

Appendix A

Core Strategy Examination – Hearings

Inspector Requests: Council's Response with Suggested Amendments in Plan Order

Note: In the Council's suggested wording new text is in italics and deleted text is struck through.

These amendments are in addition to those contained in the First and Second Schedules of Minor Amendments published before the start of the Hearings. They include amendments contained in Statements of Common Ground which are referred to where relevant.

The text of the changes under "Council's Suggested Wording" is identical to the separate document that sets out the changes in Matter order.

(Note: The further proposed changes identified in the report are prefixed with FPC and the number (the use of 'bold' in this appendix is for clarity only), inspector's changes prefixed with IC.)

Council's Suggested Wording	Inspector's Request	Council's Comments
The Whole Document		
Replace all references in the document to the Allocations DPD and to the Development Control Policies DPD with reference to the Allocations and Development Management DPD.	General amendment.	This change is needed to reflect the Council's intention to combine the two DPDs.

Vision and Objectives		
<p>FPC 1 At the end of the third paragraph of the Vision after “potential climate change” add:</p> <p><i>“A Green Infrastructure Network will be developed including areas of value for biodiversity, open space and recreation.”</i></p> <p>Add wording to the end of the final objective on biodiversity so that it reads:</p> <p><i>“To maintain and enhance the biodiversity of the District including provision of a network of habitat corridors as part of the Green Infrastructure Network.”</i></p>	<p>Additional wording from the supplement to the Statement of Common Ground with Kent Wildlife Trust (para 2).</p>	<p>The Council has no objection to these amendments.</p>
<p>FPC 2 Key Diagram - amend Key to include roads and railways. North point also to be added.</p>	<p>Presentational improvements requested to the Key Diagram.</p>	<p>The Council does not object to this amendment.</p>
Location Policies		
<p>FPC 3 Paragraph 4.1.12 add extra point 6 :</p> <p><i>6. Development of areas of opportunity in Sevenoaks town centre under Policy LO3 which may include scope for some housing as part of mixed use development.</i></p>	<p>Consider adding Areas of Opportunity to the list in para 4.1.12.</p>	<p>The Council has no objection to this amendment.</p>

<p>FPC 4 Para 4.1.12 add extra point 7 :</p> <p><i>7. Any additional contribution from safeguarded land at Westerham.</i></p>	<p>Consider amending Para 4.1.12 to add reference to safeguarded land at Westerham.</p>	<p>The Council has no objection to this amendment.</p>
<p>FPC 5 Add new para 4.1.16a under new sub heading “Green Belt”</p> <p><i>The Core Strategy establishes there is no need to amend the Green Belt to meet development needs. The case for any small scale adjustments to cater for situations where land no longer contributes to the Green Belt can be considered through the Allocations and Development Management DPD.</i></p>	<p>Add wording to state that the case for any small scale adjustments to Green Belt boundaries will be considered in the Allocations and Development Management DPD.</p>	<p>The amendment reflects the wording of para 2.15 of the Council’s Matter 1 statement. The Council considers that the most appropriate location for this amendment is at the end of the supporting text to Policy LO1 on the Distribution of Development, particularly in view of the wording of the first sentence.</p> <p>The Council has no objection to this amendment.</p>
<p>FPC 6 Policy LO2: Amend 3rd delivery mechanism to read:</p> <p>The Residential Character Areas SPD will give guidance on achieving high quality development <i>that responds to the distinctive local character of in the residential areas of the town.</i></p>	<p>Add reference to the distinctive character of the area’ after ‘achieving high quality development’ in the 3rd delivery mechanism.</p>	<p>The Council has no objection to this amendment.</p>
<p>FPC 7 Para 4.3.13 add additional sentence after bullet points:</p> <p><i>Development will also need to minimise impact on Biodiversity Action Plan habitats and include biodiversity enhancements.</i></p>	<p>Addition to 4.3.13 to refer to protecting Biodiversity Action Plan habitats</p>	<p>The Council has no objection to this amendment.</p>
<p>FPC 8 Policy LO4: Add an additional delivery mechanism:</p>	<p>Delivery mechanism to state that a planning brief will be</p>	<p>The Council has no objection to this amendment.</p>

<p><i>A revised planning brief will be prepared for the Broom Hill site which will identify the extent of the site to be developed for employment use, provision for green infrastructure and transport issues, taking account of factors listed in para 4.3.13.</i></p>	<p>prepared from Broom Hill and that this will identify the extent of the site to be developed for employment use, taking account of green infrastructure and Highways Agency considerations.</p>	
<p>FPC 9 Policy LO5: Amend 1st sentence of 2nd delivery mechanism to read:</p> <p>“The Council will work with partners, including landowners and the local community, to bring forward <i>comprehensive and viable</i> regeneration proposals <i>for the town centre</i> in accordance with the policy.”</p>	<p>Amend 2nd Delivery Mechanism to indicate more strongly the need for ‘comprehensive regeneration of the town centre’ (not piecemeal).</p>	<p>The Council has no objection to this amendment.</p>
<p>FPC 10 Policy LO5: Add additional delivery mechanism:</p> <p><i>The proposed route for the pedestrian/cycleway link to the station will be safeguarded through the Allocations and Development Management DPD. Delivery will be secured through developer contributions from the town centre regeneration, supported by Local Transport Plan funding (if available) (Further details are contained in the Infrastructure Delivery Plan, para 1.8).</i></p> <p>Additional target:</p> <p><i>The footpath/cycleway link to the station to be</i></p>	<p>Swanley Station Footpath Delivery Mechanism, say how it will be achieved, cross-refer to Infrastructure Delivery Plan. Consider whether there should be a target.</p>	<p>The Council has no objection to the additional delivery mechanism. It would prefer to limit the number of separate targets in the Core Strategy so that they are limited to critical measures of success for the plan as a whole (see Core Strategy para 3.4.3) and considers the wording of the delivery mechanism, including the link to the Infrastructure Delivery Plan, as representing sufficient commitment to the delivery of this scheme.</p>

