Q2. How much do you agree or disagree that...

*We should continue to protect the Green Belt by building new homes at slightly higher density?
This means building more homes on a plot of land than we do at the moment.*

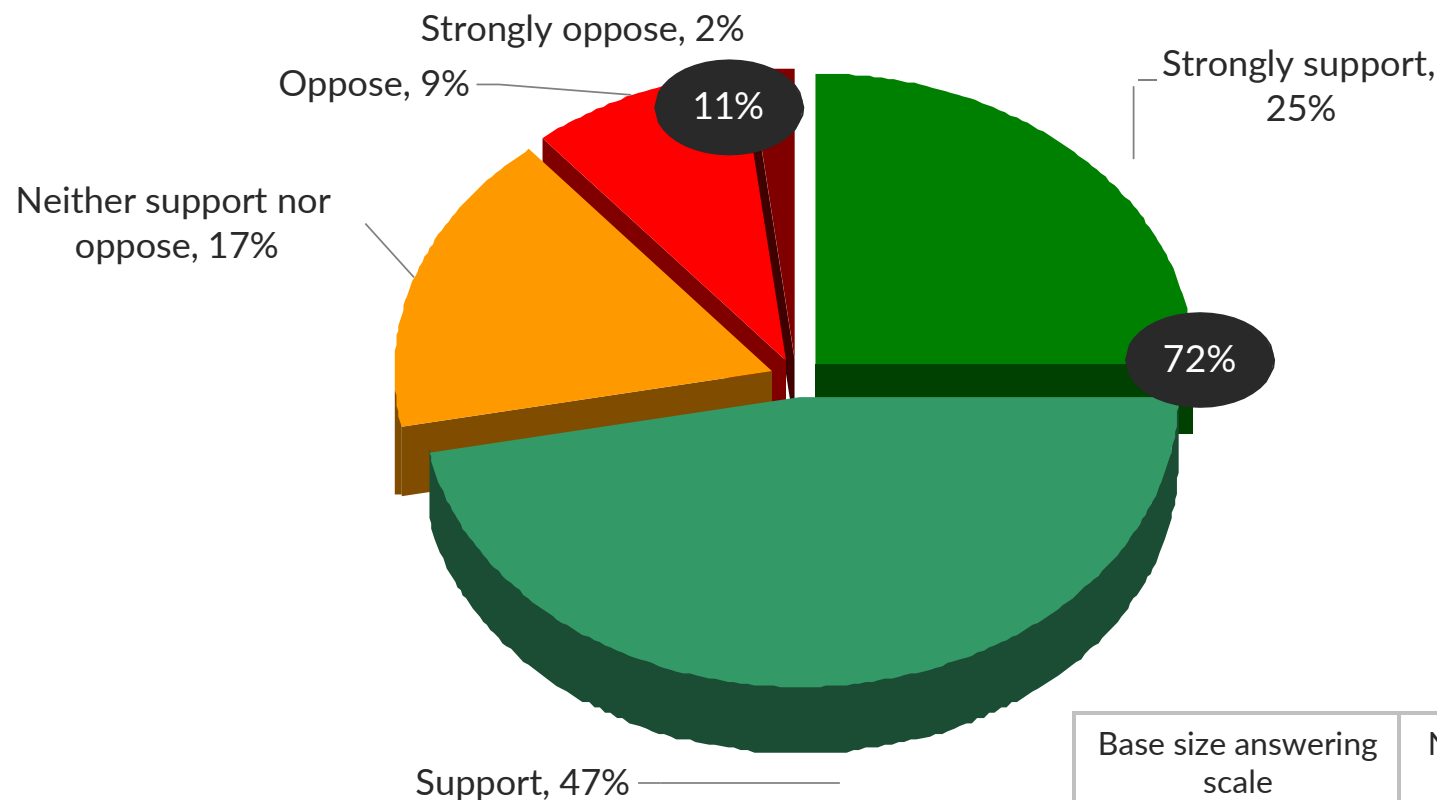


Base size answering scale	Not answered / No opinion
210	16

Objective 1: Promoting housing choice for all

Q3a. To what extent do you support or oppose the following concepts...

Draft Northern Sevenoaks Masterplan

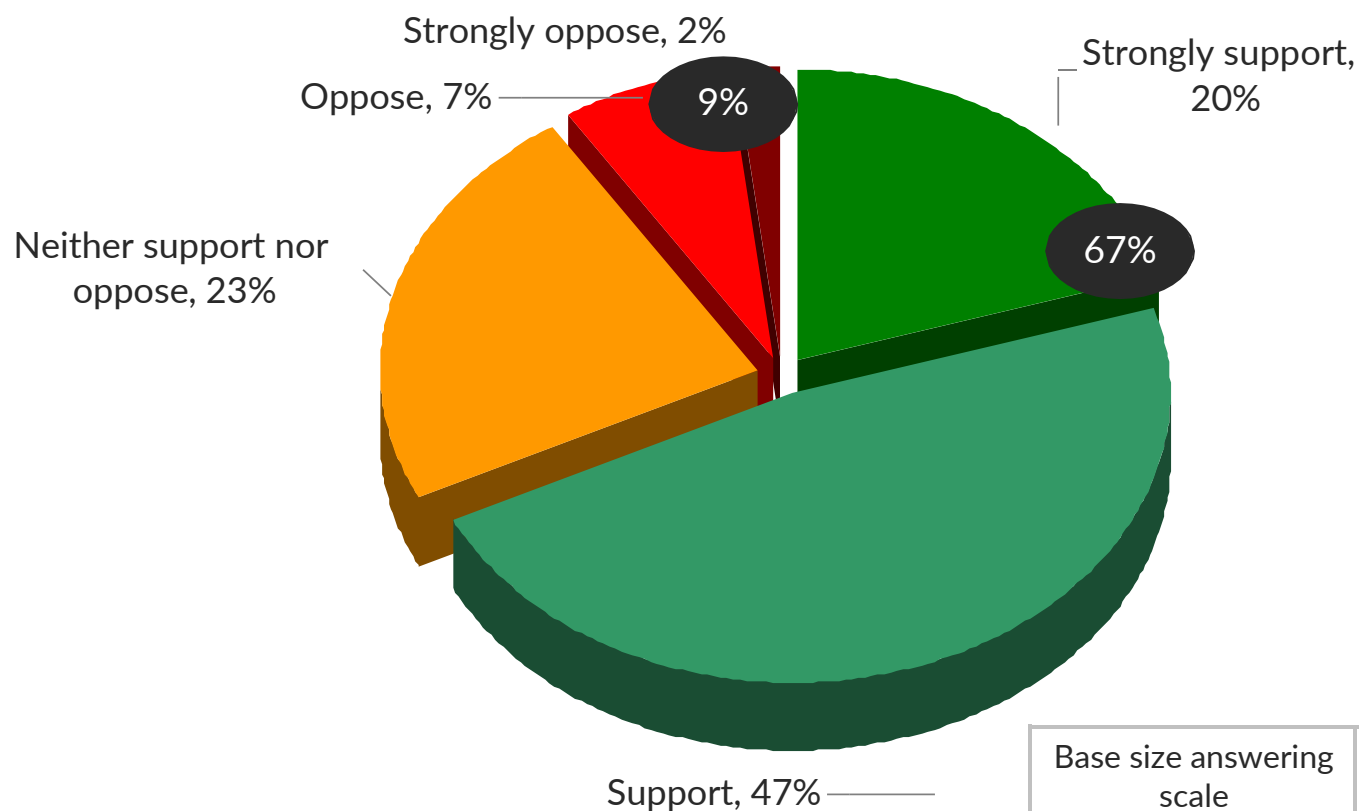


Base size answering scale	Not answered / No opinion
175	51

Objective 1: Promoting housing choice for all

Q3b. To what extent do you support or oppose the following concepts...

