

Comments

The Swale Borough Local Plan Part 1 - Publication version (December 2014) (19/12/14 to 30/01/15)

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP218
Response Date	30/01/15 10:34
Consultation Point	Statement 1 The Vision for Swale (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP221

Response Date 30/01/15 10:37

Consultation Point Box 1 Our core objectives: ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

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Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Effective and deliverable

Q3c) Is the Plan effective and deliverable? No

Please give reasons for your answer to Question 3c.

Core objective 4 sees the conservation of the Borough's historic and natural assets as a means to drive regeneration and tourism rather than an end in itself, i.e. to conserve them for their own sake

and for the contribution they make to the quality and character of the Swale environment. We do not consider that this stance will be the most effective in ensuring that historic and natural assets are provided with the appropriate protection from potentially harmful development.

Consistent with National policy

Q3d) Is the Plan consistent with National policy? No

Please give reasons for your answer to Question 3d.

Core objective 4 sees the conservation of the Borough's historic and natural assets as a means to drive regeneration and tourism rather than an end in itself, i.e. to conserve them for their own sake and the quality of the Swale environment. This is contrary to the provisions of the NPPF in regard to achieving sustainable development.

Please note that:

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- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage.
- After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

Core objective 4 should be amended to read as follows:

“Conserve and enhance our historic and natural assets and to reverse declines in their condition, recognising the contribution they make to quality of life, regeneration and tourism.”

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? No

Notification of the progress of the Local Plan

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Q6) Do you want to be notified of any of the following?

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Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP224
Response Date	30/01/15 10:39

Consultation Point	4.1.15 Paragraph (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? No

Please give reasons for your answer to Question 1.

The Plan fails to provide any policy guidance to support or explain the intentions for these longer term opportunities, but there is a clear intention by the Council to progress work on them during the Plan period. People, therefore, have been deprived the opportunity to comment on both the principle and detail of these proposals.

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

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Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified? No

Please give reasons for your answer to Question 3b.

CPRE Protect Kent considers that it is inappropriate here, and elsewhere in the Plan, to refer to longer term opportunities. We consider that such references give commitment now to undefined development in these locations for the future, but which will be actively pursued during the Plan period - for example criterion 3 of Policy ST1 refers to 'tangible progress on the delivery of one of the longer-term development opportunities identified by the Local Plan.' The Plan, though, provides no policy context against which such tangible progress on delivery would be based. This is contrary to the Plan-led approach that is central to the UK planning system. We can find no support in the National Planning Policy Framework for this approach.

If these locations offer development potential that the Council will be pursuing during the Plan period, even if development is not envisaged during the Plan period itself, then the Plan should put forward policies setting out the development potential to provide the context for subsequent work and potential progress with delivery. This will also provide the opportunity for people to comment on the suitability of these proposals for future development as envisaged by the Council and for them to be explored in detail at the Examination in Public.

The approach taken in the Draft Plan deprives people of this opportunity and promotes 'back door' planning. It predetermines that these locations will be developed without the appropriate justification and gives the Council *carte blanche* to do as it wishes during the Plan period without any public endorsement and will result in a *fait accompli* when the Plan is reviewed. Inevitably, the fact that the locations are identified now as longer term opportunities in this Plan will be used as justification for their development in principle in future plans even though for this Plan no evidence would have been tested to endorse their development potential.

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Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

The Council should remove all references in the Plan to longer term opportunities and present site specific policies that clearly set out the Council's intentions for the areas together with the necessary supporting evidence if progress with development is envisaged during the Plan period.

Examination in Public

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Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

The longer term opportunities identified in the Plan will potentially have significant environmental impacts, and these need to be fully understood before commitment is given to them.

Notification of the progress of the Local Plan

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Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP227

Response Date 30/01/15 10:46

Consultation Point 4.1.23 Paragraph ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

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Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified? No

Please give reasons for your answer to Question 3b.

CPRE Kent is concerned that whilst the draft Plan acknowledges that transport will play a key role in delivering the spatial strategy it fails to address issues of congestion – both where it currently exists (

e.g. at Junction 5 of the M2 Motorway and its approaches on the A249) and where it will increase (e.g. along the A2 east of Sittingbourne). Indeed, the plan seems to be content that increased congestion is an acceptable consequence of the Plan's strategy – it being no worse than other 'successful' towns in Kent. We do not consider that such a position comprises sound plan making contrary to paragraph 29 of the NPPF, which sees transport policies as having an important role to play in facilitating sustainable development..

In particular the Draft Plan fails to grapple with Junction 5 of the M2 Motorway, which the Plan openly acknowledges “ *lacks capacity* ” and “ *is the single greatest transport constraint in the Borough* ” . All hope of dealing with this is deferred to the national road programme. The Plan also seems to suggest, however, that the provision of the Sittingbourne Southern Relief Road (SSRR) at some point in the future will also help to address the issues at Junction 5 (e.g.see paragraph 6.10.11), even though there is no evidence to suggest that this would be the case.

We are also disappointed that the plan does not seek to ensure a meaningful modal shift in transport. As a result of the road building proposed, both during the Plan period and beyond, we believe that use of the private motor car will increase with consequential increases in carbon emissions and impacts on air quality and climate change. The plan's promotion of new road building means that the strategy is fundamentally based on a transport strategy that perpetuates and increases the use of the private motor car above other modes. The consequences of this will be increased emissions that contribute to climate change, and reduced air quality. Although there are some good intentions in the draft Plan, there is little that actively seeks to achieve a modal shift and greater use of public transport, cycling and walking. Whilst for very local trips the location of new development will enable some opportunities for greater walking and cycling, for the majority of trips the motor car will remain the favoured and accepted means of transport.

Effective and deliverable

Q3c) Is the Plan effective and deliverable? No

Please give reasons for your answer to Question 3c.

See response to Question 3b)

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Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

The Plan needs to be amended by:

- 1 proactively seeking solutions to capacity problems at Junction 5 as the top transport priority for the Plan; and
- 2 placing much more emphasis on securing modal change and to reduce dependency on the private motor car. This should include specific proposals to ensure an integrated transport network that promotes and facilitates the maximum use of alternative modes.

Examination in Public

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Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

Meeting the future transport demands arising from development (existing and proposed) in Swale is a major issue that the plan needs to grapple with in a sustainable way.

Notification of the progress of the Local Plan

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- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP229

Response Date 30/01/15 10:46

Consultation Point Policy ST 1 Delivering sustainable development in Swale ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

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Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

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- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP234
Response Date	30/01/15 11:05
Consultation Point	Policy ST 2 Development targets for jobs and homes 2011-2031 (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

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Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Positively prepared

Q3a) Has the Plan been positively prepared? Yes

Please give reasons for your answer to Question 3a.

The plan seeks to plan for a housing target that can be achieved.

Justified

Q3b) Is the Plan justified? No

Please give reasons for your answer to Question 3b.

With regard to housing development, CPRE Kent accepts the proposed target of 10,800 dwellings and the indicative split between the two planning areas as presented in Table 4.2.1. We endorse the reasoning presented by the Council as to why it is inappropriate in Swale to plan for the full objectively assessed housing need, as summarised in paragraph 4.2.28 of the Plan. The constraints to development in the Borough highlighted by the Council are significant, and we strongly believe that even the target presented in the Plan will be a significant challenge to the house building industry. For example, the Stones Farm site on the eastern edge of Sittingbourne, which is a relatively straightforward greenfield site, has not been developed despite being allocated for development for seven years.

