

Appendix B

Schedule of Proposed Modifications (PMs) and Minor Proposed Modifications (MPMs) made from the Sevenoaks Town Neighbourhood Plan (Submission Draft June 2022) to Referendum Draft 2023.

Schedule of Proposed Modifications (PMs) provided by the Independent Examiner in his Report dated 21st December 2022:

Note: Additions are show in **bold** and deletions denoted with ~~strikethrough~~.

Proposed modification number (PM)	Page no./other reference	Modification
PM1	Page 9	<p>Insert a new penultimate paragraph to read:</p> <p>For the avoidance of doubt where a policy refers to ‘support’ (e.g. Policy C1) this relates to where the Town Council agrees with something that is promoted by another body. Where a policy refers to ‘promotes’ (e.g. Policy M1) this means the proposal is being actively pursued by the Town Council.</p>
PM2	Page 16 Sub-section 7 Second bullet point	<p>Modify to read:</p> <p>There are notable views down London Road towards the Kent Downs AONB to the north and from Granville Road towards the station and AONB and any development should respond sensitively to this setting;</p>
PM3	Page 41	<p>Add a new paragraph at the end of the page to read:</p> <p>In order to differentiate between objectives, policies and aims each function is separately colour coded.</p> <p>(adopt the colour coding throughout the document)</p>
PM4	Page 48 Policy C10	<p>Modify introductory sentence to read:</p> <p>The Neighbourhood Plan encourages The preparation of proposals that enhance the gateways and arrival points into the town will be supported in principle at:</p>
PM5	Page 50 Policy L1	<p>Modify policy to read:</p> <p>Proposals for new development should whenever possible and using best endeavours, deliver a 10% net gain in biodiversity retaining natural features that support wildlife, establishing ecological networks and including new habitats that respond to the local context and the character of the site. New planting and landscapes should respond to the wider landscape through use of native species that support greater biodiversity. Applicants will</p>

Appendix B

Schedule of Proposed Modifications (PMs) and Minor Proposed Modifications (MPMs) made from the Sevenoaks Town Neighbourhood Plan (Submission Draft June 2022) to Referendum Draft 2023.

		need to demonstrate the process that they have been through utilising Natural England’s Biodiversity Metric 3.1 (or subsequent version) and the options they have considered to deliver biodiversity net gain.
PM6	Page 52 Policy L4	Extend second sentence of policy to read: Proposals to remove trees and hedgerows must be justified and any trees or hedgerows lost through development should be replaced within, or in close proximity to the development site.
PM7	Page 53 Policy L5	Delete the last sentence of the policy and replace it as follows: This space must be delivered in advance or in parallel with any residential development on the site The timetable for the delivery of this open space must be agreed by the local planning authority (as the decision-making authority) in conjunction with STC, prior to residential development commencing on this site, and subsequently conditioned in any Grant of Planning Permission.
PM8	Page 54 Figure 4.4	Clearly identify the allotment sites at Bradbourne Vale and Quakers Hall Lane on Figure 4.4.
PM9	Page 57 Policy M4	Remove the policy status from Policy M4 by relabelling as an ‘Aim’.
PM10	Page 63 Policy E5	Modify last part of the introductory sentence to read: and appearance of neighbourhood centres at such as:
PM11	Page 64 Policy COM1	Delete the policy. Policy COM1: Proposals for a new Community Centre at Bat and Ball station will be progressed by the Town Council Make subsequent changes to the numbering of the remaining COM policies and Aim.
PM12	Page 67 Figure 4.5	Modify Figure 4.5 to identify a boundary for the cultural quarter.
PM13	Page 68	Modify the last sentence of the paragraph to read:

Appendix B

Schedule of Proposed Modifications (PMs) and Minor Proposed Modifications (MPMs) made from the Sevenoaks Town Neighbourhood Plan (Submission Draft June 2022) to Referendum Draft 2023.

	First paragraph under Policy S1	The ground will be remodelled and a new lake, which cannot be delivered in full until the sand extraction activities have ceased , will be provided in the north-east quadrant of a new Greatness Park.
PM14	Page 81 Policy D2	Modify the middle part of the first sentence of the policy to read: this should be guided by an agreed a masterplan, agreed by the local planning authority in consultation with Sevenoaks Town Council (as part of the planning application process) , that indicates ...
PM15	Page 81 Policy D2	Modify the first bullet point to read: The safeguarding of land for €community infrastructure including the potential provision of a primary school and medical facilities;
PM16	The Figures in the STNP (throughout the document)	For each Figure (plan) in the STNP, clarify whether or not it will form part of the Policies Map when the STNP is made, or it is included only for information
PM17	Page 85	Insert a new paragraph at the end of the main body of the Neighbourhood Plan to read: Monitoring The Town Council intend to prepare an Action Plan, which will monitor the effectiveness of the policies against the Vision and Objectives as set out in Chapter 3. It is also the intention to review the STNP every 5 years.