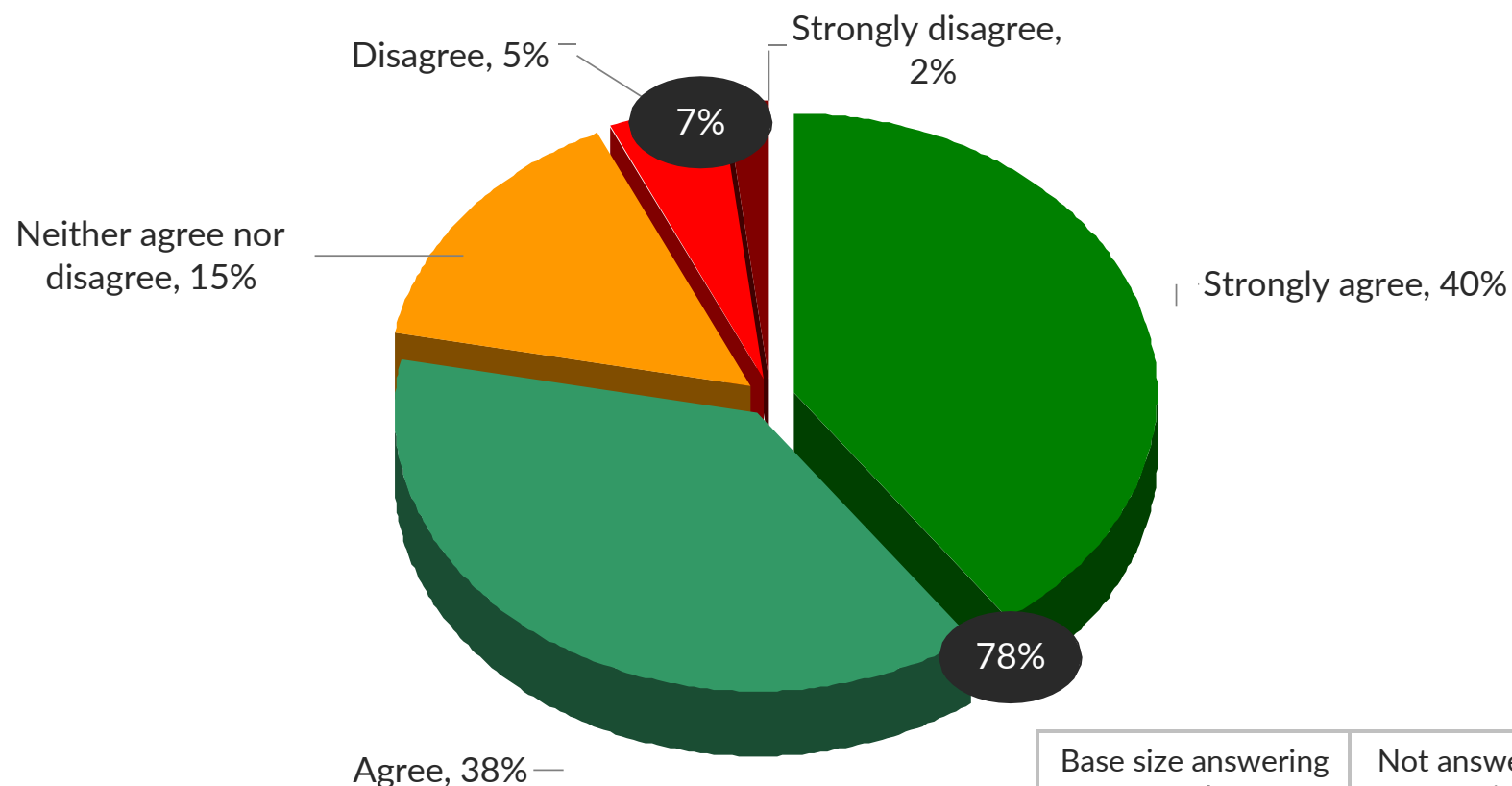
'Which Way Westerham'



Objective 1: Promoting housing choice for all

Q4. How much do you agree or disagree that...

We should promote affordable housing and smaller private homes to meet the needs of all of our residents.

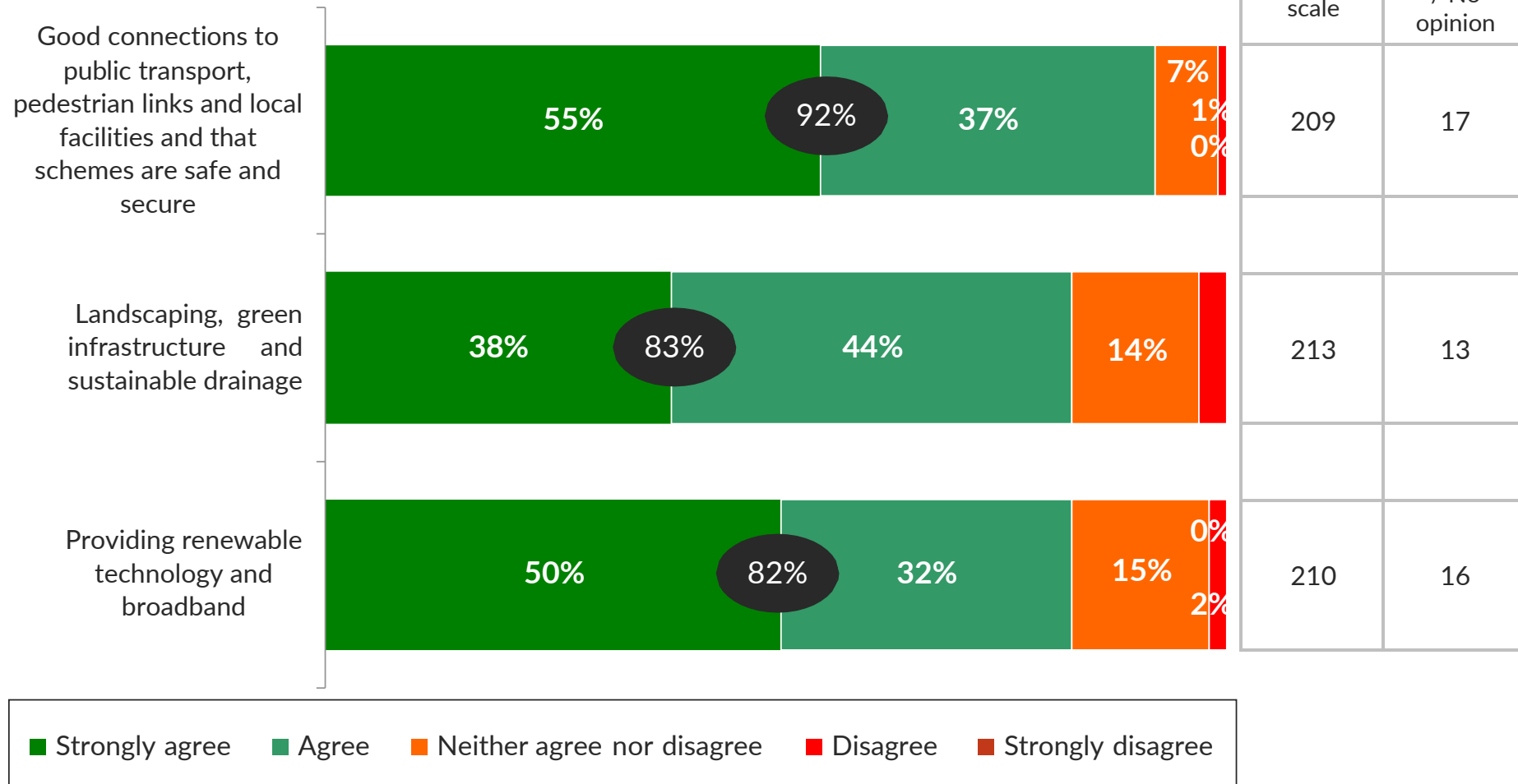


Base size answering scale	Not answered / No opinion
216	10

Objective 2: Promoting well designed, safe places and safeguarding and enhancing the District's distinctive high quality natural and built environments

Q5. How much do you agree or disagree that...