Deliverability is a key consideration in setting the levels of future development in Swale, and it is a requirement of the National Planning Policy Framework (NPPF) that Plans are deliverable. To adopt an unrealistically high housing target is likely to result in speculative development in unsustainable locations because of the requirement to have an identified five year land supply of deliverable sites. Pressure for this already exists, making it imperative that the Plan is adopted as soon as possible. However, to knowingly set an undeliverable housing target would be contrary to the plan-led strategy for Swale, which seeks to secure urban regeneration as a priority. In this regard, we would highlight the experience of Dover District where in its Core Strategy the District Council set a high housing target in order to boost economic growth. However, despite persuading the Examination Inspector that the target was deliverable, this has proved not to be the case and the District Council cannot now demonstrate a deliverable five-year housing land supply in accordance with the NPPF. Consequently, the District Council has recently resolved to grant planning permission for over 600 dwellings in the Kent Downs Area of Outstanding Natural Beauty for a site that forms no part of its planned strategy. Dover can, perhaps, be forgiven for not being aware of this consequence of an overly ambitious housing target, as the Core Strategy was adopted before the NPPF was formulated, but Swale is in a position to give full regard to this consequence in setting its housing target and in ensuring that they have a Plan that is realistic and deliverable.

CPRE agrees with Swale's conclusion at *paragraph 3.0.6*, that:

“ A higher target committed to prematurely would result in goals which are not attainable, and ultimately expose communities to uncertainties and demands for infrastructure that have little prospect of being provided. ”

This conclusion is supported by some elementary statistics presented in paragraph 4.2.18 where average and maximum levels of delivery are mentioned and summarised in paragraph 4.2.31 as follows:

“ Our conclusions are that the housing target should be based on the short term average of housing delivery (reflecting current economic difficulties), the longer term average and the long term average of development targets (both reflecting a range of economic cycles). These factors point to provision of at least 540 dwellings per annum – 10,800 dwellings for the plan period 2011-2031. This target minimises the risks, whilst remaining challenging. ”

However, the following provides a far stronger, and statistically robust, approach to the problem. Such an approach is not, at first sight, NPPF-compliant but it is clear that deliverability (in other words realism) is fundamental to the core planning principles of the NPPF. Clearly, therefore, the deliverability of any housing target should be objectively assessed. As a basis for deciding upon deliverability, therefore, it is useful to set a baseline that serves to indicate the likelihood that changes in policies will lead to the NPPF’s desired outcome of increased housing. Something far stronger, and statistically robust, than a simple appeal to previous averages is needed. To this end, using housing completions for the Swale area taken from KCC’s publication *Housing Information Audit 2013/2014* (KCCHA), a more statistically robust model was used. The method, which is outlined below, gives the results that are shown in the following table.

Scenario	Housing target	Annual target	Probability of delivery
Baseline ONS 2010 SNPP	16,848	926	0.0%
ONS 2010 interim SNPP	17,745	978	0.0%
Long-term migration trend	13,417	724	0.7%
Short-term migration trend	13,618	736	0.3%
Experian economic baseline	12,075	645	4.4%
Higher economic growth	14,811	806	0.0%
Bearing Fruits; jobs target	16,315	894	0.0%
South-east plan target	10,800	570	36.0%

In the table, the housing targets include the dwellings completed over the period 2011 to 2013, i.e. 1,111 units. Thus, the probability refers to the completions of the remaining units over the period 2014 to 2031. The annual target is equal to the housing target minus the 1,111 units already completed divided by 17, the remaining number of years of the plan. Some probabilities are recorded as zero, i.e. impossible.

The table shows that the probability that, given no change, the target in the Local Plan can be met is only 36%. For the other scenarios the probability is significantly lower, and virtually zero. The NPPF, of course, looks to a change the planning environment to expand house construction. However, it is CPRE’s contention that the gap between the objectively assessed need and the land availability and industry capacity means that a more realistic and deliverable level must be chosen.

The pressure for a higher housing target flows from the Council’s desire to have a jobs target of 7,053. This accords with the higher economic growth scenario identified by Nathaniel Lichfield. This, though, is unrealistic and unattainable. The latest data, and indeed some older analysis by KCC, are not supportive of this target. Projections made by KCC’s Economic Forecasting Model, developed by Experian, of total employment show an increase in employment from 50,400 in 2011 to 52,500 in 2025, or an increase of 150 a year. The notes that accompany this forecast are somewhat pessimistic.

Experian argue that in the short term job creation has been slower than expected but as the economy recovers employment growth “could return to the levels indicated by these forecasts.”

KCC’s figures for actual jobs (measured slightly differently) taken from *Kent Economic Indicators* show that over the period 2009 to 2014 the number of employees in Swale stayed more-or-less unchanged at around the 44,000 level.

This evidence suggests to CPRE that the probability of jobs being created at the rate aspired to in the Plan is sufficiently unrealistic to render them undeliverable. It is our view that an employment target of around 4,000 is achievable, but even this exceeds the likely requirements for jobs by a considerable margin.

Notwithstanding the targets set in the Plan, Policy SP2 commits the Council to a speedy review of the Plan within three years of its adoption. A number of triggers for the review are set in the Policy. We accept that an early review of the Plan should be undertaken, but we would question the need to specify ‘within three years of its adoption or sooner’ as this will mean the Plan will be extremely short term. We consider it appropriate just to commit to an early review, and to set appropriate triggers. We generally support the triggers listed in the Policy, but in accordance with our other representations on the longer term opportunities, trigger 3 should be deleted.

Effective and deliverable

Q3c) Is the Plan effective and deliverable? No

Please give reasons for your answer to Question 3c.

See comments included in response to Question 3b)

Consistent with National policy

Q3d) Is the Plan consistent with National policy? Yes

Please give reasons for your answer to Question 3d.

The plan seeks to plan for a housing target that can be delivered.

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We would wish to see the jobs target reduced to 4,000.

With regard to the proposed review of the Plan this should be expressed as a commitment to an early review rather than to a review within three years of adoption or sooner. Also Trigger 3 in the Policy should be deleted.

Examination in Public

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Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

Planning for housing and jobs is at the heart of the Plan, and we would wish to be involved in this debate because of the impacts this will have on the natural environment.

Notification of the progress of the Local Plan

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Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP237
Response Date	30/01/15 11:06
Consultation Point	Policy ST 3 The Swale settlement strategy (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

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Q3) Do you consider the Local Plan is sound? Yes

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Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP240
Response Date	30/01/15 11:11
Consultation Point	Policy ST 4 Meeting the Local Plan development targets (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

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Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified? No

Please give reasons for your answer to Question 3b.

Table 4.3.3 shows that a total provision is being made for 11,314 dwellings and 533,490 sqm of 'B' class employment floorspace. Whilst these totals are also presented in Policy ST4, we have some difficulty in reconciling all the figures presented in the table with those in Policy ST4. For example, the Table shows that 7,946 dwellings are proposed under Policy ST4, but the sub-totals in the Policy add up to 8,266 dwellings. We note that the footnotes to the Policy explain that some of the dwellings are phased beyond 2031, but these do not account for all of the difference. This would suggest that more provision is being made than claimed.

We are also concerned that in some instances, most notably at Thistle Hill (Policy A7) and Plover Road (Policy A11), the total yield claimed is lower than what will actually be achieved. We believe that for Thistle Hill the total yield will be around 2,000 dwellings rather than the 1,700 claimed in paragraph 6.4.1 and for Plover Road it is likely that the yield will be around 190 rather than 130 based on similar densities achieved for the wider Thistle Hill development.