<p><i>completed no later than the completion of the regeneration scheme.</i></p>		
<p>FPC 11 Para 4.4.9: Add extra text to the last sentence so that it reads:</p> <p><i>“Opportunities for improving services for visitors will be sought, including a hotel should a proposal come forward on a suitable site.”</i></p>	<p>Consider amending supporting text to Policy LO6 to express support for the principle of a hotel development in Edenbridge.</p>	<p>The Council does not object to this amendment.</p>
<p>IC 1 Para 4.5.7 amend the start of para to read:</p> <p><i>“In view of the size of these sites the Council considers that they only have limited value for continued safeguarding as a strategic long term reserve for the District after 2026. Instead their future future of these sites will be considered through the Allocations DPD...”</i></p>	<p>Paras 4.5.6 to 4.5.7 to include justification for the release of safeguarded land in Westerham.</p>	<p>The Council does not consider this amendment is necessary as it considers the Core Strategy as drafted provides sufficient guidance.</p>
<p>FPC 12 Para 4.5.14 add the following text at the end of para :</p> <p><i>The Council will seek to ensure that the policies of the Local Transport Authority maintain and improve the accessibility of rural communities through:</i></p> <ul style="list-style-type: none"> <i>i. taking a co-ordinated approach to encouraging community-based transport in areas of need.</i> <i>ii. including a rural dimension to transport and traffic management policies, including looking for opportunities to improve provision for cyclists and pedestrians between towns and their nearest villages</i> 	<p>Add additional text to para 4.5.14 following the revocation of South East Plan Policy T7, as proposed in the Council’s Matter 13 Statement.</p>	<p>The Council does not object to this amendment. It considers that the wording may be helpful in providing clarification but does not affect the soundness of the plan (see Council’s Matter 13 statement para 1.5).</p>

<p><i>iii. develop innovative and adaptable approaches to public transport in rural areas that reflect the particular and longer-term social and economic characteristics of the district.</i></p>		
<p>Not justified and/or necessary for soundness Policy LO7 amend start of 2nd para to read: “Within the settlement confines of <i>Hartley</i>, New Ash Green, Otford and Westerham...” Amend start of 3rd para to read: “Within the settlement confines of Brasted, Crockenhill, Eynsford, Farningham, Halstead, Hartley, Hextable, Horton Kirby, Kemsing...”</p>	<p>Move Hartley from the list of settlements in the third paragraph to the list in the second paragraph (i.e. changing its status from a Service Village to a Local Service Centre).</p>	<p>This amendment would only be justified if facilities in Longfield are taken into account in assessing the settlement hierarchy score for Hartley.</p>
<p>FPC 13 Policy LO7: Add extra performance indicator: <i>Number and proportion of vacant units in New Ash Green Centre.</i></p>	<p>Suggest a New Ash Green Centre Performance Indicator.</p>	<p>The Council has no objection to this amendment. The proportion of vacant units is indicative of the current problems of the centre and would be reduced under a successful regeneration scheme.</p>
<p>FPC 14 Policy LO7: Add extra Performance Indicator <i>The number of Parish Plans adopted by the Council.</i></p>	<p>Performance Indicators. Add an indicator regarding progress on Parish Plans.</p>	<p>The Council has no objection to this amendment.</p>
<p>Not justified and/or necessary for soundness Potential amendments to second sentence of paragraph 4.5.20:-</p>	<p><u>Fort Halstead MDS Boundary</u></p>	<p>(i) The Council has no objections to this wording as this reflects the Council’s position that a site review should be based only on the business use.</p>

<p>(i) No change (ii) Insert 'and the residential area to the north' after 'developed area in business....'</p>	<p>To provide variants of 4.5.20 to reflect both (i) the Council's position on the review of the MDS boundary and (ii) the Armstrong Kent position on the MDS boundary (with specific reference to the residential area to the north east of Fort Halstead).</p>	<p>(ii) The Council objects to the extension of the MDS to also include the residential area promoted by Armstrong Kent for the reasons set out in its statement on Matter 9, including paragraphs 1.7 and 9.1 to 9.4.</p>
<p>FPC 15 Para 4.5.20 Add sentence to end of para:</p> <p><i>The main requirements of the current occupiers of Fort Halstead, QinetiQ and the Defence Science and Technology Laboratory (DSTL), may vary during the Plan period. The implications of a future decline in the occupancy of the sites will be considered within the policy framework of the Core Strategy and the Major Development site guidance for Green Belts (PPG2) and the major developments guidance for Areas of Outstanding Natural Beauty (PPS7).</i></p>	<p><u>Fort Halstead</u></p> <p>To ensure that, in the event of a significant reduction in the operation of current occupiers, any proposed development meets the requirements of both AONB (PPS7) and Green Belt (PPG2) policies and guidance.</p>	<p>The Council has no objection to this amendment.</p>
<p>FPC 16 Para 4.5.22 Replace 2nd sentence of para with:</p> <p><i>The countryside will be conserved and the distinctive features that contribute to the special character of the landscape and its biodiversity will be protected and enhanced where possible.</i></p>	<p>Para 4.5.22: Amend 2nd sentence to reflect wording in Policy LO8 (2nd para).</p>	<p>The Council has no objection to this amendment.</p>