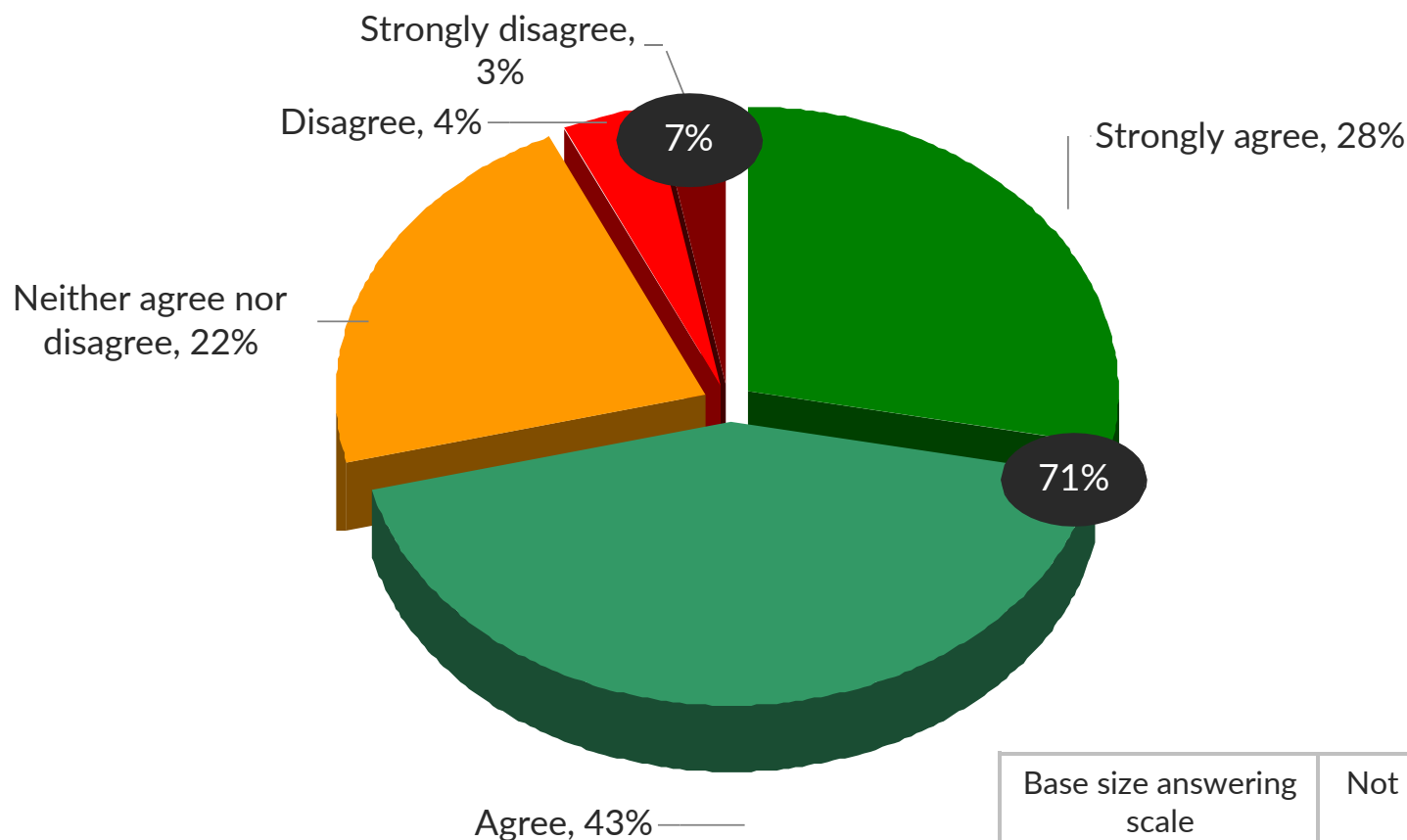
All new buildings and developments include the following...



Objective 3: Supporting a vibrant local economy both urban and rural

Q6. How much do you agree or disagree that...

We should make more efficient use of existing employment sites and redevelop suitable brownfield land to meet the need for more employment land.