It is also the case that the data is based on housing monitoring as at 2013. 2014 housing monitoring information is now available, which we believe will show that supply is greater than presented in the Plan. The most up-to-date information should be provided. We also believe that the windfall allowance included in the calculation (1,345 dwellings) is low, and that this should be significantly increased. This will mean that the supply provided in the plan is more than needed to meet the 10,800 target, and more than what would be regarded as a reasonable buffer. Consequently, we believe that some of the greenfield sites proposed for housing can be deleted. In particular we would wish to see the deletion of land at north east Sittingbourne and land north of Key Street.

We are particularly concerned, however, with the scale of the new employment land provisions being made in the Plan. It is clearly the case that this is significantly more than is needed to meet anticipated demand – even for the 7,000 jobs proposed in the Plan – for example as explained in paragraph 4.2.20 of the Plan. We are concerned that as a result significant areas of additional greenfield land are being identified for development that need not be. We highlight particular concerns in our site specific comments.

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- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be

a subsequent opportunity to make further representation based on the original representation at publication stage. • After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

We believe that the supply proposed is greater than presented in the Policy and its supporting text, and that this needs to be reviewed and up-dated. Condequently, we believe there is scope to remove some greenfield sites from the Plan and still meet the development targets set. See our site specific comments for details.

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

We are concerned to ensure that greenfield land is used in the most efficient way and that sites are not unnecessarily identified for development.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

- Q6) Do you want to be notified of any of the following?**
- . The Local Plan has been submitted for Examination in Public
 - . When the Examination in Public will take place
 - . The Report of the Inspector has been published
 - . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP243
Response Date	30/01/15 11:17
Consultation Point	Policy ST 5 The Sittingbourne area strategy (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified? No

Please give reasons for your answer to Question 3b.

CPRE Kent generally supports the Sittingbourne Area Strategy, but the reference to the completion of the Sittingbourne Northern Relief Road should be deleted from point 3. As explained in paragraph 4.3.49 this is not needed to support the growth proposed in the Plan, and there is no evidence to support the claimed benefits made about it. See also our comments on Policy AS1.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage.
- After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

The reference to the completion of the Sittingbourne Northern Relief Road should be deleted from point 3 of the Policy, and elsewhere in the Plan.

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

The Council's justification for continuing to promote the completion of the SNRR even though it is not needed to deliver the development strategy for Sittingbourne needs to be examined in detail, and we would wish to be part of that discussion.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP253
Response Date	30/01/15 11:24
Consultation Point	Policy ST 6 The Isle of Sheppey area strategy (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified? No

Please give reasons for your answer to Question 3b.

CPRE Kent generally supports the Isle of Sheppey area strategy, but point 7 of the Policy should be removed or amended to refer only to sites involving previously developed land within the defined settlement boundaries. The Local Plan seeks to identify development opportunities to meet the development targets set in Policy ST2 so it is inappropriate to suggest that other unidentified large scale housing proposals not allocated will be supported. This undermines the certainty that the Plan should be providing to local communities. Whilst it is an accepted planning principle that windfalls within the defined settlement boundaries can be developed, it would be entirely inappropriate to suggest that this principle might extend to greenfield sites outside of the defined boundaries.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage.
- After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

Point 7 should be deleted or the words "within the defined built-up area boundaries" should be added after "suitable sites".

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

CPRE Kent is concerned that the proposed strategy for Sheppey promotes the use of greenfield land in addition to that specifically allocated in the Plan. We would wish to have the opportunity to present our concerns to the examination.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?	<ul style="list-style-type: none">. The Local Plan has been submitted for Examination in Public. When the Examination in Public will take place. The Report of the Inspector has been published. The Local Plan has been adopted
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Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
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Comment ID	LP262
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Response Date	30/01/15 11:43
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Consultation Point	Policy ST 7 The Faversham area and Kent Downs strategy (View)
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Status	Submitted
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Submission Type	Web
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Version	0.1
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Legal Compliance

Q1) Do you consider the Local Plan is legally compliant?	Yes
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Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate?	Yes
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Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound?	No
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Justified

Q3b) Is the Plan justified?

No

Please give reasons for your answer to Question 3b.

CPRE Kent generally support the Faversham Area and Kent Downs strategy, but we are concerned that the proposed strategy for Faversham conflicts with the vision for Faversham which states that by 2031 the town would have grown organically. We believe that the large scale development at Lady Dane Farm conflicts fundamentally with this vision. See also our representation on Policy MU5.

We are also concerned to ensure that the strategy continues to protect the landscape setting of the town, especially on its southern side south of the A2 which is the subject of growing development pressure. Whilst we note that point 16 of the Policy seeks to do this we consider that the Plan could be strengthened in this regard.

For consistency with policies ST5 & ST6 the words "*in accordance with Policy DM25*" should be added at the end of point 9 as a minor change.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage.
- After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

The following changes to the Policy and strategy should be made:

- 1 The Lady Dane Farm site should be deleted from the Plan;
- 2 Point 16 should be reworded to better protect the setting and longer term expansion of the town; and
- 3 The words "*in accordance with Policy DM25*" should be added at the end of point 9

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public?

Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

CPRE Kent is concerned to ensure that the strategy respects the landscape setting and particular character and form of Faversham for the long term.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP263
Response Date	30/01/15 11:46
Consultation Point	Policy CP 1 Building a strong, competitive economy (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified?

No

Please give reasons for your answer to Question 3b.

CPRE Kent generally support this Policy, but:

- 1 in reagr to point 5a the identified 'Existing Strategic Employment Sites' need to be defined. In particular their location and extent needs to be defined on the Policies Map so that it is clear to what area of land the Policy applies; and
- 2 point 14 should be deleted as it is unnecessary and inappropriate to promote development in these locations in addition to the opportunities identified in point 5 and in the Plan generally.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage.
- After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

Then following changes need to be made to the Plan:

- 1 The words "as shown on the Policies Map" should be added at the end of point 5a and in accordance with this the extent of the identified 'Existing Strategic Employment Sites' should be added to the Policies Map.
- 2 Point 14 should be deleted from the Policy.

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public?

Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

We would wish to explain in detail our concerns with the Policy

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP264
Response Date	30/01/15 11:49
Consultation Point	5.2 Promoting sustainable transport (View)
Status	Submitted
Submission Type	Web
Version	0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Positively prepared

Q3a) Has the Plan been positively prepared? No

Please give reasons for your answer to Question 3a.

CPRE Kent is concerned that whilst the Plan acknowledges that transport will play a key role in delivering the spatial strategy (para 5.2.1), it fails to address issues of congestion – both where it currently exists (e.g. at Junction 5 of the M2 Motorway and its approaches on the A249) and where it will increase (e.g. along the A2 east of Sittingbourne). Indeed, the plan seems to be content that increased congestion is an acceptable consequence of the plan's development strategy. We do not consider that such a position comprises sound plan making, and in our view the limits of the transport

infrastructure must themselves be a consideration in setting appropriate levels of new development and determining the location of development (see our comments on Policy ST2).

In particular the draft Plan fails to grapple with Junction 5 of the M2 Motorway, which it is acknowledged in the draft Plan “*lacks capacity*” and “*is the single greatest transport constraint in the Borough*”. All hopes of dealing with this are deferred to the national roads programme. Dealing directly with Junction 5 should be the top transport priority for the Plan, and the focus of attention and resources should be on finding a solution at Junction 5.

In accordance with our representations on Policy AS1 and elsewhere, the references to completing the Sittingbourne Northern Relief Road should be deleted from this section of the Plan.