<p>Not justified and/or necessary for soundness Para 4.5.29 Include additional amendment at the end of the existing text:</p> <p><i>The Council will support actions to strengthen linkages between urban areas and their hinterlands such as the provision of integrated sustainable transport and complementary product development, investment and marketing, including the promotion of locally produced products, such as food and crafts.</i></p> <p>Note: Agreed amendment to para 4.5.29 related to woodland (see below) would follow this amendment, if accepted.</p>	<p>Amend para 4.5.29 to include text on linkages between urban areas and their hinterlands, following revocation of South East Plan policy TSR2 (iii).</p>	<p>The Council does not support this amendment. The additional text refers to initiatives that, whilst broadly supported, have not been considered by Council Members for inclusion in the Core Strategy. This comment particularly applies to the text from “complementary product development” onwards. The agreed amendments to para 4.5.14 (see above) are considered to cover the sustainable transport issue.</p> <p>At the hearing session, the Kent Downs AONB Unit noted that this additional text would not be required if the proposed amendments to policies LO8 and SP1 were accepted.</p>
<p>FPC 17 Para 4.5.29 add the following text to the end of para :</p> <p><i>The District benefits from a high percentage of woodland cover which is a vital component of its landscape character, biodiversity, amenity and green infrastructure. The council will take a positive role in the conservation and enhancement of woodlands in the District and encourage their management for biodiversity, amenity and economic use, including their potential contribution to sustainable energy production.</i></p>	<p>Add additional text to para 4.5.29 following the revocation of South East Plan Policy NRM7.</p>	<p>The Council does not object to this amendment (see Statement of Common Ground with Kent Downs AONB Unit, para 1.18).</p>
<p>FPC 18 Policy LO8 amend final sentence of 2nd para to read:</p>	<p>Add reference to the setting of AONBs in Policy LO8 following the revocation of</p>	<p>The Council does not object to this amendment but does not consider it is essential for the reasons given in its response to Kent Downs AONB in its statement on</p>

<p>The distinctive character of the Kent Downs and High Weald Areas of Outstanding Natural Beauty <i>and their settings</i> will be conserved and enhanced.</p>	<p>South East Plan policy C3, as proposed in the Council's Matter 13 Statement and statements of common ground with Kent Downs AONB Unit and CPRE.</p>	<p>Matter 13 (P17-18).</p>
<p>Not justified and/or necessary for soundness Policy LO8 amend final sentence of 2nd para to read:</p> <p>The distinctive character of the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings will be conserved and enhanced <i>in accordance with the relevant statutory Management Plans.</i></p> <p>Note: Changes to Policy LO8 proposed above are included within this text.</p>	<p>Add text referring to AONB Management Plans in Policy LO8, following the revocation of South East Plan Policy C3.</p>	<p>The Council does not consider this amendment to be required. The delivery mechanisms to Policy LO8 already include implementation of the AONB Management Plans which have been adopted by the Council. The Council notes that former South East Plan Policy C3 referred to local planning authorities having regard to statutory AONB Management Plans in drafting local development documents. The Council considers that it has fulfilled this requirement without the need for the suggested amendment. The agreed amendment to Policy SP1 (see below) is also relevant.</p>
<p>FPC 19 Policy LO8 add new para (following para that ends 'conserved and enhanced' following proposed amendments):</p> <p><i>Particular regard will be given to the condition and sensitivity of the landscape character and securing the recommended landscape actions in the proposed SPD to ensure that all development conserves and enhances local landscape character and that appropriate mitigation is provided where damage to local character cannot be avoided.</i></p>	<p>Add additional paragraph to Policy LO8 relating to landscape, following the revocation of South East Plan Policy C4.</p>	<p>The Council does not object to this amendment (see Council's Statement on Matter 11, para 4.3).</p>
<p>FPC 20 Policy LO8 amend final para of to read:</p>	<p>Amend final para of Policy</p>	<p>The Council would not object to these amendments, but</p>

<p>Development that supports the maintenance and diversification of the rural economy, including development for agriculture, <i>forestry</i>, small scale business development and rural tourism projects, and the vitality of local communities will be supported provided it is compatible with policies for protecting the Green Belt, the Kent Downs and High Weald Areas of Outstanding Natural Beauty, <i>conserves and enhances the value and character of the District's woodland and the landscape character of other rural parts of the District, and that it takes account of infrastructure requirements.</i></p>	<p>LO8 to include references to woodland and forestry, following the revocation of South East Plan Policy NRM7.</p>	<p>does not consider they are necessary. The Council considers that the reference in the 2nd para of Policy LO8, which states 'the countryside will be conserved and the distinctive features that contribute to the special character of its landscape and its biodiversity will be protected and enhanced where possible', adequately covers this point in that woodland forms part of the landscape.</p>
<p>FPC 21 Policy LO8 add additional delivery mechanism :</p> <p><i>The Kent Downs AONB Landscape Design Handbook will be used where relevant in advising developers and considering enhancement projects.</i></p>	<p>Consider whether a reference to adopting the AONB Landscape Design Handbook could be included as a delivery mechanism to Policy LO8.</p>	<p>The Council would not object to this amendment but would not wish to see a commitment included to its adoption as a Supplementary Planning Document</p>
<p>Not justified and/or necessary for soundness Insert the following text as Policy LO9 between Policy LO8 and the delivery mechanisms to Policy LO8 which would become delivery mechanisms for both policies:</p> <p>Policy LO9</p> <p>Landscape</p> <p><i>The landscapes of the District will be conserved and enhanced by ensuring that development does</i></p>	<p>If a separate landscape policy based on the CPRE text is considered necessary, it could follow on from LO8 (to become LO9) using the same supporting text, delivery, mechanisms and performance indicators.</p>	<p>The Council do not consider that a new policy on landscape is necessary. However, if one is deemed necessary, the Council would prefer that it became LO9 and shared supporting text, delivery mechanisms and performance indicators with Policy LO8 to prevent repetition.</p> <p>The Council's views on the need for a separate landscape policy are set out in paras 4.2 – 4.3 of its statement on Matter 11. The first sentence adds nothing of substance to the second paragraph of LO8. Point a) of the policy largely repeats national policy and adds</p>