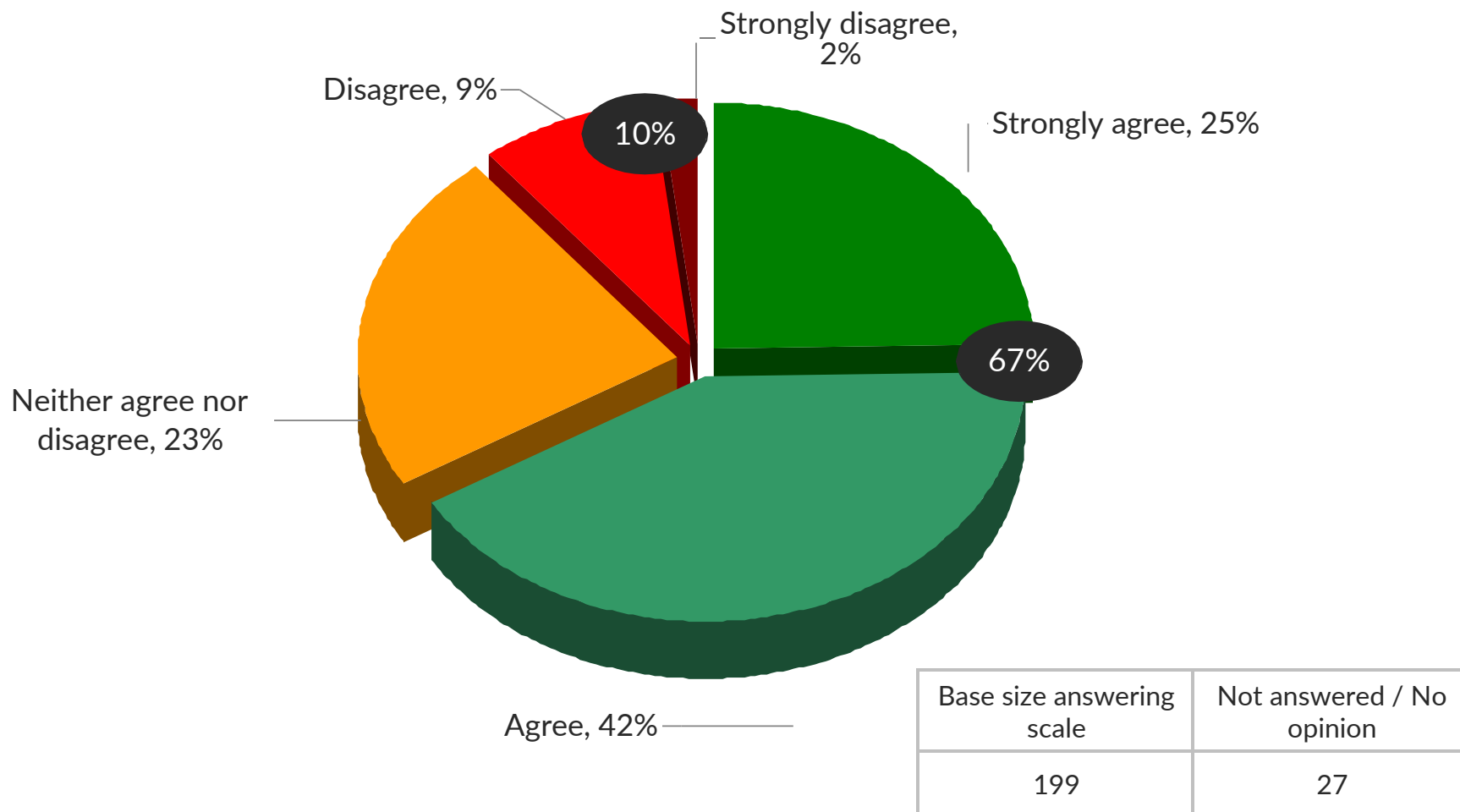


Base size answering scale	Not answered / No opinion
207	19

Objective 3: Supporting a vibrant local economy both urban and rural

Q7. How much do you agree or disagree with...

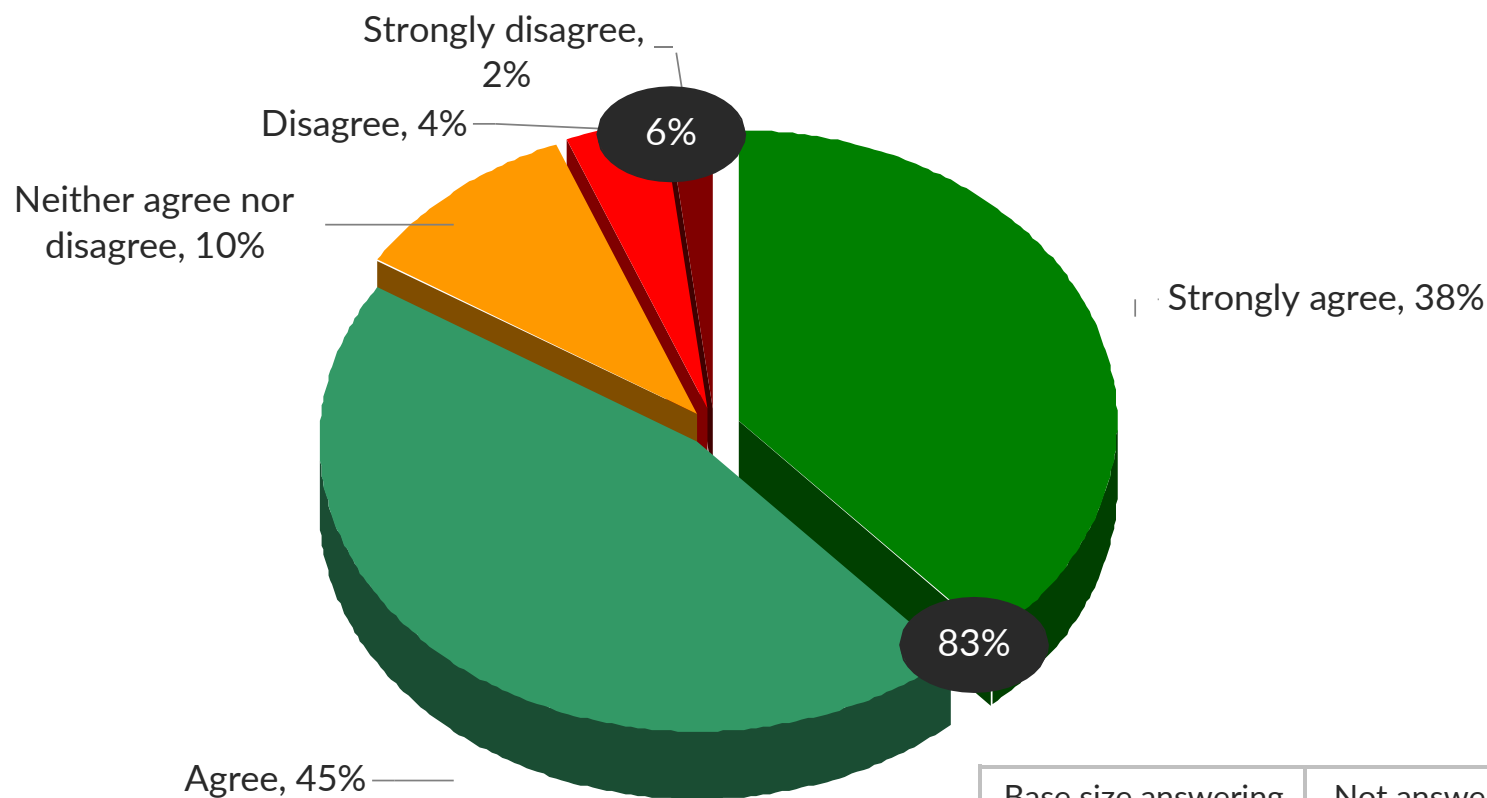
Our approach to protecting employment sites, creating new business and home-working opportunities and ensuring the District remains a competitive location for businesses.



Objective 4: Supporting lively communities with well performing town and village centres that provide a range of services, facilities and infrastructure

Q8. How much do you agree or disagree with...

Our approach to protecting our existing town centres and local centres.