We are also disappointed that the plan does not seek to ensure a meaningful modal shift in transport. As a result of the road building proposed, both during the Plan period and beyond, we believe that use of the private motor car will increase with consequential increases in carbon emissions and impacts on air quality and climate change. The Plan’s promotion of new road building means that the strategy is fundamentally based on a transport strategy that perpetuates and increases the use of the private motor car above other modes. The consequences of this will be increased emissions that contribute to climate change and reduced air quality. Whilst much is said about non-car alternatives there is little in the plan that actively seeks to achieve a modal shift and greater use of public transport, cycling and walking. Whilst for very local trips the location of new development will enable some opportunities for greater walking and cycling, for the majority of trips the motor car will remain the favoured and accepted means of transport. We consider that much more emphasis needs to be given in the Plan to securing modal change, and to reduce dependency on the private motor car. This should include specific proposals to ensure an integrated transport network that promotes and facilitates the maximum use of alternative modes.

Justified

Q3b) Is the Plan justified? No

Please give reasons for your answer to Question 3b.

See response to Question 3a.

Effective and deliverable

Q3c) Is the Plan effective and deliverable? No

Please give reasons for your answer to Question 3c.

See response to Question 3a.

Consistent with National policy

Q3d) Is the Plan consistent with National policy? No

Please give reasons for your answer to Question 3d.

See response to Question 3a.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be

helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. • Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage. • After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

The Plan needs to:

- 1 deal more specifically with finding a solution to Junction 5;
- 2 delete the references to the Sittingbourne Northern Relief Road; and
- 3 place more emphasis on securing modal change, and to reduce dependency on the private motor car. This should include specific proposals to ensure an integrated transport network that promotes and facilitates the maximum use of alternative modes.

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

Providing sustainable transport solutions is a key determinant of the Plan strategy and needs to be fully considered at the EiP.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP266
Response Date	30/01/15 11:53
Consultation Point	Policy CP 2 Promoting sustainable transport (View)
Status	Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Positively prepared

Q3a) Has the Plan been positively prepared? No

Please give reasons for your answer to Question 3a.

CPRE Kent generally support the wording and general intentions of this Policy, but as explained in our general comments on this section of the Plan we are concerned that the Plan does not include specific measures to secure a significant modal shift.

Justified

Q3b) Is the Plan justified? No

Please give reasons for your answer to Question 3b.

See response to Question 3a

Effective and deliverable

Q3c) Is the Plan effective and deliverable? No

Please give reasons for your answer to Question 3c.

See response to Question 3a

Consistent with National policy

Q3d) Is the Plan consistent with National policy? No

Please give reasons for your answer to Question 3d.

See response to Question 3a

Please note that: • Any non-compliance with the Duty to Co-operate is incapable of modification at examination. • You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. • Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage. • After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

More emphasis needs to be placed on securing modal change and to reduce dependency on the private motor car. This should include specific proposals to ensure an integrated transport network that promotes and facilitates the maximum use of alternative modes.

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

Providing sustainable transport solutions is a key determinant of the Plan strategy and needs to be fully considered at the EiP.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

- Q6) Do you want to be notified of any of the following?**
- . The Local Plan has been submitted for Examination in Public
 - . When the Examination in Public will take place
 - . The Report of the Inspector has been published
 - . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP267
Response Date	30/01/15 11:55
Consultation Point	Policy CP 3 Delivering a wide choice of high quality homes (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Effective and deliverable

Q3c) Is the Plan effective and deliverable? No

Please give reasons for your answer to Question 3c.

CPRE Kent support this Policy, though we would wish to see an amendment to it to reflect the comment made in paragraph 5.3.26 of the draft Plan that the development of brownfield sites is a priority.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be

a subsequent opportunity to make further representation based on the original representation at publication stage. • After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

Reference should be included in the Policy to the use of brownfield land being a priority.

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

It is one of CPRE's primary objectives to ensure that brownfield opportunities are maximised in order to minimise the loss of greenfield sites.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP268

Response Date 30/01/15 11:58

Consultation Point Policy CP 4 Requiring good design ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP270
Response Date	30/01/15 11:59
Consultation Point	Policy CP 5 Health and wellbeing (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP271
Response Date	30/01/15 11:59
Consultation Point	Policy CP 6 Community facilities and services to meet local needs (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP272
Response Date	30/01/15 12:00
Consultation Point	Policy CP 7 Conserving and enhancing the natural environment - providing for green infrastructure (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP274

Response Date 30/01/15 12:10

Consultation Point 5.7.9 Paragraph ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Positively prepared

Q3a) Has the Plan been positively prepared? Yes

Please give reasons for your answer to Question 3a.

CPRE Kent welcome the commitment to preparing a local list of heritage assets. Elsewhere in the County, for example in Sevenoaks District, the preparation of such a list has been delegated to the local amenity group and we consider that a similar approach could be employed by Swale Borough Council as there are a number of such groups, including our own historic buildings committee which represents the Council for British Archaeology in Kent, which could undertake this task on behalf of the Council. The CPRE historic buildings committee would welcome the opportunity to explore this possibility with the Council.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP276
Response Date	30/01/15 12:10
Consultation Point	Policy CP 8 Conserving and enhancing the historic environment (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP277
Response Date	30/01/15 12:11
Consultation Point	6 Land allocations for new development (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Effective and deliverable

Q3c) Is the Plan effective and deliverable? Yes

Please give reasons for your answer to Question 3c.

CPRE Kent welcome the restructuring of this Chapter which is more logical and provides more helpful guidance on the delivery of the proposed sites.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP278
Response Date	30/01/15 12:12
Consultation Point	Policy A 1 Existing committed employment locations (View)
Status	Submitted
Submission Type	Web
Version	0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP279

Response Date 30/01/15 12:13

Consultation Point Policy A 2 Land south of Kemsley Mill ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified? No

Please give reasons for your answer to Question 3b.

CPRE Kent object to the allocation of land south of Kemsley Mill as we consider that for the reason highlighted in paragraph 6.3.2, this is a sensitive and open area of countryside. We believe that development here, irrespective of the suggested extension to the Milton Creek country park, would be damaging and unacceptable in the landscape. Also, for the reasons we have explained in response to Policy ST2 the site can be deleted because sufficient land is already identified to meet demand. There is no justification or need for this site to be developed and the proposal should be deleted from the Plan.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage.
- After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

Policy A2 should be deleted and the site removed from the Policies Map.

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

We would wish to explain in detail our reasons why this site is inappropriate for development.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP280

Response Date 30/01/15 12:14

Consultation Point Policy A 3 Land at West Minster, Sheerness ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified?

No

Please give reasons for your answer to Question 3b.

CPRE Kent object to the allocation of this site as it comprises a sensitive and open area of countryside on the approach into Sheerness. We believe that development here, irrespective of the suggested mitigation, will be environmentally damaging. As a long standing allocation the site is clearly unattractive to the market and there is no evidence to suggest that this will change in the future. Also, for the reasons we have explained in response to Policy ST2 the site can be deleted because sufficient land is already identified to meet demand. There is no justification or need for this site to be developed and the proposal should be deleted from the Plan.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage.
- After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

Policy A3 should be deleted and the site removed from the Policies Map.

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public?

Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

We would wish to explain in detail our reasons why this site is inappropriate for development.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by

CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID	LP281
Response Date	30/01/15 12:15
Consultation Point	6.3.20 Paragraph (View)
Status	Submitted
Submission Type	Web
Version	0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified? No

Please give reasons for your answer to Question 3b.