<p><i>not undermine its intrinsic character and quality, and that opportunities are taken to make improvements. In particular:</i></p> <p><i>a) The highest priority will be given to the conservation and enhancement of natural beauty in the designated Areas of Outstanding Natural Beauty (AONBs). Planning decisions will also have regard to impact on the setting of the AONBs;</i></p> <p><i>b) In considering proposals for development regard will be given to the Countryside Assessment Supplementary Planning Guidance (SPG), or any subsequent replacement Supplementary Planning Document (SPD). Particular regard will be given to the condition and sensitivity of the landscape character and securing the recommended landscape actions in the SPG/SPD to ensure that all development respects and enhances local landscape character and that appropriate mitigation is provided where damage to local landscape character cannot be avoided.”</i></p> <p>Note: point b from the CPRE statement has been deleted. The full text of their suggested policy is available in CPRE’s Matter 13 Statement.</p>		<p>nothing to LO8 following the suggested addition to refer to the setting of AONBs (see above).</p> <p>The suggested wording does not include point b) of the original proposed policy which the Council considers is primarily about controlling development in the AONB and overlaps with existing Core Strategy policies notably SP3 and SP4 on affordable housing. The overlap is considered to be potentially confusing and outside the scope of a landscape policy.</p> <p>It was agreed by all parties that if this policy was considered necessary then the reference to ‘outside of the AONBs’ should be deleted at the start of the point c (now renumbered point b). The first sentence this point repeats the Council’s intention as set out in the first delivery mechanism to LO8.</p> <p>The final sentence of the policy is the same as the text that the Council would not object to as an addition to Policy LO8 (see above). It is not considered that this part of the proposed policy justifies a separate policy.</p>
<p>Strategic Policies</p>		
<p>FPC 22 Amend the title of section 5.1 to read:</p> <p>“The Design of Development <i>and Conservation</i>”</p>	<p>Reference to conservation to be added to title of section 5.1 and policy SP1.</p>	<p>The Council has no objection to this amendment.</p>

<p>Amend the title of Policy SP1 to:</p> <p>“Design of New Development <i>and Conservation</i>”</p>		
<p>Para 5.1.2:</p> <p>Either FPC 23(a) a) add extra sentence at the end of para:</p> <p><i>The Council aims to produce a List of Buildings of Local Architectural or Historic Interest during the Core Strategy period, to be adopted as a Supplementary Planning Document.</i></p> <p>Not justified and/or necessary for soundness</p> <p>Or b) add extra delivery mechanism to Policy SP1:</p> <p><i>A List of Buildings of Local Architectural or Historic Interest will be produced as a Supplementary Planning Document</i></p>	<p>Council to suggest wording for supporting text or an additional delivery mechanism on the production of a local list.</p>	<p>The Council has no objection to amendment a).</p> <p>The Council is concerned about including a commitment to produce a Local List as a Delivery Mechanism for reasons set out in para 3.6 of its statement on Matter 11.</p>
<p>FPC 24 Policy SP1: Amend final sentence of first para read:</p> <p>In rural areas account should be taken of guidance in the Countryside Assessment and <i>AONB Management Plans</i> guidance produced by the AONBs.</p>	<p>Amend Policy SP1 to refer to AONB Management Plans, following the revocation of South East Plan policies C3 and C4.</p>	<p>The Council would not object to this amendment.</p>

<p>FPC 25 Policy SP1 amend 2nd delivery mechanism to read:</p> <p><i>Conservation Area Appraisals exist have been produced for all the District's Conservation Areas, some of which have been replaced with Appraisals and Management Plans. These will be kept up to date through regular review, replacing the remaining Appraisals with Appraisals and Management Plans, and adopted as Supplementary Planning Documents. General guidance will also be produced as a Supplementary Planning Document, giving advice on development in Conservation Areas.</i></p>	<p>Check accuracy of reference to Conservation Area Appraisal and Management Plans.</p> <p>Confirm that the general guidance on conservation issues will be an SPD.</p>	<p>The Council has no objection to this amendment. (The wording regarding Appraisals and Management Plans is a factual correction).</p>
<p>Not justified and/or necessary for soundness Policy SP1 add extra delivery mechanism :</p> <p><i>A Streetscape Strategy will be produced as a Supplementary Planning Document.</i></p>	<p>Suggest wording for an additional delivery mechanism on production of a Streetscape SPD.</p>	<p>The Council does not consider this to be necessary for reasons set out in para 3.7 of its statement on Matter 11.</p>
<p>FPC 26 Para 5.2.2 add the following text to the end of para:</p> <p><i>The Council is also preparing a corporate Climate Change Strategy. Together with the Core Strategy, which promotes sustainable and resource efficient development and seeks to reduce dependency on the private motor car, these corporate initiatives will ensure that those living in, working at and visiting Sevenoaks will reduce their carbon emissions.</i></p>	<p>Add text to para 5.2.2 following the revocation of South East Plan policies CC2 and CC3.</p>	<p>The Council does not object to this amendment (see Statement of Common Ground with CPRE Protect Kent, para 1.6).</p>