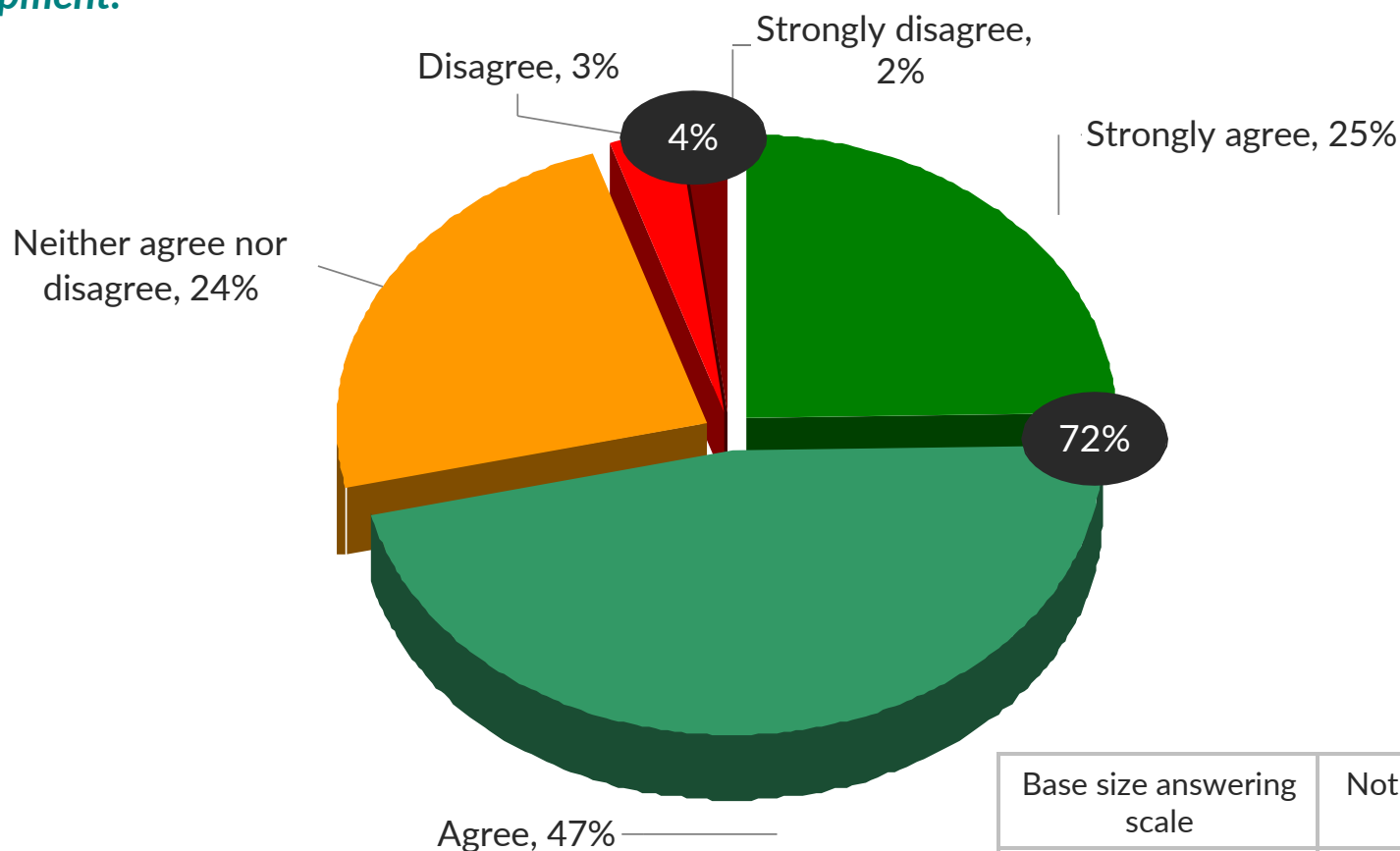


Base size answering scale	Not answered / No opinion
203	23

Objective 4: Supporting lively communities with well performing town and village centres that provide a range of services, facilities and infrastructure

Q9. How much do you agree or disagree that...

We should prioritise working closely with other councils, public bodies and service providers to deliver what infrastructure is needed, where it is needed and when it is needed, to support new development.

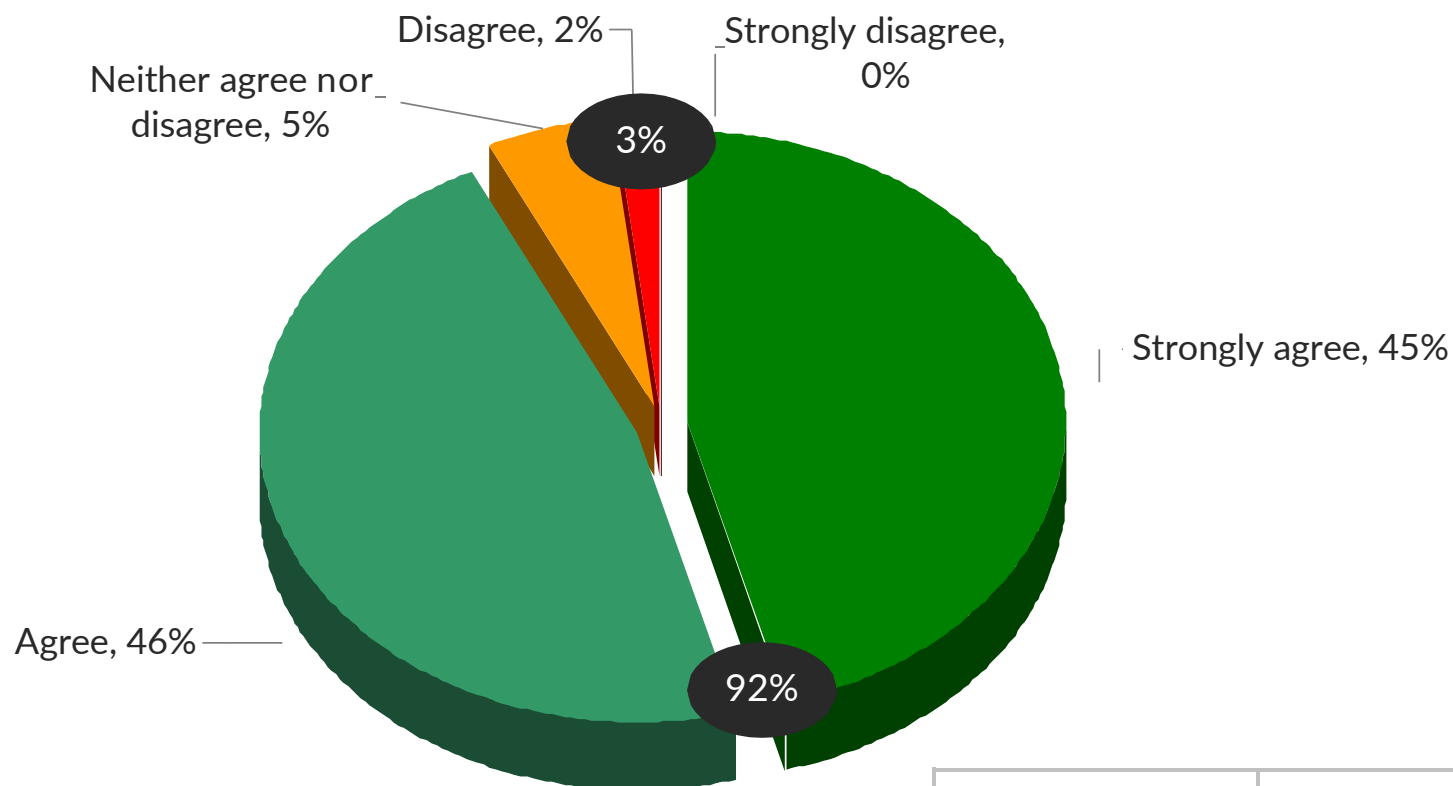


Base size answering scale	Not answered / No opinion
209	17

Objective 5: Promoting healthy living opportunities

Q10. How much do you agree or disagree with...

Our approach to encouraging healthy communities.