No case has been made for the retention of this site for potential development and so paragraph 6.3.20 should be amended to explain that the site is no longer considered appropriate for development. We believe that it is highly unlikely that the present owner will need it for expansion and so the long-term future of the site should be established by removing the blight that has been hanging over it for so many years.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be

a subsequent opportunity to make further representation based on the original representation at publication stage. • After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

Amend paragraph 6.3.20 to explain that the site is no longer considered suitable for development.

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

We would wish to explain in detail our reasons why this site is inappropriate for development.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP282
Response Date	30/01/15 12:16
Consultation Point	Policy A 5 Land at Selling Road, Faversham (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP283
Response Date	30/01/15 12:17
Consultation Point	Policy A 6 Land at Graveney Road, east of Faversham (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP284
Response Date	30/01/15 12:20
Consultation Point	Policy A 8 Stones Farm, Canterbury Road, Sittingbourne (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified? No

Please give reasons for your answer to Question 3b.

CPRE Kent accept that as an existing allocation the principle of development at Stones Farm has been established. As noted in paragraph 6.5.2 and Policy A8 it is essential that the open countryside gap to Bapchild and Tonge is retained. This was originally to be secured by the open space allocation made under saved Local Plan Policy C5 in the currently adopted Local Plan. Indeed, this open space allocation was seen in the currently adopted Local Plan as a fundamental part of the development of the Stones Farm site. Furthermore, it was the case that the site itself was only considered suitable for development because the proposed Sittingbourne Northern Relief Road (SNRR) was expected to follow a route to the north of the railway and to the east of Bapchild to join the A2, thus enabling the objective of retaining the gap to be secured. It is most concerning to us, therefore, to see in paragraph 6.5.2 that the provision of the open space, now merged as one allocation with the development site in Policy A8, will now potentially be compromised by the proposed 'Area of Search' for the final leg of the SNRR.

We object in principle to the "Area of Search" for the SNRR as we explain in response to Policy AS1, but with regard to the Stones Farm site we consider that the prospect of the road passing through the area of open space will compromise the objective of retaining an open countryside gap between the site and Bapchild/Tonge. The prospect of a major road bisecting the open space would fundamentally erode the purpose of the open space allocation and the retention of the gap between the Stones Farm site and Bapchild/Tonge. This prospect would question the validity of retaining the Stones Farm allocation itself.

Therefore, if the SNRR is to be pursued, and there is the prospect of the route passing southwards between Sittingbourne and Bapchild, the selection of the route should not be limited by the inclusion of the Stones Farm site for housing. All options need to be kept open, and if the road is to fall in this location it would be most desirable and of least impact if it followed a route as close as possible to the existing urban edge of Sittingbourne, rather than in the open gap between Sittingbourne and Bapchild/Tonge. Therefore, the area of search should include the proposed housing site at Stones Farm.

However, our overriding position is that the completion of the SNRR is not needed and all references to it in the Plan should be removed.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be

helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. • Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage. • After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

The proposed inclusion of the open space at Stones Farm in the area of search for the SNRR is unjustified and compromises one of the fundamental purposes of the open space, i.e. to maintain separation between Sittingbourne and Bapchild/Tonge. The open space should be excluded from the area of search on the Policies Map. Additionally, as we explain in our representations on Policy AS1 the area of search should be removed from the Policies Map.

Also, when originally proposed, the current Local Plan proposed that 'at least' 15ha of open space be provided. The words 'at least' should be reinstated in Policy A8 and its supporting text.

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

We would wish to explain in detail our reasons why the open space is fundamentally important to the development of Stones Farm and why it should not be compromised by including it within the area of search for the SNRR.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP285

Response Date 30/01/15 12:22

Consultation Point Policy A 9 Land at Crown Quay Lane, Sittingbourne
([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified? No

Please give reasons for your answer to Question 3b.

Whilst we agree with and support the principles of development outlined in the Policy, CPRE Kent consider that this site would most appropriately be allocated for mixed-use development comprising housing and office uses. Being located next to the railway station this is an extremely sustainable location and provides an ideal opportunity to help deliver the Council's aspiration for office development.

This may, of course mean that the housing contribution from this site will need to be reduced, though as we explain elsewhere in our representations there is a significant buffer already built into the supply of housing land proposed in the plan so any reduction will not affect the Council's ability to meet the proposed housing target.

Effective and deliverable

Q3c) Is the Plan effective and deliverable? No

Please give reasons for your answer to Question 3c.

See response to Question 3b.

Consistent with National policy

Q3d) Is the Plan consistent with National policy? No

Please give reasons for your answer to Question 3d.

See response to Question 3b.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage.
- After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

The allocation should be amended to mixed-uses comprising residential and offices.

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

We would wish to have the opportunity to discuss at the examination why mixed-use would comprise a more sustainable approach to this site.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by

CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP286

Response Date 30/01/15 12:23

Consultation Point Policy A 10 Milton Pipes, Mill Way, Sittingbourne ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP287

Response Date 30/01/15 12:24

Consultation Point Map 6.5.4 Development concepts at the Western Link ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Effective and deliverable

Q3c) Is the Plan effective and deliverable? Yes

Please give reasons for your answer to Question 3c.

CPRE Kent accept the logic of this site for residential development given its containment within the line of the Western Link, though we find it regrettable that at least part of the site could not be promoted for employment use.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP288
Response Date	30/01/15 12:25
Consultation Point	Policy A 13 New allocations on sites within existing settlements (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified? Yes

Effective and deliverable

Q3c) Is the Plan effective and deliverable? No

Please give reasons for your answer to Question 3c.

CPRE Kent support the identification of these sites for housing development and we note the site specific matters to be considered that are listed in Table 6.5.1. However, for clarity it would be helpful to provide a reference in the Policy to the table.

Please note that: • Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
 • You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. • Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage. • After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

Amend the opening of Policy A13 to read as follows:

"Planning permission will be granted for residential development at the locations listed below and as shown on the Policies Map. Proposals will need to address the matters listed in Table 6.5.1."

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? No

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP289
Response Date	30/01/15 12:26
Consultation Point	Table 6.5.3 Matters to be considered by allocations (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified? No

Please give reasons for your answer to Question 3b.

The HBC Engineering site at Power Station Road is in Halfway, not Minster. This should be corrected both in the site name and in the commentary on the site.

Please note that: • Any non-compliance with the Duty to Co-operate is incapable of modification at examination. • You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. • Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage. • After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

The HBC Engineering site at Power Station Road is in Halfway, not Minster. This should be corrected both in the site name and in the commentary on the site.

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? No

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP290

Response Date 30/01/15 12:27

Consultation Point Policy A 14 Smaller allocations as extensions to settlements ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified?

No

Please give reasons for your answer to Question 3b.

CPRE Kent accepts the sites proposed for development in this Policy other than the site described as 'Land North Key Street'. This site encroaches into the important countryside gap as defined in the current Local Plan and carried forward into this plan. This is a sensitive gap and the proposed development is exactly the sort of development that the gap was intended to stop happening. The deletion of this site, and its modest contribution of 30 dwellings, will not compromise the Council's ability to meet the proposed housing target.

We note the site specific matters to be considered that are listed in Table 6.5.3. However, for clarity it would be helpful to provide a reference in the Policy to the table.

We note that for the HBC Engineering site a minimum number of 77 dwellings are indicated. We understand, however, that the Council has recently approved 142 dwellings on this site.