<p>FPC 27 Para 5.2.5 add the following text to the end of the 2nd bullet point:</p> <p><i>Sevenoaks District Council will assist the UK in achieving the objectives of the Water Framework Directive by delivering appropriate actions set out in River Basin Management plans. Winter water storage reservoirs and other sustainable land management practices which reduce summer abstraction, diffuse pollution and runoff, increase flood storage capacity and benefit wildlife and recreation will be encouraged.</i></p>	<p>Add additional text to para 5.2.5 following the revocation of South East Plan policy NRM1, as proposed in the Council's Matter 13 Statement.</p>	<p>The Council does not object to this amendment. It considers that the wording may be helpful in providing clarification but does not affect the soundness of the plan (see Council's Matter 13 statement para 1.5).</p>
<p>FPC 28 Add new para 5.2.17a:</p> <p><i>The Council considers there are benefits from the construction of east facing slip roads to the M25/M26 in relieving traffic congestion and potentially benefitting Air Quality Management Areas, although further work is needed to assess their impact. However, the Highways Agency has no plans at present to deliver the scheme and the Core Strategy does not rely on its provision. The Transport Strategy includes a proposal, which the Council supports, to work with the Highways Agency to find an appropriate solution to congestion on the A25 and access to/egress from the M25/M26.</i></p>	<p>Slip Roads - Consider cross-reference in the text to the relevant wording in the Transport Strategy, i.e. 'Working with the Highways Agency to find an appropriate solution to congestion on the A25 and access to / egress from the M25 / M26'</p> <p>and</p> <p>Consider insert to text to show concerns, e.g. relieving A25 Wrotham to Seal, Air Quality Management.</p>	<p>The Council has no objection to this amendment, but does not consider it to be necessary to make the plan sound.</p>
<p>FPC 29 Add new para 5.2.21 to read:</p>	<p>Insert a commitment to bringing forward a noise</p>	<p>The Council does not object to this amendment (see Statement of Common Ground with Kent Downs AONB</p>

<p>Noise</p> <p><i>The Allocations and Development Management Policies DPD will include a policy on developments and locations sensitive to noise and developments generating significant noise levels. This will include consideration of noise issues in Areas of Outstanding Natural Beauty.</i></p>	<p>policy after para 5.2.20 following the revocation of South East Plan policy NRM10.</p>	<p>Unit, para 1.18).</p>
<p>Not justified and/or necessary for soundness Policy SP2: amend penultimate performance indicator to read:</p> <p><i>'As part of the Policy SP9 performance indicator to monitor progress in implementing infrastructure projects in the Infrastructure Delivery Schedule, progress in implementing schemes identified through the Local Transport Plan and the Sevenoaks District Strategy for Transport, including related documents such as KCC's proposed Cycling Strategy'.</i></p> <p>FPC 30 add new indicator:</p> <p><i>Length of additional Public Rights of Ways and cycle routes developed in the District annually, including the length secured through new development and the length achieved through implementing proposals in the Cycling Strategy.</i></p>	<p>Council to consider a performance indicator for delivery of walking and cycling schemes and strengthen link to SP9.</p>	<p>The proposed Cycling Strategy will form part of the Sevenoaks District Strategy for Transport suite of documents. The redrafting of the reference to the Policy SP9 indicator repeats what is set out in the Infrastructure section of the Core Strategy. The Council does not consider that the amendment to the existing performance indicator is required but has no objection.</p> <p>Opportunities to provide additional Public Rights of Way and cycle routes will be identified through the Cycling Strategy and the Allocations DPD where relevant and fed into the Infrastructure Delivery Schedule. The performance indicator to SP9 would, therefore, cover the implementation of these new schemes. The Council do not consider that the additional performance indicator is required but would not object to its inclusion.</p>
<p>FPC 31 Policy SP2 add additional performance indicator:</p>	<p>Council to consider a performance indicator for the</p>	<p>The Council has no objection to this amendment as an addition to the existing performance indicator on travel</p>

<p><i>Percentage of travel plan progress reports where the travel plan is achieving its modal split target(s) or has taken additional measures to achieve the target.</i></p>	<p>outcomes of travel plans.</p>	<p>plans. The number of travel plans being adopted is considered to remain a relevant performance indicator of Policy SP2, which seeks to secure the inclusion of travel plans in development proposals.</p>
<p>Not necessary to meet soundness tests following reinstatement of RSS Para 5.3.13 amend 3rd sentence to read:</p> <p>This approach accords with <i>former</i> South East Plan policy H6 on making better use of the existing housing stock.</p>	<p>Para 5.3.13 – add ‘former’ to reference to South East Plan.</p>	<p>The Council does not object to this amendment.</p>
<p>FPC 32 Policy SP3 reverse the order of the third and fourth paragraphs so that the paragraph starting:</p> <p>“Where an element of affordable housing is required at least 65% of the affordable housing should be social rented...” precedes the paragraph starting: “In exceptional circumstances where it is demonstrated to the Council’s satisfaction through an independent assessment of viability...”</p>	<p>Policy SP3 to be amended to confirm that the proportion of social rented/intermediate housing is subject to viability considerations.</p>	<p>The Council has no objection to this amendment.</p>
<p>FPC 33 Policy SP3 add footnote to the end of the first sentence stating:</p> <p><i>1. For the purposes of this policy “residential development including specialised housing” refers to development within Use Class C3 but not</i></p>	<p>Clarification that Policy SP3 relates to housing as defined by in the Use Classes Order.</p>	<p>The Council has no objection to this amendment.</p>