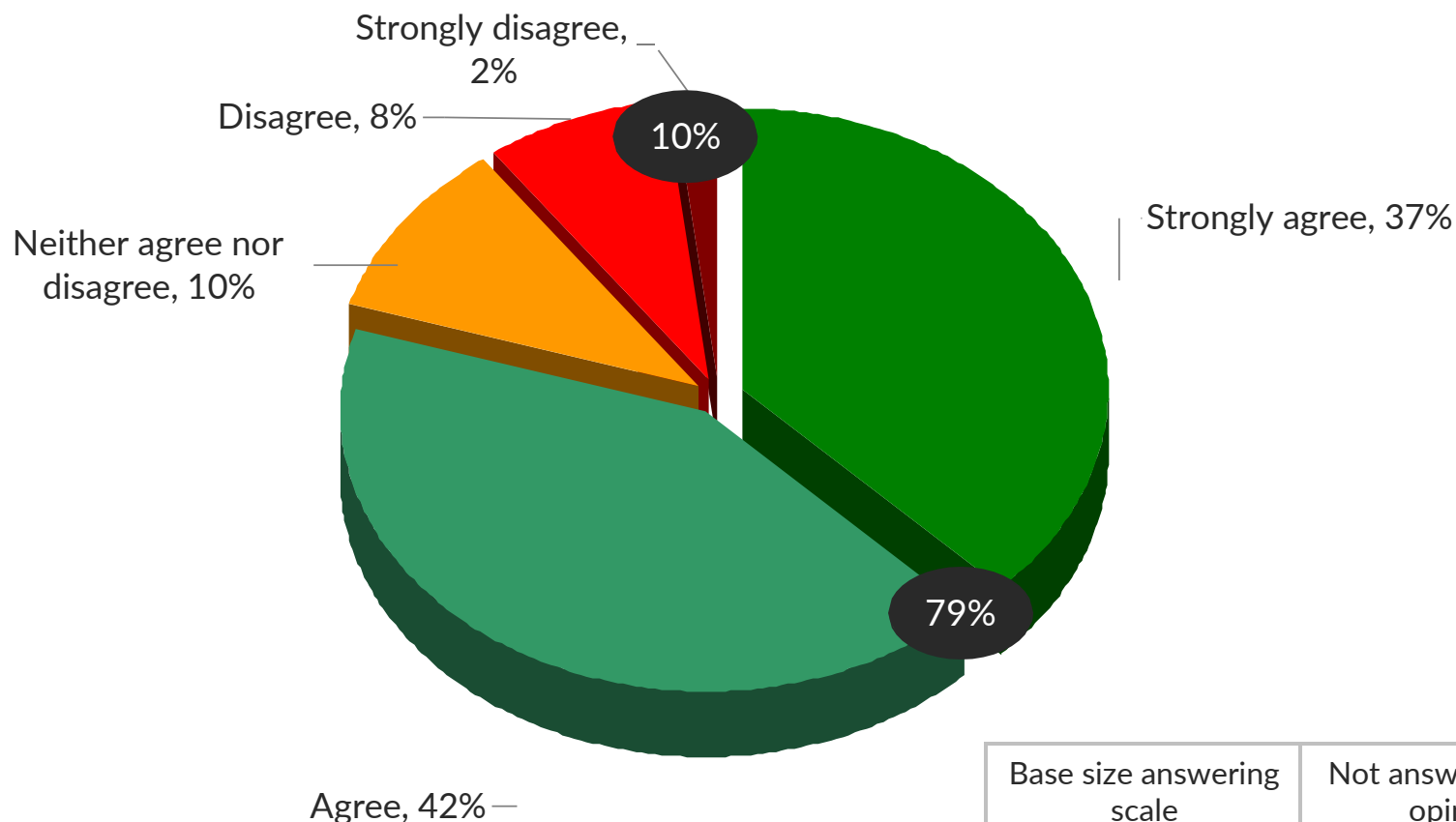


Base size answering scale	Not answered / No opinion
209	17

Objective 5: Promoting healthy living opportunities

Q11. How much do you agree or disagree with this approach...

We want to identify important green spaces, within both urban and rural areas.

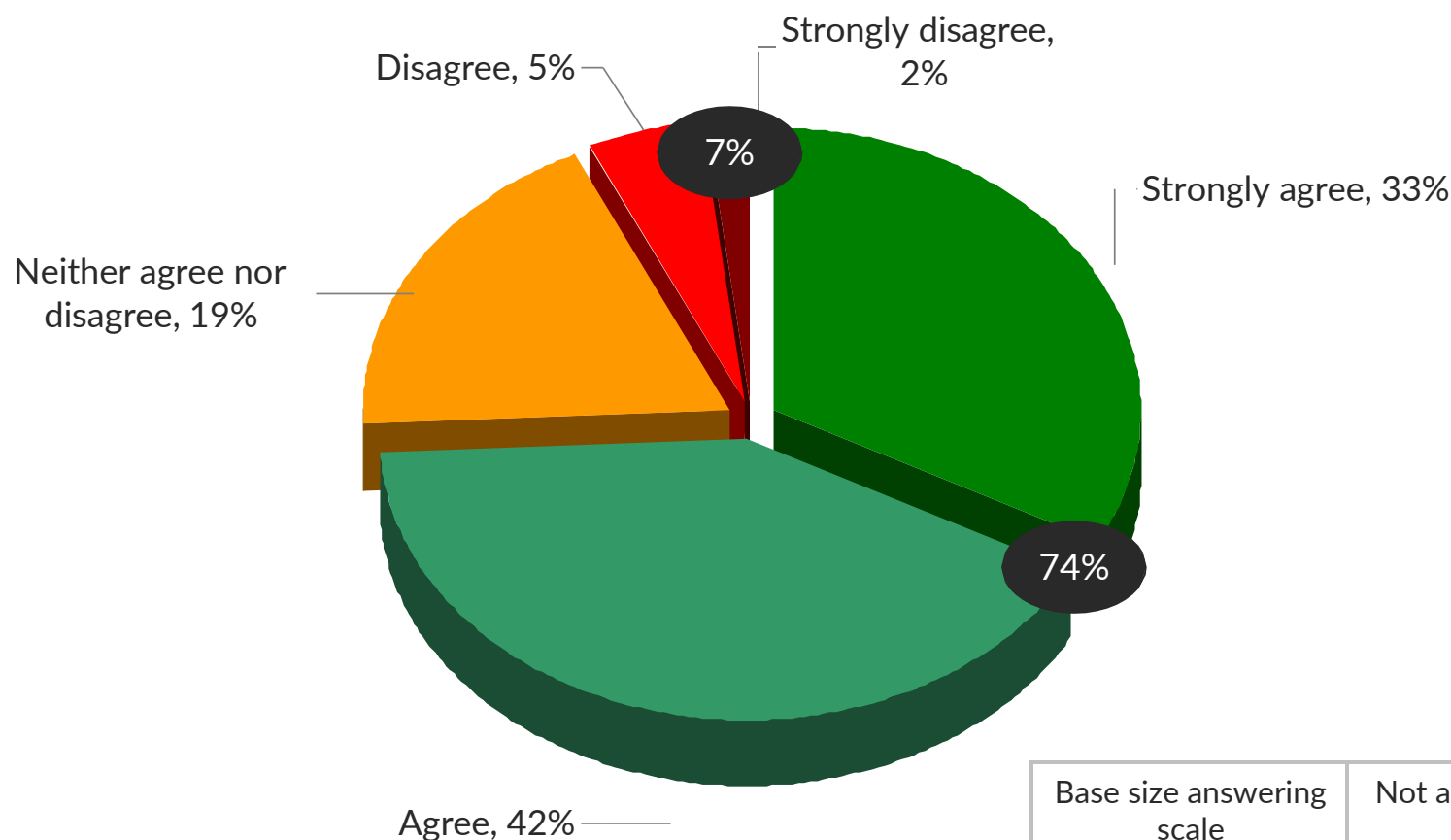


Base size answering scale	Not answered / No opinion
210	16

Objective 6: Promoting a greener future

Q12. How much do you agree or disagree with ...

Our approach to promoting a greener future.