We also note that for Boughton specific sites are proposed for development even though the Parish Council is embarking on the preparation of a Neighbourhood Plan. This is a different approach than that proposed for the Faversham Creek Neighbourhood Plan where the identification of sites is left to the Neighbourhood Plan process. We would suggest that for Boughton a similar approach is taken to that which we advocate for the Faversham Creek Neighbourhood Plan (see our response to Policy NP1), *i.e.* that a minimum housing target be set for Boughton, but that it is left to the Neighbourhood Plan to identify the appropriate sites.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage.
- After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

The following changes should be made to Policy A14:

- 1 The site named 'Land North Key Street' should be deleted from the Policy;
- 2 The opening to Policy A14 be amended to read as follows: "Planning permission will be granted for residential development at the locations listed below and as shown on the Policies Map. Proposals will need to address the matters listed in Table 6.5.3."
- 3 The no. of dwellings for the HBC Engineering sites should be increased to 142 to reflect the recent approval for the site (if this is the case); and
- 4 The sites proposed at Boughton should be deleted.

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? No

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP291
Response Date	30/01/15 12:30
Consultation Point	Policy MU 1 Land at North West Sittingbourne (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified?

No

Please give reasons for your answer to Question 3b.

CPRE Kent accept the logic of this site for development given its containment within the line of the A249. However, there needs to be a firm resolve by the Council to provide the open space/landscape buffer as indicated on the concept diagram (map 6.6.1) and as explained in point 2 of the Policy. This is essential to help to maximise the gap between Sittingbourne, Iwade and Howt Green.

However, we consider that the employment allocation at Great Grovehurst Farm (north of Swale Way) should be deleted. Given the current and proposed oversupply of employment land (as we explain elsewhere in our responses) we do not consider that this site will make a significant contribution to employment prospects in Sittingbourne. We consider that the overriding objective here, especially given the prominence of the site as explained in the Plan, should be to retain its openness and to contribute to the maintenance of the gap between Sittingbourne and Iwade.

For this reason the Great Grovehurst Farm (north of Swale Way) site should remain undeveloped and the importance of the gap should be acknowledged in the Policy and its supporting text.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage.
- After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

The Great Grovehurst Farm (north of Swale Way) site should remain undeveloped and the importance of the gap it provides to Iwade should be acknowledged in the Policy and its supporting text.

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public?

Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

We would wish this major development site to be considered in detail to ensure that it can be successfully accommodated and integrated into Sittingbourne without compromising settlement coalescence.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?	<ul style="list-style-type: none">. The Local Plan has been submitted for Examination in Public. When the Examination in Public will take place. The Report of the Inspector has been published. The Local Plan has been adopted
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Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP292
Response Date	30/01/15 12:32
Consultation Point	Policy MU 2 Land at North East Sittingbourne (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant?	Yes
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Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate?	Yes
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Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound?	No
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Justified

Q3b) Is the Plan justified?	No
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Please give reasons for your answer to Question 3b.

CPRE Kent object to the allocation of land at north east Sittingbourne. In effect this is no longer a mixed-use allocation as proposed in the Policy because the Council has already resolved to grant planning permission for the employment element of the development. In reality this is now an allocation purely for residential development and the Policy should be recast to this effect.

However, we object to further residential development in this location, as to do so will extend the built confines of Sittingbourne in an illogical fashion and it will comprise ribbon development alongside the railway. As we explain elsewhere in our representations there is a significant buffer built into the housing land supply identified in the Plan and the loss of the 106 dwellings proposed here will not compromise the Council's ability to meet its proposed housing target.

Please note that: • Any non-compliance with the Duty to Co-operate is incapable of modification at examination. • You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. • Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage. • After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

The site should be deleted from the Plan.

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

We would wish to have the opportunity to explain why this proposal does not comprise sustainable development.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP293
Response Date	30/01/15 12:32
Consultation Point	Policy MU 4 The Oare gravel workings, Oare Road, Faversham (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP294

Response Date 30/01/15 12:33
Consultation Point 6.6.67 Paragraph ([View](#))
Status Submitted
Submission Type Web
Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified? No

Please give reasons for your answer to Question 3b.

The final sentence of this paragraph which suggests that there could be a second phase of housing and employment development here should be deleted from the Plan. There is no justification for this commitment and the possibility of such further development will undermine the establishment of the proposed 'parkland' and strategic landscaping in a comprehensive and long-term way.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage.
- After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

The final sentence of paragraph 6.6.67 should be deleted from the Plan.

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

This is an important and sensitive area of countryside on the edge of Faversham and we are concerned to ensure that if the site is to be developed it is done so in the most appropriate fashion.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP295
Response Date	30/01/15 12:34
Consultation Point	Map 6.6.5 Development concepts at Love Lane (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified? No

Please give reasons for your answer to Question 3b.

The concept map shows that there will be potentially a second phase of housing and employment development here. There is no justification for this commitment and the possibility of such further development will undermine the establishment of the proposed 'parkland' and strategic landscaping in a comprehensive and long-term way. The map is also misleading because, and contrary to what is stated in paragraph 6.6.67, the key suggests that the proposed 20,000 sqm of floorspace is to be provided on the currently allocated land and the potential phase 2 land. The map key needs to be corrected.

Please note that: • Any non-compliance with the Duty to Co-operate is incapable of modification at examination. • You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. • Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage. • After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

The concept map needs to be amended by:

- 1 removing the suggested phase 2 areas; and
- 2 confirming in the key that the 20,000 sqm of employment floorspace is to be provided solely in the land shown for new employment.

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

This is an important and sensitive area of countryside on the edge of Faversham and we are concerned to ensure that if the site is to be developed it is done so in the most appropriate fashion.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP296
Response Date	30/01/15 12:36
Consultation Point	Policy MU 5 Land at Lady Dane Farm, east of Love Lane, Faversham (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified? No

Please give reasons for your answer to Question 3b.

CPRE Kent has major concerns with this proposed development for the following reasons:

- 1 The edge of town location of the site makes the site an unsustainable location for development in terms of its relationship to the services that residents will need to access in Faversham. The Council's draft Strategic Housing Land Availability Assessment (SHLAA – 2011-2012) concludes that as the site is located on the edge of Faversham it *"is remotely located from a GP surgery, convenience store and School (all located approximately 1.5km away)."* Consequently, the SHLAA concludes that the site *"cannot be considered to be sustainably located"*.
- 2 The NPPF seeks to ensure that development is sustainable, and it explains in paragraph 7 that sustainable development has three roles – economic, social and environmental. Paragraph 8 goes on to explain that these three roles should not be undertaken in isolation, and that sustainable development is achieved by ensuring that economic, social and environmental gains are sought jointly and simultaneously. This proposal does not comprise sustainable development in accordance with these requirements of the NPPF. The proposal fails to bring the necessary environmental gains demanded of sustainable development, and in fact results in environmental losses.
- 3 The site comprises land that is in agricultural use, and the Natural England mapping of agricultural land shows all the land on the eastern side of Faversham as being grade 1 in quality. Paragraph 112 of the NPPF seeks to ensure that where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. This is also the stated objective of the Plan, e.g. as explained in Policies ST1 and DM31. The proposal does not comply with this Policy.
- 4 Faversham is a small and compact historic market town contained by the A2 to the south, the Western Link to the west, Love Lane to the east and by the Swale Estuary and marshes to the north. Consequently, it is a town with clearly defined edges and a clear distinction between built development and the surrounding countryside. Consequently, unlike other less well defined towns, it has not suffered from suburban sprawl. The vision of the Plan is that by 2031 Faversham would have grown organically, i.e. gradual and not forced (para 4.3.83). This proposal, by breaching a long held boundary to the town in a substantial way goes against the vision set in the Plan.
- 5 We consider that this proposal will change the intrinsic character of Faversham, as it does not integrate well into the town. Furthermore, it will create further pressure for development in this location – indeed a phase 2 is already suggested in the Plan.
- 6 Faversham is a town that has strong links with the surrounding countryside, and this helps define the character of Faversham and provides its setting. The proposal site comprises a large open area and major intrusion into the countryside compromising the rural setting to Faversham on its eastern side. As shown in the Swale Landscape Character and Biodiversity Supplementary Planning Document (SPD) 2011, the site falls in the Faversham and Ospringe Fruit Belt character area. This character area wraps round the entire eastern and southern sides of the town and provides a unity to the landscape setting of the town. It is a landscape area which the SPD explains is in good condition and where the guidelines seek to encourage the conservation and reinforcement of the landscape and its relationship with the built form, including the setting of the

town. The proposal does not do this, and the 'parkland' and recreational open space proposed will be entirely different in character to the existing landscape character area.