<p><i>development within Use Class C2.</i></p>		
<p>FPC 34 Policy SP3 amend 2nd delivery mechanism to read:</p> <p>A Supplementary Planning Document will be prepared to give guidance on the implementation of the policy, <i>including arrangements for financial contributions.</i></p>	<p>Delivery mechanism on Affordable Housing SPD to state that it will give guidance on arrangements for financial contributions (as stated in para 5.3.13).</p>	<p>The Council does not object to this amendment.</p>
<p>FPC 35 Para 5.3.26 at the end of the para add extra sentence:</p> <p><i>Housing to meet the needs of older people contributes to the Community Strategy theme of safe and caring communities.</i></p>	<p>Add reference to safe and caring communities in the supporting text to Policy SP5.</p>	<p>The Council has no objection to this amendment.</p>
<p>FPC 36 Para 5.3.26a: add new sub heading and extra paragraph after para 5.3.26:</p> <p><i>Efficient Use of the Existing Housing Stock</i></p> <p><i>The Council is pursuing a range of housing initiatives to make better use of the existing housing stock, complementing Core Strategy policies. These are contained in the Private Sector Housing Assistance Policy (2008), West Kent Housing's "Small is Beautiful" scheme and the Empty Homes Action Plan (2009). The scope for further initiatives will be considered in the emerging Housing Strategy Action Plan and kept under subsequent review."</i></p>	<p>Include text on efficient use of the existing housing stock after 5.3.26 <u>(as suggested at the hearing)</u>.</p>	<p>The Council has no objection to this amendment.</p>

<p>FPC 37 Policy SP5 add extra performance indicators :</p> <p><i>Number of sheltered housing and extra care housing units completed</i></p> <p><i>Percentage of dwellings completed meeting lifetime homes standard</i></p>	<p>Include target on delivery of types of housing, including sheltered and extra care, in performance indicator to Policy SP5.</p>	<p>The Council has no objection to this amendment.</p>
<p>FPC 38 Para 5.3.29 amend to read:</p> <p><i>The Allocations DPD will set an overall level of future provision for Gypsy and Traveller accommodation and for Travelling Showpeople and will identify sites to meet the level of provision set taking account of relevant planning policy guidance.</i></p> <p>Note: This amendment replaces the proposed amendment to para 5.29 on page 6 of the Council's Second Schedule of Minor Amendments.</p>	<p>Alter the amendment to para 5.29 proposed in the Second Schedule to confirm that relevant planning policy guidance will be taken into account in identifying sites for Gypsies and Travellers.</p>	<p>The Council does not object to this amendment.</p>
<p>FPC 39 Para 5.3.29 add the following sentences at the end of para:</p> <p><i>New Gypsy and Traveller sites in the Green Belt are normally inappropriate development. Depending on the level of provision to be made, the Council may need to consider minor amendments to Green Belt boundaries.</i></p>	<p>Text to state that minor reviews to the Green Belt may need to be considered in identifying sites for Gypsies and Travellers.</p>	<p>The Council does not object to this amendment.</p>

<p>FPC 40 Policy SP6: amend criteria e) and add new criteria f)</p> <p>e. The development will have no significant adverse landscape or biodiversity impact. Particular care will be taken of landscape impact on the AONBs <i>In the AONBs, sites should only be allocated where it can be demonstrated that the objectives of the designation will not be compromised.</i></p> <p>f. <i>Alternatives should be explored before Green Belt locations are considered.</i></p>	<p>Include the relevant text from Circular 01/06 on AONB and Green Belt considerations in identifying sites for Gypsies and Travellers either in the policy or the supporting text.</p>	<p>The Council considers that the Policy is currently subject to these considerations, as a result of their inclusion in Circular 01/06 (paras 52 and 49). The Council, therefore, has no objection to this addition.</p>
<p>FPC 41 Policy SP6 amend final part to read:</p> <p>For the purposes of this policy Gypsies and Travellers are people who meet the definition in Circular 01/06, <i>as set out in the Core Strategy glossary.</i></p>	<p>Policy SP6 to refer to the definition of Gypsies and Travellers in the glossary.</p>	<p>The Council does not object to this amendment.</p>
<p>Not justified and/or necessary for soundness</p> <p>Policy SP7 amend the start to read:</p> <p><i>“In considering the density of new housing development the overriding consideration will be to ensure that development is at a density that is consistent with achieving good design and does not compromise the distinctive character of the area in which it is situated. Subject to meeting this requirement.”</i> this overriding consideration:</p>	<p>Give greater emphasis to first part of the policy.</p>	<p>The Council does not consider that an amendment is needed to Policy SP7 but would not object to this amendment if the Inspector feels that greater weight is needed for the wording in the first sentence. If this amendment was not considered sufficient the next step in the Council’s view would be to amend points 1-3 to refer to guidelines as proposed by CPRE. However, there is concern that this would give insufficient incentive to explore higher density options as outlined in para 2.11 of the Council’s statement on Matter 5.</p>
<p>IC 2 Policy SP7 amend final sentence to read:</p>	<p>Policy SP7: consider revision</p>	<p>The Council considers the additional wording</p>