Appendix B

Schedule of Proposed Modifications (PMs) and Minor Proposed Modifications (MPMs) made from the Sevenoaks Town Neighbourhood Plan (Submission Draft June 2022) to Referendum Draft 2023.

Schedule of Minor Proposed Modificationsⁱ (MPMs) provided by Sevenoaks Town Council (STC):

Note: Additions are show in **bold** and deletions denoted with ~~strikethrough~~.

Proposed minor modification number (MPM)	Page Number (Submission Draft June 2022)	Section	Original Text (Submission Draft June 2022)	Revised Text (Referendum Draft 2023)
MPM1	Page 6	The Vision and Objectives	The Neighbourhood Plan is looking to the future and central to this is the need to respond to the increasing threat of climate change. In June 2019 the government committed to reaching ‘net zero’ carbon emissions by 2050. At the Sevenoaks District Council Full Council meeting on 19 November 2019 the Council agreed the aspiration to be Net Zero by 2030. The Neighbourhood Plan promotes many policies that will help to deliver this target either through land use and development or through helping to facilitate and encourage more sustainable lifestyles.	The Neighbourhood Plan is looking to the future and central to this is the need to respond to the increasing threat of climate change. In June 2019 the government committed to reaching ‘net zero’ carbon emissions by 2050. At the Sevenoaks District Council Full Council meeting on 19 November 2019 the Council agreed the aspiration to be Net Zero by 2030. The Neighbourhood Plan promotes many policies that will help to deliver this target either through land use and development or through helping to facilitate and encourage more sustainable lifestyles. Climate Change matters are also being actioned within Sevenoaks Town Council’s Green Community Investment Plan.ⁱⁱ

Appendix B

Schedule of Proposed Modifications (PMs) and Minor Proposed Modifications (MPMs) made from the Sevenoaks Town Neighbourhood Plan (Submission Draft June 2022) to Referendum Draft 2023.

MPM2	Page 32 and Page 120	Economy and Demographics 6 th paragraph And A8 Economy 6 th paragraph	Knole House also plays an important role in the local economy with up to 60 staff members and between 450 and 500 volunteers many who live within close proximity to the property. Knole also provides a valuable educational resource to pre-school children, schools and adult learners.	Knole House also plays an important role in the local economy with up to 60 staff members and between 450 and 500 around 350 active ⁱⁱⁱ volunteers many who live within close proximity to the property. Knole also provides a valuable educational resource to pre-school children, schools and adult learners.
MPM3	Page 42	Aim C3 Third supporting paragraph	Applicants are encouraged to complete a heritage impact assessment at the planning application stage to help to understand the significance of heritage features and the potential impacts of new development on these features. This impact assessment should be proportionate to the change envisaged and the sensitivity of the heritage asset.	Applicants are encouraged to should ^{iv} complete a heritage impact assessment at the planning application stage to help to understand the significance of heritage features and the potential impacts of new development on these features. This impact assessment should be proportionate to the change envisaged and the sensitivity of the heritage asset.
MPM4	Page 42	Aim C3 Fourth supporting paragraph	Where land has been identified as having archaeological importance, applicants are encouraged to undertake archaeological evaluations prior to construction, with any findings appropriately reported and documented on the local historic environment record in line with best practice guidance	Where land has been identified as having archaeological importance, applicants are encouraged to undertake archaeological evaluations prior to construction, with any findings appropriately reported and documented on the local historic environment record in line with best practice guidance desk-based assessment and perhaps fieldwork will be required. The assessment should be appropriately reported and documented on the Kent Historic Environment Record in line with best practice guidance. ^v
MPM5	Page 55 and Page 11	Policy L8	Policy L8: The Town Council will support the provision of additional allotments in the town at Bradbourne Vale Road and will protect those on the Quakers Hill, Lane site	Policy L8: The Town Council will support the provision of additional allotments in the town at Bradbourne Vale Road and will protect those on the Quakers Hall ^{vi} Lane site

Appendix B

Schedule of Proposed Modifications (PMs) and Minor Proposed Modifications (MPMs) made from the Sevenoaks Town Neighbourhood Plan (Submission Draft June 2022) to Referendum Draft 2023.