Having regard to the above points we consider that this site is entirely inappropriate for development. Regrettably, however, in advance of this consultation and the independent examination of the Plan the Council has already resolved to grant planning permission for the site.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage.
- After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

The site should be deleted from the Plan

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

We would wish to explain in detail our reasons why this site is inappropriate for development and why further development should not occur in this location (i.e. phase 2).

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP297

Response Date 30/01/15 12:37

Consultation Point Policy MU 6 Land north of Graveney Road, Faversham ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP298

Response Date 30/01/15 12:37

Consultation Point Policy Regen 1 Central Sittingbourne regeneration area ([View](#))

Status Submitted

Submission Type Web
Version 0.1
Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID LP299
Response Date 30/01/15 12:38
Consultation Point Policy Regen 2 Queenborough and Rushenden Regeneration Area ([View](#))
Status Submitted
Submission Type Web
Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP300
Response Date	30/01/15 12:39
Consultation Point	Policy NP 1 Faversham Creek Neighbourhood Plan (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Justified

Q3b) Is the Plan justified? Yes

Please give reasons for your answer to Question 3b.

CPRE Kent welcome the production of a Neighbourhood Plan for the Faversham Creek area, and we support the objectives as set out in this Policy. We note in Policy ST4 that a contribution of 103 dwellings is assigned to the Neighbourhood Plan area, and this is cross referenced in paragraph 6.8.14 of the Plan. However, the paragraph suggests that this is purely indicative and that it will be for the Neighbourhood Plan process to determine the overall level of housing. Whilst we agree that this is appropriate, we consider that it is also appropriate for the Local Plan to explain why the council considers that 103 dwellings is a reasonable contribution for the area to make. Also the indicative housing target should be included in Policy NP1.

Please note that: • Any non-compliance with the Duty to Co-operate is incapable of modification at examination. • You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. • Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage. • After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

Paragraph 6.8.14 should give an explanation as to why it is considered appropriate for the Faversham Creek Neighbourhood Plan area to make a contribution of around 103 dwellings. The indicative target should also be included in Policy NP1.

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? No

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP301
Response Date	30/01/15 12:40
Consultation Point	Policy AS 1 Safeguarded area of search: Sittingbourne Northern Relief Road - The A2 link (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified? No

Please give reasons for your answer to Question 3b.

The Plan provides a commitment to the provision of the Bapchild section of the Sittingbourne Northern Relief Road (SNRR), though it does not actually show where it will go. Instead, Policy AS1 proposes an extensive 'Safeguarded Area of Search' within which a route alignment will be found, and which will then be brought forward in due course – either in a separate Development Plan Document or through a review of the Plan. CPRE Kent object to this approach, and we fail to see why, if the road is of the strategic importance claimed, a route is not included now in the Local Plan especially as the proposal has been around for so many years.

In any event we find it difficult to see where a potential route would acceptably fall within the proposed 'Area of Search'. This is because:

- 1 The Highway Authority has already advised the Borough Council that any 'northern route' would be difficult to achieve because of its expense, the ground conditions and the configuration of a railway crossing. Thus the inclusion of an area of search north of the railway, extending beyond the East Hall Farm site, would seem unnecessary and inappropriate. In any event, much of the 'Area of Search' north of the railway is land that is designated as an 'Area of High Landscape Value', and we are concerned that the potential route of the road would impact on this designation.
- 2 The consultation in 2010 (referred to in paragraph 6.9.5) revealed that there was widespread objection to a route which would have passed immediately to the north of Bapchild leading the County Council to decide not to pursue it further. This option would now seem to be further ruled out by the Borough Council because Policy DM18 of the Plan proposes land at Tonge Mill and Pond (largely equating to the extent of the Tonge Conservation Area and the Tonge Country Park) as a Local Green Space. The National Planning Policy Framework (NPPF - para 76) states that by designating such Local Green Spaces "... local communities will be able to rule out new development other than in very special circumstances." It goes on to state that Local Green Spaces should be "...capable of enduring beyond the end of the plan period". It is clearly the view of the NPPF that such designations are intended to be long-term and are similar in status to the Green Belt (para 78 of the NPPF). As such, paragraph 14 of the NPPF specifically excludes Local Green Spaces from the presumption in favour of sustainable development. Therefore, given the Local Green Space designation made within the area of search, and its intended long-term endurance, it would be perverse and contrary to the NPPF to choose a route for the SNRR that passes through it so soon after it is designated. However, we note that this is not anticipated by the Council because Technical Paper 2 confirms that the designation of the area would not conflict with the overall Plan development strategy. If it were envisaged by the Council that the SNRR would pass through this area, then the designation would not have been made. Thus it is illogical to include this designated area in the proposed area of search, and it should be excluded.
- 3 As a result of points 1 and 2 above, it is difficult to see how it will be realistically possible and/or viable for the road to join with the A2 to the east of Bapchild, and so this area too should be excluded from the area of search.
- 4 This only leaves a direct route southwards on the western side of Tonge/Bapchild. However, this would directly conflict with open space provision essential to the acceptability of the Stones Farm housing proposal. With the Stones Farm development area itself excluded from the area of search, it is difficult to see where within this part of the area of search an acceptable route could be accommodated that does not compromise the open space allocation, which is also to serve to maintain the open countryside gap between Sittingbourne and Bapchild/Tonge, and thus the

continued acceptability of the Stones Farm development. We note that paragraph 6.9.7 acknowledges that this part of the area of search includes the open space area, but we are baffled by the statement that this “*will not narrow the scope for future route options to be considered.*” It is clearly the case that the provision of the open space will fundamentally narrow the scope for route options, because to put a major road through it will profoundly and fatally undermine the purpose of providing the open space in the first place.

In the light of these facts, it is our conclusion that it will not be possible to find an acceptable or viable alignment for the road within the proposed area of search. Its identification as an area of search, however, will mean that a large area of countryside will be ‘blighted’ for years by the prospect of an undefined development proposition making the Council vulnerable to compensation claims from land and property owners.

For these reasons the proposed ‘Area of Search’ and Policy AS1 should be deleted from the Plan.

We have suggested in our response to Policy A8 that if there is the prospect of the route of the road passing southwards between Sittingbourne and Bapchild, which in our analysis seems to be the most likely, the selection of the route should not be limited by the retention of the Stones Farm site for housing. If the road is to fall in this location then it would be most desirable, and of least impact, if it followed a route as close as possible to the existing urban edge of Sittingbourne, rather than in the open gap between Sittingbourne and Bapchild/Tonge. Consequently, we consider that if the SNRR is to be pursued and an area of search is identified the Stones Farm site should not be retained in the Plan, but included in an area of search that is limited to land immediately south of East Hall Farm. Potential development at Stones Farm alongside the road could be reconsidered when the line of the road is determined – which we believe should be done as part of this Local Plan in any event.

