

Summary of Main Core Strategy Issues by Topic

General

SE Partnership Board state that the plan is in conformity with the SE Plan

Distribution of Development

Proposal for a mixed use development of up to 1,000 dwellings at Fort Halstead (*Armstrong Kent*)

Housing Land Supply

Various representations from the development industry that insufficient land has been identified for housing

Sevenoaks

Concerns that too much housing is proposed in Sevenoaks, with links to comments about high density, air quality and inadequate transport infrastructure (*Sevenoaks Town Council*)

Proposals to exclude Riverhead, Chipstead and Dunton Green from the definition of the Sevenoaks urban area (*Parish Councils*)

Proposal that land should be safeguarded for motorway slips linked to release of Green belt land adjoining the Vestry estate (*Ark Projects*)

Three proposals for small scale Green Belt release to the west and north of Sevenoaks,

Swanley

Proposal from the landowner that the town centre site be extended onto adjoining open space to allow for larger scale redevelopment (*Development Securities*)

Proposal to enhance Swanley station area as a gateway to the town

Proposal to increase Swanley housing allocation based on a larger scale development at United House (*United House*)

Broom Hill: Landowner support for the development. Objections from Highways Agency, stressing need for more evidence (*Various parties*).

Green Belt proposal for commercial development at Pedham Place (*Ramac holdings*)

Green Belt proposal for Reserve land and open space at Beechenlea Lane, near Broom Hill (*Cooper Estates*)

Proposal to release Green belt land on the NW side of the town for housing (*Albert Vinson Ltd*)

Edenbridge

Comments that the Reserve Land should be released now and that it should remain safeguarded (*Cooper Estates and CPRE*)

Three Green Belt sites put forward for housing (*Galliford Try and N Kerman*)

Proposal that some commercial land (including Leighs Builders Yard) be released for housing

Rural Settlements

Proposal that New Ash Green and Hartley be seen as a single settlement linked with Longfield and New Barn (both in Dartford BC) accompanied by proposals for small scale Green Belt release (*Clients of Graham Simpkin*)

Various comments on the safeguarded land at Westerham (*including CPRE and Kent CC*)

Various comments on New Ash Green Centre redevelopment and inclusion of housing (*Ash Parish Council and Friends of New Ash Green Centre*)

Proposal that Chiddingstone Causeway be designated as a Service Village and a Green Belt boundary be defined (*Redleaf Estates*)

Proposals for Green Belt release adjoining Hextable and Seal

Major Developed Sites

Fort Halstead (see major proposal above) Comment from KCC that policy should aim to retain employment function. Also objections to development including from Kent Downs AONB.

Glaxo Smith Kline: Proposal that policy be relaxed to allow for non employment development

North Downs Business Park: Scope for further development should be recognised

Proposals for additional Major Developed Sites at Polhill Garden Centre, Parkwood School, Swanley, Halstead Place School and Beechcroft Farm, New Ash Green

Countryside

Proposal from CPRE for a separate landscape policy

Sustainable Development and Transport

Some comments questioning the need for some of the provisions on sustainable construction and a suggestion from SE Partnership Board that there should be a carbon reduction target.

Some comments on the relationship to the Transport Strategy and the need for transport improvements.

Proposal that the plan should support E facing slips at M25/M26 junction

Housing Policies

Objections from the development industry that the affordable housing policy will threaten the viability of development and is unrealistic in the current economic climate.

Comment from SEEPB that action needed to make better use of the existing housing stock

Various comments proposing a separate policy and specific allocations for specialised housing. Also comments that housing for people with special needs should be integrated into the community.

Housing Density

Objections that the density of development proposed for Sevenoaks and Sevenoaks town centre is too high. (*Sevenoaks Town Council*)

Development industry comments that the densities should be treated as a minimum.

Employment Land

Suggestions that the policy is too rigid in resisting loss of existing employment land. (*Various parties*)

Infrastructure

Comment from KCC that improvements to KCC services should be regarded as essential infrastructure to support the Core Strategy (*Kent County Council*)

Comment that the policy should endorse CIL

Comments that more weight should be given to requiring development to contribute to improving Green Infrastructure (*Kent Wildlife Trust*)

Comment from Sport England that specific requirements for sport should be identified and that a playing Pitch Strategy should be taken forward urgently

Proposal from Thames Water for a separate policy on water supply and sewerage

Biodiversity

Proposal from Kent Wildlife Trust that policy should give more weight to restoring and linking habitats