MPM6	Page 57 and Page 12	Policy M2	Policy M2: The Neighbourhood Plan supports the Sevenoaks District Cycling Strategy and provision of additional cycle facilities to support new development	Policy M2: The Neighbourhood Plan supports the Sevenoaks District Cycling Strategy and Local Cycling and Walking Infrastructure Plan (LCWIP)^{vii} and provision of additional cycle facilities to support new development.
MPM7	Page 57	Policy M2 Second supporting paragraph	The Sevenoaks District Cycling Strategy aims to enable more people to cycle safely in the district so as to encourage a shift towards more sustainable transport choices and healthy leisure activities. In order to achieve this, a number of priority areas for action have been identified, namely:	Both the Sevenoaks District Cycling Strategy and the LCWIP^{viii} aims to enable more people to cycle safely in the district so as to encourage a shift towards more sustainable transport choices and healthy leisure activities. In order to achieve this, a number of priority areas for action have been identified, namely:
MPM8	Page 59	Policy M8 Second paragraph of supporting text	The Town Council will, therefore, support high quality development proposals that will help enhance the town's bus services and facilities. These should include the provision of real time travel information and the physical improvement of the bus station.	The Town Council will, therefore, support high quality development proposals that will help enhance the town's bus services and facilities. These should include the provision of real time travel information and the physical improvement of the bus station and bus shelters.^{ix}
MPM9	Page 59	Policy M9 Second paragraph of supporting text	Businesses will be encouraged to move to electric fleets and charging points will be introduced in appropriate public locations.	Businesses will be encouraged to move to electric fleets and charging points will be introduced in appropriate public locations. Appropriate locations could be defined as being publicly accessible 24 hours, in a location that allows passive surveillance to ensure safety and discourage vandalism, convenient to users and in a mix of residential/public venues.^x
MPM10	Page 62	Policy E1 Embedded in third paragraph of supporting text	The Town Council has established a business hub on its site on Bradbourne Vale Road where desks can be rented on a flexible basis to provide affordable space as an alternative to working from home or renting serviced office space. Post	The Town Council has established a business hub on its site on Bradbourne Vale Road where desks can be rented on a flexible basis to provide affordable space as an alternative to working from home or renting serviced office space. As of

Appendix B

Schedule of Proposed Modifications (PMs) and Minor Proposed Modifications (MPMs) made from the Sevenoaks Town Neighbourhood Plan (Submission Draft June 2022) to Referendum Draft 2023.

			<p>Covid changing work patterns may make these sort of facilities increasingly popular avoiding the need to travel whilst also providing a more sociable and collaborative alternative to working from home.</p> <p>Encouraging and enabling more people to work within the town is good for the local economy, helps to support other businesses and services in the town and reduces the need to travel which delivers wider environmental benefits.</p>	<p>January 2023, there are three further similar facilities in the town.^{xi} Post Covid changing work patterns may make these sort of facilities increasingly popular avoiding the need to travel whilst also providing a more sociable and collaborative alternative to working from home.</p> <p>Encouraging and enabling more people to work within the town is good for the local economy, helps to support other businesses and services in the town and reduces the need to travel which delivers wider environmental benefits.</p>
MPM11	Page 96	<p>A5 Landscape and Topography</p> <p>Overview 2nd paragraph</p>	<p>Knole Park abuts the town centre to the south-east and this 400 hectare deer park is a huge asset for the town.</p>	<p>Knole Park abuts the town centre to the south-east and this 400 hectare deer park is a huge asset for the town. This significant open space attracts over 250,000 visitors to the National Trust facilities plus around another 400,000 people walking in the parkland annually contributing greatly to the local economy.^{xii}</p>
MPM12	Page 120	<p>A8 Economy Second to last paragraph</p>	<p>As well as the town centre, there are three neighbourhood centres within the Plan area at St John's, Hollybush Lane and Tubs Hill. These are home to a variety of local (predominantly independent) shops and businesses. There is also a small row of shops on Greatness Lane / Seal Road. Although this is not designated as a local centre by the District Council it is an important resource for local people and should be protected.</p>	<p>As well as the town centre, there are three neighbourhood centres within the Plan area at St John's, Hollybush Lane and Tubs Hill. These are home to a variety of local (predominantly independent) shops and businesses. There is are also a small row of two^{xiii} shops on the corner of Greatness Lane / Seal Road. Although this is not designated as a local centre by the District Council it is an important resource for local people and should be protected.</p>

Appendix B

Schedule of Proposed Modifications (PMs) and Minor Proposed Modifications (MPMs) made from the Sevenoaks Town Neighbourhood Plan (Submission Draft June 2022) to Referendum Draft 2023.

MPM13	Various	All references to the Tarmac Ltd site throughout the document	Tarmac Ltd. site/Tarmac site Ltd/Tarmac site	Sevenoaks Quarry (Tarmac)^{xiv}
-------	---------	---	--	--

The following PMs as recommended by the Independent Examiner affect more than one page number.