<p>Development proposals that fail to make efficient use of land for housing, <i>having regard to local circumstances, will may</i> be refused permission.</p>	<p>to last sentence in response to CPRE wording.</p>	<p>unnecessary and rather imprecise as local circumstances are not defined. It could be improved by replacing local circumstances with reference to the character and location of the area. The Council's wording provides flexibility by using the word "may" instead of "will" and is preferred.</p>
<p>FPC 42 Policy SP7 add additional delivery mechanism:</p> <p><i>Residential Character Area Assessments and Conservation Area Management Plans will be considered where relevant in assessing development proposals</i></p>	<p>Refer to other relevant documents, e.g. Residential Character Area Assessment SPD; Conservation Area Management Plans.</p>	<p>The Council has no objection to this amendment</p>
<p>IC 3 Policy SP8 amend 1st sentence of final paragraph to read:</p> <p>Sites used for business purposes will be retained in business use <i>unless it can be demonstrated that there is no reasonable prospect of their take up or continued use for business purposes during the Core Strategy period.</i></p>	<p>Consider additional wording which could allow for a degree of flexibility for dealing with employment sites no longer suitable for employment purposes.</p>	<p>The Council does not consider an amendment is needed to qualify further the commitment to retain employment sites as they have already been assessed. This is set out in the Council's Matter 2 Statement, including Section 4.</p> <p>If the Inspector considers the policy should be made more flexible, the Council's suggested wording based on PPS4 Policy EC2.1 (h) is preferred to the proposals put forward by other parties which are considered either too imprecise or too permissive. As drafted, the Council's suggested working would apply to all employment sites including Major Developed Sites, rather than being an exception applicable to only urban areas as in the draft Core Strategy and the Council does not agree with the suggested wording.</p>

<p>Not justified and/or necessary for soundness Policy SP8: If the Inspector considers the principle of mixed use of Major Developed Sites should be accepted then the following amendment could be made to the start of the final sentence of the existing policy:</p> <p>“Redevelopment for mixed use of business sites in urban areas <i>or Major Developed Sites in the Green Belt</i> may exceptionally be permitted...”</p> <p>Additional clauses on Major Developed Sites which could be added to the end of the policy:</p> <p><i>Major Developed Sites in the Green Belt will be retained in business use unless, in the event that the existing business use ceases, it can be demonstrated that there is no reasonable prospect of the site being used for an alternative business use during the Core Strategy period.</i></p> <p><i>Proposals for infilling or redevelopment of Major Developed Sites will only be permitted where they comply with guidance in PPG2 Annex C (or any future replacement).</i></p>	<p>Consider possible wording for an additional section in policy SP8 on Major Developed Sites, including possible criteria for change of use.</p>	<p>The Council does not support the extension of the wording on mixed use development to Major Developed Sites for the reasons given in para 3.2 of its Matter 2 statement. The amendment suggested would give effect to the change if the Inspector considers it to be justified.</p>
<p>Not justified and/or necessary for soundness Policy SP8: If the Inspector considers the principle of mixed use of Fort Halstead should be accepted then the following amendment could be made to the start of the final sentence of the existing policy:</p>	<p><u>Fort Halstead</u></p> <p>Consider possible wording for an additional section in the policy on Fort Halstead, including possible criteria for</p>	<p>The Council does not support the extension of the wording on mixed use development to Fort Halstead for the reasons given in its Matter 9 statement. The amendment suggested would give effect to the change if the Inspector considers it to be justified.</p>

<p>“Redevelopment for mixed use of business sites in urban areas or Fort Halstead may exceptionally be permitted...”</p> <p>Additional clauses on Fort Halstead which could be added to the end of the policy:</p> <p><i>Fort Halstead, which is a Major Developed Site in the Green Belt and AONB will be retained in business use unless, in the event that the existing business use ceases, it can be demonstrated that there is no reasonable prospect of the site being used for an alternative business use during the Core Strategy period.</i></p> <p><i>Proposals for infilling or redevelopment of Fort Halstead will only be permitted where it complies with guidance in PPG2 Annex C and PPS7 (or any future replacement)</i></p>	<p>change of use.</p>	
<p>FPC 43 Para 5.5.1 add new sentences after first sentence to read:</p> <p><i>The Council has taken forward the definition of infrastructure from the former South East Plan. The reference to physical, social and green infrastructure in policy SP9 should be seen as applying to this definition.</i></p>	<p>Include text in 5.5.1 to confirm that the reference to ‘physical, social and green infrastructure’ in the Policy SP9 applies to the full definition of infrastructure.</p>	<p>The Council does not object to this amendment.</p>
<p>FPC 44 Para 5.5.1 amend existing second sentence to read:</p>	<p>Insert link in 5.5.1 to the definition of infrastructure in the glossary.</p>	<p>The Council does not object to this amendment.</p>

<p>The definition set out in the former South East Plan included transport facilities, affordable housing (considered in other Core Strategy Policies), education, health services, social and community facilities, green infrastructure, public services, utilities and flood defences (<i>the full definition is set out in the glossary of this plan</i>).</p>		
<p>FPC 45 Para 5.6.3 add the following sentence to the end of para:</p> <p><i>The Council will bring forward a Playing Pitch Strategy, in accordance with the recommendations of the Open Space, Sport and Recreation Study.</i></p>	<p>Include a reference in the supporting text to the need to carry out a playing pitch strategy.</p>	<p>The Council has no objection to this amendment.</p>
<p>FPC 46 Para 5.6.7 add new sentence after the 3rd sentence (after sentence beginning ‘The Green Infrastructure network’) to read:</p> <p><i>The Green Infrastructure Network will play an important role in helping communities to be more resilient to the effects of climate change.</i></p>	<p>Add additional text to para 5.6.7 following the revocation of South East Plan policy CC8, as proposed in the Council’s Matter 13 Statement.</p>	<p>The Council does not object to this amendment. It considers that the wording may be helpful in providing clarification but does not affect the soundness of the plan (see Council’s Matter 13 statement para 1.5.)</p>
<p>FPC 47 Para 5.6.7 add sentence to the end of the para:</p> <p><i>The Council will work with relevant organisations to explore potential funding sources for enhancement of the green infrastructure network in addition to seeking appropriate contributions from developers.</i></p>	<p>Supporting text to the Core Strategy to refer the need to consider other funding sources, i.e. not developer funding, to bring forward green infrastructure proposals.</p>	<p>The Council has no objection to this amendment. However, it is considered that this point is addressed by references to ‘other funding’ being used to deliver schemes 6.1, 6.2, 6.3 and 6.4 of the Infrastructure Delivery Scheme.</p>
<p>Not justified and/or necessary for soundness</p>	<p>Amend para 5.6.8 to refer to</p>	<p>The Council does not consider this amendment to be</p>