Base size answering scale	Not answered / No opinion
207	19

Appendix B

Regulation 18 Draft Local Plan Consultation Findings

Exceptional Circumstances Sites

Land South and East of Four Elms Road, Edenbridge – HO189, HO190, HO223, MX25 and MX26

	NUMBER OF MENTIONS	PERCENTAGE OF COMMENTS MADE
Support the development/support with reservations	22	37%
No development next to sewage works	19	32%
Traffic will increase	18	31%
Too many houses / no housing needed	16	27%
Access roads to developments inadequate	15	25%
Concerned about flooding	14	24%
No building on green belt / AONB / SSSI / use brownfield	13	22%
Environmental impact / flora & fauna	13	22%
Prefer development on HO223/HO189	13	22%
Pressure on schools / doctors / more needed	12	20%
Inadequate infrastructure / infrastructure must be in place	12	20%
Area would be spoiled - character/views/natural beauty/quiet country life	12	20%
Pollution will increase / air quality	10	17%
Train station parking insufficient/poor train service	9	15%
Object to the development	9	15%
Roads already congested	8	14%
Recognise need for some housing/development	6	10%
Loss of identity / urban sprawl / merging villages	5	8%
Poor public transport	4	7%
Severe parking problems already / parking would need to be addressed	3	5%
No exceptional circumstances	3	5%
Increase in crime / anti-social behaviour / pressure on policing	3	5%
Other	16	27%
TOTAL NUMBER OF COMMENTS MADE (AFTER REMOVING DUPLICATES)	59	

Land North and East of Westerham – HO371, HO372, HO373, HO374 and EM17

	NUMBER OF MENTIONS	PERCENTAGE OF COMMENTS MADE
Object to development	254	67%
No building on green belt / AONB / SSSI / use brownfield	216	57%
Too many houses / no housing needed	203	54%
Traffic will increase	197	52%
Westerham does not need a bypass / relief road	176	46%
Area would be spoiled - character / views	136	36%
Pollution will increase / air quality	135	36%
Poor public transport	121	32%
Pressure on schools / doctors / more needed	116	31%
Disagree with moving doctors surgery	115	30%
Disruption / noise from construction	99	26%
Concerned about flooding	97	26%
Environmental impact / flora & fauna	81	21%
Inadequate infrastructure / infrastructure must be in place	81	21%
Access roads to developments inadequate	77	20%
No exceptional circumstances	77	20%
Severe parking problems already	72	19%
Roads already congested	61	16%
No job / employment opportunities	53	14%
Recognise need for some housing	47	12%
No need for industrial estate	24	6%
Affordable housing must be provided	21	6%
Lack of amenities / shops	17	4%
Community spirit will disappear	12	3%
Increase in crime / anti-social behaviour	8	2%
Other	47	12%
TOTAL NUMBER OF COMMENTS MADE (AFTER REMOVING DUPLICATES)		379

Land at Breezehurst Farm, Edenbridge – MX10

	NUMBER OF MENTIONS	PERCENTAGE OF COMMENTS MADE
Access roads to developments inadequate	22	55%
Traffic will increase	19	48%
Disagree with out of town location for medical centre	14	35%
Object to the development	13	33%
No building on green belt / AONB / SSSI / use brownfield	10	25%
Inadequate infrastructure / infrastructure must be in place	10	25%
Support the development	8	20%
Pressure on schools / doctors / more needed	7	18%
Poor public transport	7	18%
Too many houses / no housing needed	6	15%
Train station parking insufficient/poor train service	4	10%
Lack of amenities / shops	4	10%
Environmental impact / flora & fauna	4	10%
Recognise need for some housing	3	8%
Roads already congested	3	8%
Concerned about flooding	3	8%
Area would be spoiled - character / views	2	5%
Other	3	8%
TOTAL NUMBER OF COMMENTS MADE (AFTER REMOVING DUPLICATES)		40

Broke Hill Golf Course, Halstead – MX41

		NUMBER OF MENTIONS	PERCENTAGE OF COMMENTS MADE
a	No building on green belt / AONB / SSSI / use brownfield	524	49%
1	Object to the development	505	47%
e	Traffic will increase	383	36%
3	In need of sports facilities / school / GP surgery	362	34%
d	Roads already congested	354	33%
o	Environmental impact / flora & fauna	316	29%
b	Too many houses / no housing needed	297	28%
h	Train station parking insufficient/poor train service	290	27%
t	Loss of identity / urban sprawl	288	27%
c	Recognise need for some housing	229	21%
k	Pollution (air/light/noise) will increase / air quality decline	205	19%
p	Access roads to developments inadequate	200	19%
6	Allegations of impropriety / responses from outside the area	198	18%
g	Inadequate infrastructure / infrastructure must be in place	197	18%
v	Sports facilities / school are not needed	181	17%
2	Need for affordable homes	177	16%
f	Pressure on schools / doctors / more needed	170	16%
l	Area would be spoiled - character / views	157	15%
j	Poor public transport	155	14%
u	Loss of public footpaths	132	12%
q	No exceptional circumstances	109	10%
4	Good location / near to transport links	103	10%
w	Increased pressure on utilities	62	6%
7	Gin distillery / business park not required	60	6%
s	Concerned about flooding	34	3%
m	Severe parking problems already	13	1%
n	Lack of amenities / shops	11	1%
r	Increase in crime / anti-social behaviour / pressure on policing	6	1%
y	Support the development	1	0%
z	Other	28	3%

TOTAL NUMBER OF COMMENTS MADE (AFTER REMOVING DUPLICATES)	1075
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Sevenoaks Quarry, Sevenoaks – MX43

	NUMBER OF MENTIONS	PERCENTAGE OF COMMENTS MADE
Traffic will increase	13	42%
Inadequate infrastructure / infrastructure must be in place	11	35%
Access roads to developments inadequate	11	35%
Roads already congested	9	29%
Pressure on schools / doctors / more needed	7	23%
Support the development/support with reservations	6	19%
Loss of identity / urban sprawl / merging villages	5	16%
No building on green belt / AONB / SSSI / use brownfield	4	13%
Too many houses / no housing needed	4	13%
Pollution will increase / air quality	4	13%
Environmental impact / flora & fauna	4	13%
Other	11	35%
TOTAL NUMBER OF COMMENTS MADE (AFTER REMOVING DUPLICATES)	31	

Land West of Romani Way, Hever Road, Edenbridge – MX44

	NUMBER OF MENTIONS	PERCENTAGE OF COMMENTS MADE
Access roads to developments inadequate	14	64%
No building on green belt / AONB / SSSI / use brownfield	9	41%
Traffic will increase	7	32%
Object to the development	5	23%
Gypsy and traveller pitches not required	5	23%
Severe parking problems already	4	18%
No exceptional circumstances	4	18%
Environmental impact / flora & fauna	4	18%
Too many houses / no housing needed	3	14%
Area would be spoiled - character / views	3	14%
Other	11	50%
TOTAL NUMBER OF COMMENTS MADE (AFTER REMOVING DUPLICATES)	22	

Pedham Place, Swanley/Farningham/Eynsford – MX48

	NUMBER OF MENTIONS	PERCENTAGE OF COMMENTS MADE
Traffic will increase	316	68%
Roads already congested	313	67%
No building on green belt / AONB / SSSI / use brownfield	307	66%
Object to the development	287	61%
Pollution will increase / air quality	224	48%
Pressure on schools / doctors / more needed	196	42%
Loss of identity / urban sprawl	152	32%
Inadequate infrastructure / infrastructure must be in place	140	30%
Too many houses / no housing needed	134	29%
Train station parking insufficient/poor train service	133	28%
Area would be spoiled - character / views	103	22%
No exceptional circumstances	97	21%
Poor public transport	78	17%
Access roads to developments inadequate	65	14%
Increase in crime / anti-social behaviour / pressure on policing	56	12%
New surgery/school/leisure centre not needed	48	10%
Environmental impact / flora & fauna	47	10%
Recognise need for some housing	43	9%
Concerned about flooding	39	8%
Park & ride not viable / not needed	37	8%
Concerned about wasteland / electricity pylons	29	6%
Severe parking problems already	23	5%
Agree with development but with reservations	13	3%
Lack of amenities / shops	9	2%
Other	38	8%
TOTAL NUMBER OF COMMENTS MADE (AFTER REMOVING DUPLICATES)		468