For ease of clarification and where the additional page numbers have not been identified in his Report, these are indicated in **bold** under “Page no./other reference”:

Proposed modification number (PM)	Page no./other reference	Modification
PM2	Page 16 And Pages 71 and 77 Sub-section 7 Second bullet point	Modify to read: There are notable views down London Road towards the Kent Downs AONB to the north and from Granville Road towards the station and AONB and any development should respond sensitively to this setting;
PM4	Page 48 And Page 10	Modify introductory sentence to read: The Neighbourhood Plan encourages The preparation of proposals that enhance the gateways and arrival points into the town will be supported in principle at:

Appendix B

Schedule of Proposed Modifications (PMs) and Minor Proposed Modifications (MPMs) made from the Sevenoaks Town Neighbourhood Plan (Submission Draft June 2022) to Referendum Draft 2023.

	Policy C10	
PM5	Page 50 And Page 11 Policy L1	Modify policy to read: Proposals for new development should whenever possible and using best endeavours , deliver a 10% net gain in biodiversity retaining natural features that support wildlife, establishing ecological networks and including new habitats that respond to the local context and the character of the site. New planting and landscapes should respond to the wider landscape through use of native species that support greater biodiversity. Applicants will need to demonstrate the process that they have been through utilising Natural England’s Biodiversity Metric 3.1 (or subsequent version) and the options they have considered to deliver biodiversity net gain.
PM6	Page 52 And Page 11 Policy L4	Extend second sentence of policy to read: Proposals to remove trees and hedgerows must be justified and any trees or hedgerows lost through development should be replaced within, or in close proximity to the development site.
PM7	Page 53 And Page 11 Policy L5	Delete the last sentence of the policy and replace it as follows: This space must be delivered in advance or in parallel with any residential development on the site The timetable for the delivery of this open space must be agreed by the local planning authority (as the decision-making authority) in conjunction with STC, prior to residential development commencing on this site, and subsequently conditioned in any Grant of Planning Permission.
PM9	Page 57 And Page 12 Policy M4	Remove the policy status from Policy M4 by relabelling as an ‘Aim’.
PM10	Page 63 And Page 13 Policy E5	Modify last part of the introductory sentence to read: and appearance of neighbourhood centres at such as :
PM11	Page 64	Delete the policy.

Appendix B

Schedule of Proposed Modifications (PMs) and Minor Proposed Modifications (MPMs) made from the Sevenoaks Town Neighbourhood Plan (Submission Draft June 2022) to Referendum Draft 2023.

	And Page 14 Policy COM1	Policy COM1: Proposals for a new Community Centre at Bat and Ball station will be progressed by the Town Council Make subsequent changes to the numbering of the remaining COM policies and Aim.
PM14	Page 81 And Page 15 Policy D2	Modify the middle part of the first sentence of the policy to read: this should be guided by an agreed a masterplan, agreed by the local planning authority in consultation with Sevenoaks Town Council (as part of the planning application process) , that indicates ...

ⁱ Minor modifications as defined in Paragraph: 106 Reference ID: 41-106-20190509

Revision date: 09 05 2019:

Updating a neighbourhood plan

In what ways can a neighbourhood plan or order be changed?

There are 3 types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:

- Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
- Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.

Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.

ⁱⁱ As per STC & SDC joint response to Independent Examiner's procedural matters question 39 dated 25th October 2022

ⁱⁱⁱ Figure provided by The National Trust Response ID ANON-P5FW-8U8T-U

^{iv} Recommendation by Kent County Council Response ID ANON BHLF-P5FW-8U87-X

^v Recommendation by Kent County Council Response ID ANON BHLF-P5FW-8U87-X

Appendix B

Schedule of Proposed Modifications (PMs) and Minor Proposed Modifications (MPMs) made from the Sevenoaks Town Neighbourhood Plan (Submission Draft June 2022) to Referendum Draft 2023.

- ^{vi} Factual amendment recommended in the IE' s Report under Minor Amendments
- ^{vii} Recommendation by Kent County Council Response ID ANON BHLF-P5FW-8U87-X
- ^{viii} Recommendation by Kent County Council Response ID ANON BHLF-P5FW-8U87-X
- ^{ix} As per STC & SDC joint response to Independent Examiner's procedural matters question 22 dated 25th October 2022
- ^x As per STC & SDC joint response to Independent Examiner's procedural matters question 23 dated 25th October 2022
- ^{xi} As per STC & SDC joint response to Independent Examiner's procedural matters question 24 dated 25th October 2022
- ^{xii} Figure provided by The National Trust Response ID ANON-P5FW-8U8T-U
- ^{xiii} Factual amendment recommended in Response ID ANON-P5FW-8UWX-X
- ^{xiv} As per STC & SDC joint response to the Independent Examiner's fact-checking report dated 20th December 2022