<p>Amend first sentence of para 5.6.8 to read:</p> <p>The Green Infrastructure Network will be developed through the Allocations DPD which will identify areas of value for biodiversity, <i>landscape</i>, open space and recreation purposes and protect them from development.</p>	<p>landscape, following the revocation of South East Plan Policy C5.</p>	<p>necessary. It considers that the definition of open space, which includes natural and semi natural space (see Core Strategy para 5.6.2), is sufficient to identify landscapes that could qualify for inclusion in the Green Infrastructure Network. The proposed amendment to the glossary to include the South East Plan definition of green infrastructure (covered in matter 4) sets out what the Council consider to be potentially included within the green infrastructure network.</p>
<p>Not justified and/or necessary for soundness</p> <p>Policy SP10 add extra performance indicator :</p> <p><i>Number of school sports halls that are available for community use.</i></p>	<p>Performance indicator to be included on achieving community use of school sports halls.</p>	<p>The Council has no fundamental objection but is somewhat concerned that this may be over-detailed for a Core Strategy.</p>
<p>FPC 48 Policy SP10 add extra performance indicator :</p> <p><i>Additions and losses to the Green Infrastructure Network, measured by area (Note: Baseline to be established through the definition of the Green Infrastructure Network in the Allocations and Development Management DPD.</i></p>	<p>Council to consider the need for a target or performance indicator on new green infrastructure corridors or those retained.</p>	<p>The Council has no objection to this amendment.</p>
<p>FPC 49 Para 5.7.4 add new second sentence :</p> <p><i>The extent and location of designated sites is shown on Figure 6.</i></p>	<p>Text in 5.7.4 to refer to addition of Kent Wildlife Trust map.</p>	<p>The Council does not object to this amendment (see also reference to plan below).</p>
<p>FPC 50 Para 5.7.4 add the following text to the end</p>	<p>Add additional text to para</p>	<p>The Council does not object to this amendment. It</p>

<p>of para:</p> <p><i>Support will be given to the application of agri-environment schemes, forestry, flood defence, and other land management practices to deliver biodiversity targets, increase the wildlife value of land, reduce diffuse pollution, and protect soil resources.</i></p>	<p>5.7.4 following the revocation of South East Plan policy NRM5, as proposed in the Council's Matter 13 Statement.</p>	<p>considers that the wording may be helpful in providing clarification but does not affect the soundness of the plan (see Council's Matter 13 statement para 1.5).</p>
<p>FPC 51 Insert additional plan (based on Plan 1 of the Kent Wildlife Trust statement on Matter 11) after Section 5.7 to be titled:</p> <p><i>Figure 6 – Protected Areas, Biodiversity Opportunity Areas and Ancient Woodland in the District</i></p>	<p>Include reference to the Kent Wildlife Trust Map that the Council will include and suggest an appropriate place in the Core Strategy (after section 5.7 was suggested).</p>	<p>The Council does not object to this amendment (see Supplement to the Statement of Common Ground with Kent Wildlife Trust para 4).</p>
<p>Appendices</p>		
<p>FPC 52 Appendix 3: In the table amend the first sub heading to read:</p> <p><i>Safe and Caring Communities</i></p>	<p><u>Sustainable Community Strategy</u> In Appendix 3 amend heading in table to "Safe and Caring Communities"</p>	<p>This is correcting a typing error as the list of aims under this sub heading include both safe and caring communities.</p> <p>The Council has no objection to this amendment.</p>
<p>FPC 53 Appendix 4: Infrastructure Delivery Schedule. Amend text on introductory page to Infrastructure Delivery Schedule (p101 of Draft for Submission) to state:</p>	<p>Include the date of the Infrastructure Delivery Schedule.</p>	<p>The Council has no objection to this amendment.</p>

<p>This schedule will be treated as a 'live' document. <i>The following version was considered the most appropriate schedule, based on information available to the Council, in January 2010.</i> The most up-to-date version will be available on the Planning Policy pages of http://www.sevenoaks.gov.uk.</p>		
<p>FPC 54 Appendix 6 Glossary: Replace the current definition of infrastructure with the wording in the text box following para 5.22 in the former South East Plan. Add an additional entry for Green Infrastructure using the wording in the text box after para 5.27 in the former South East Plan.</p>	<p>Include the definition of 'infrastructure' from the South East Plan.</p>	<p>The Council has no objection to this amendment although it would involve a much more lengthy entry. (The former SE Plan definition of infrastructure included a cross reference to a separate definition of green infrastructure).</p>
<p>FPC 55 Appendix 6 Glossary Add:</p> <p><i>Small Sites Allowance</i> <i>This is an allowance for housing completions from sites under 0.2 hectares that are on previously developed land and that have not formally been allocated or identified for housing. The allowance is calculated based on historic trends within the Sevenoaks District and in accordance with Government guidance is not included for the first 10 years of the plan period when specific sites should be identified".</i></p>	<p>Include suggested definition of 'small sites allowance' from the Council's statement.</p>	<p>The Council does not object to this amendment.</p>
<p>FPC 56 New Appendix 7: The list of abbreviations from Appendix 1 of the Council's Matter 11 statement</p>	<p>Include the list of abbreviations (to become Appendix 7).</p>	<p>The Council does not object to this amendment.</p>