Land to the West of Chevening Road, Chipstead – MX49

	NUMBER OF MENTIONS	PERCENTAGE OF COMMENTS MADE
Roads already congested	86	74%
Traffic will increase / safety concerns - dangerous	80	69%
Object to the development	62	53%
Inadequate infrastructure / infrastructure must be in place / bridge not able to cope	44	38%
No building on green belt / AONB / SSSI / use brownfield	33	28%
Pressure on schools / doctors / more needed	33	28%
Severe parking problems already / parking would need to be addressed	33	28%
Not aware of meeting / public should have been consulted earlier / not enough notice	30	26%
Concerned about flooding / drainage issues	29	25%
Area would be spoilt - character / views / must be kept as a village / won't be in keeping	23	20%
Too many houses / no housing needed	21	18%
Do not need another playground / recreational ground	19	16%
Pollution will increase / air quality / noise / disruption	18	16%
Recognise need for some housing	17	15%
Lack of amenities / shops	10	9%
Poor public transport	8	7%
Environmental impact / flora & fauna	8	7%
Access roads to developments inadequate	4	3%
No exceptional circumstances	4	3%
Loss of identity / urban sprawl	4	3%
Allegations of impropriety (previous Headmistress)	4	3%
Increase in crime / anti-social behaviour / pressure on policing	2	2%
Pressure on utilities / lack of connectivity / pressure on services	2	2%
Support the development	1	1%
Proposed access roads are privately owned / boundary dispute / land owned by residents	1	1%
Other	15	13%
TOTAL NUMBER OF COMMENTS MADE (AFTER REMOVING DUPLICATES)	116	

Land east of London Road, Dunton Green – MX50

	NUMBER OF MENTIONS	PERCENTAGE OF COMMENTS MADE
Inadequate infrastructure / infrastructure must be in place	25	57%
No building on green belt / AONB / SSSI / use brownfield	21	48%
Pressure on schools / doctors / more needed	19	43%
Object to the development	17	39%
Traffic will increase	14	32%
Severe parking problems already / parking would need to be addressed	14	32%
Roads already congested	13	30%
Pollution will increase / air quality	10	23%
Environmental impact / flora & fauna	10	23%
Too many houses / no housing needed	6	14%
Area would be spoiled - character / views	5	11%
Recognise need for some housing	4	9%
Loss of identity / urban sprawl / merging villages	4	9%
Train station parking insufficient/poor train service	3	7%
Poor public transport	3	7%
Other	10	23%
TOTAL NUMBER OF COMMENTS MADE (AFTER REMOVING DUPLICATES)	44	

Land at Crouch House Road, Edenbridge – MX51

	NUMBER OF MENTIONS	PERCENTAGE OF COMMENTS MADE
No building on green belt / AONB / SSSI / use brownfield	63	58%
Traffic will increase	59	55%
Concerned about flooding	44	41%
Access roads to developments inadequate	41	38%
Environmental impact / flora & fauna	36	33%
Medical centre should be more central	36	33%
Object to development / previous plans have been rejected	32	30%
Inadequate infrastructure / infrastructure must be in place	31	29%
Poor public transport / pressure on public transport	28	26%
Pressure on schools / doctors / more needed	27	25%
Roads already congested	27	25%
Already enough development planned for Edenbridge / too many houses proposed	15	14%
Severe parking problems already	15	14%
No exceptional circumstances	8	7%
Pollution will increase / air quality	7	6%
Lack of employment opportunities	4	4%
Lack of shops / amenities	4	4%
Recognise need for some housing	3	3%
Other	6	6%
TOTAL NUMBER OF COMMENTS MADE (AFTER REMOVING DUPLICATES)		108

Corinthians and Banckside, Hartley – MX52 and MX53

	NUMBER OF MENTIONS	PERCENTAGE OF COMMENTS MADE
Object to the development	1324	81%
Traffic will increase	1203	73%
Roads already congested	1167	71%
No building on green belt / AONB / SSSI / use brownfield	1094	67%
Pressure on schools / doctors / more needed	1039	63%
Disagree with relocating school / GP surgery	916	56%
Train station parking insufficient/poor train service	829	50%
Access roads to developments inadequate	790	48%
Country park / sports facilities are not needed	700	43%
No exceptional circumstances	671	41%
Inadequate infrastructure / infrastructure must be in place	553	34%
Loss of identity / urban sprawl	545	33%
Area would be spoiled - character / views	489	30%
Too many houses / no housing needed	458	28%
Severe parking problems already	411	25%
Poor public transport	372	23%
Pollution (air/light/noise) will increase / air quality decline	345	21%
Environmental impact / flora & fauna	306	19%
Increased pressure on utilities	286	17%
Concerned about flooding	267	16%
Recognise need for some housing	199	12%
Agree with development but with reservations	80	5%
Need for affordable homes	79	5%
No need for retirement village/community hall	73	4%
Lack of amenities / shops	71	4%
Increase in crime / anti-social behaviour / pressure on policing	52	3%
Lack of employment opportunities	14	1%
Other	28	2%
TOTAL NUMBER OF COMMENTS MADE (AFTER REMOVING DUPLICATES)		1642

Land between Beechenlea Lane and Highlands Hill, Swanley – MX54a

	NUMBER OF MENTIONS	PERCENTAGE OF COMMENTS MADE
Object to the development	405	75%
No building on green belt / AONB / SSSI / use brownfield	328	61%
Roads already congested	310	58%
Pollution will increase / air quality	300	56%
Traffic will increase	272	51%
No building on agricultural land	216	40%
Pressure on schools / doctors / more needed	145	27%
Loss of identity / urban sprawl	134	25%
New surgery/school/leisure centre not needed	121	22%
Inadequate infrastructure / infrastructure must be in place	110	20%
Park & ride not viable / not needed	79	15%
No exceptional circumstances	75	14%
Too many houses / no housing needed	74	14%
Area would be spoiled - character / views	61	11%
Environmental impact / flora & fauna	55	10%
Access roads to developments inadequate	55	10%
Pressure on emergency services / ease of travel	31	6%
Severe parking problems already	29	5%
Development already rejected previously	25	5%
Train station parking insufficient/poor train service	23	4%
Increase in crime / anti-social behaviour / pressure on policing	13	2%
Recognise need for some housing	11	2%
Poor public transport	10	2%
Concerned about flooding	9	2%
Lack of amenities / shops	4	1%
Support the development	3	1%
Other	34	6%
TOTAL NUMBER OF COMMENTS MADE (AFTER REMOVING DUPLICATES)	538	

Land between Beechenlea Lane and Highlands Hill, Swanley – MX54b

	NUMBER OF MENTIONS	PERCENTAGE OF COMMENTS MADE
Object to the development	402	75%
No building on green belt / AONB / SSSI / use brownfield	326	61%
Pollution will increase / air quality	286	53%
Roads already congested	281	52%
Traffic will increase	251	47%
No building on agricultural land	221	41%
Loss of identity / urban sprawl	154	29%
Pressure on schools / doctors / more needed	130	24%
New surgery/school/leisure centre not needed	109	20%
Inadequate infrastructure / infrastructure must be in place	107	20%
Park & ride not viable / not needed	81	15%
No exceptional circumstances	70	13%
Area would be spoiled - character / views	68	13%
Too many houses / no housing needed	52	10%
Environmental impact / flora & fauna	51	9%
Access roads to developments inadequate	44	8%
Pressure on emergency services / ease of travel	40	7%
Severe parking problems already / parking would need to be addressed	27	5%
Development already rejected previously	25	5%
Train station parking insufficient/poor train service	20	4%
Poor public transport already / will be made worse	20	4%
Concerned about flooding	11	2%
Increase in crime / anti-social behaviour / pressure on policing	10	2%
Recognise need for some housing	9	2%
Lack of amenities / shops	3	1%
Support the development	3	1%
Other	41	8%
TOTAL NUMBER OF COMMENTS MADE (AFTER REMOVING DUPLICATES)	537	