However, irrespective of the above points, we have serious concerns in principle with the joining of the SNRR to the A2. We do not believe that the evidence base justifies the proposal, and therefore object to the plan on this basis. The evidence shows that the road as currently completed provides sufficient relief to the town centre to enable regeneration opportunities in the town centre to be achieved. As we understand the evidence, the Council’s redevelopment proposals for the town centre can be implemented without the SNRR joining to the A2 – indeed the highway authority has already confirmed that the completion of the road is not needed to support the delivery of the development proposed in the Plan. However, whilst the completion of the road might provide some further limited traffic relief to the town centre, it will have significant traffic impacts on the A2 to the east of Sittingbourne – in effect moving the issue elsewhere – as well as on the environment. We do not consider that the further benefits to the town centre of providing the link outweigh the disadvantages and impacts that will arise elsewhere. Consequently, we do not consider that the completion of the SSNR is justified.

Therefore, we object to Policy AS1 and it, together with its supporting text and other references to the completion of the SNRR in the Plan, should be deleted.

Effective and deliverable

Q3c) Is the Plan effective and deliverable? No

Please give reasons for your answer to Question 3c.

See response to Question 3b.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be

a subsequent opportunity to make further representation based on the original representation at publication stage. • After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

Policy A8 together with its supporting text and other references to the completion of the SNRR in the Plan, should be deleted.

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

The Council's justification for taking the 'area of search' approach needs to be examined in detail, and we would wish to expand on our serious concerns about it.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP303
Response Date	30/01/15 12:46
Consultation Point	6.10 Longer term opportunities (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? No

Please give reasons for your answer to Question 1.

See response to Question 3b)

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified? No

Please give reasons for your answer to Question 3b.

CPRE Kent objects most strongly to the identification of 'Longer Term Opportunities'. We consider that giving commitment now to undefined development in these locations for the future, but which will be actively pursued during the Plan period, is contrary to the Plan-led approach that is central to the UK planning system. We can find no support in the National Planning Policy Framework for this approach.

If these locations offer development potential that the Council will be pursuing during the Plan period, even if development is not envisaged during the Plan period itself, then the Plan should put forward policies setting out the development potential to provide the context for subsequent work. This will also provide the opportunity for people to comment on these proposals as envisaged by the Council and for them to be explored at the Examination in Public. The approach advocated, though, deprives people of this opportunity and promotes 'back door' planning. It predetermines that these proposals will happen without the appropriate justification and gives the Council *carte blanche* to do as it wishes during the Plan period without any public endorsement and will result in a *fait accompli* when the Plan is reviewed. Inevitably, the fact that the locations are identified as 'longer term opportunities' in this Plan will be used as justification for their development in principle in future plans even though for this Plan no evidence would have been tested to endorse their development potential.

Consequently, the Council should either remove all references in the Plan to these longer term opportunities or present site specific policies that clearly set out the Council's intentions for them together with the necessary supporting evidence.

Port of Sheerness

We accept that the Port is an important employer in the Borough, but for many years there have been aspirations for growth and diversification which have not materialised, and it is clear from the paragraphs that little progress has been made in bringing forward the most recent proposals. Much is also made of the permission granted for a wind turbine manufacturing facility, but the site promoter has withdrawn from the development and there is no certainty that another developer will be attracted to take on such a specialised permission. We accept that there are opportunities for regeneration at and around the Port, but there is no need for them to be 'signposted' now.

Kent Science Park & Sittingbourne Southern Relief Road

These two longer term opportunities are fundamentally linked, as explained in the Plan, with the expansion of the Kent Science Park (KSP) entirely dependent upon the provision of the Sittingbourne Southern Relief Road (SSRR). However, the Council also believes that the SSRR will have a role to play in addressing the issues at Junction 5 of the M2, though the Plan seeks to highlight that this issue will essentially be addressed through the national roads programme.

It is our view that the provision of the SSRR is highly aspirational, and this will be even more so if issues at Junction 5 are to be resolved by direct improvements to the junction as suggested in the Plan – though we have seen no compelling evidence to suggest that it would actually help solve the problems at Junction 5 in any event. This will make it a road simply to serve an employment site with no wider highway benefit. Consequently, any plans for major expansion of the KSP are equally aspirational, as the provision of the road will be prohibitively expensive with no (or very little) prospect of it ever receiving public funding support.

Paragraphs 6.10.5 to 6.10.11 seek to stress that matters will be progressed through a review of the Local Plan. Point 3 of Policy ST2, however, advises that this review will be triggered by *'tangible progress'* with delivery of one of the longer-term development opportunities, a point repeated in paragraph 6.10.11. But the plan provides no policy context against which such 'tangible progress' can be made to actually trigger the review, as no details are provided about the development proposed. Furthermore, this is in marked contrast to the statement made in paragraph 6.10.1 that "*they* (the longer term opportunities) *neither signal the principle of development or pre-judge any of the issues involved*". We find it difficult to see how there can be tangible progress with delivery if the principle of development is not pre-judged. The approach advocated is clearly one of 'cart before the horse' which is entirely unacceptable and contrary to the UK plan-led planning system.

It is our firm belief that both proposals are undeliverable, even *beyond* the time period of this Local Plan. With little prospect of public funding support, the cost of providing the SSRR is likely to be prohibitive and the implication of accepting these longer term opportunities now will inevitably be further large scale development in the future to cover the cost of providing the SSRR. We believe, therefore, that it is misleading to present these opportunities without also outlining these further development implications.

We note in paragraph 6.10.11 that "*Kent County Council is committed to undertaking a full appraisal and design for a Sittingbourne Southern Relief Road in partnership with the Kent Science Park operators and Swale Borough Council. They are also willing to actively promote the scheme within their transport programmes and within the Local Economic Partnership.*" We also note in the same paragraph that the Borough Council believes that a new link between the M2 and A2 would be beneficial in helping to find a solution to the issues at Junction 5 of the M2. If this is the case, and the SSRR is also about trying to solve wider transport issues, we are concerned that by linking the provision of the SSRR with the expansion of the KSP and leaving it to be progressed by the operators of the KSP means that the potential route options will be limited. If there is a case for a new link road between the A2 and the M2 to solve wider transport issues, then alternative route options need to be considered along the

whole length of the M2 and A2 between Sittingbourne and Faversham. The optimum alignment of the route should be the objective. The fact that the SSRR is being considered in partnership with the owners of the KSP suggests to us that the provision of the SSRR is fundamentally about enabling the expansion of this site rather than any wider highway benefit.

Effective and deliverable

Q3c) Is the Plan effective and deliverable? No

Please give reasons for your answer to Question 3c.

See response to Question 3b.

Consistent with National policy

Q3d) Is the Plan consistent with National policy? No

Please give reasons for your answer to Question 3d.

See response to Question 3c.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage.
- After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

The Council should remove all references in the Plan to longer term opportunities and present site specific policies that clearly set out the Council's intentions for the areas together with the necessary supporting evidence if progress with development is envisaged during the Plan period.

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

The longer term opportunities identified in the Plan will potentially have significant environmental impacts, and these need to be fully understood before commitment is given to them.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?	<ul style="list-style-type: none">. The Local Plan has been submitted for Examination in Public. When the Examination in Public will take place. The Report of the Inspector has been published. The Local Plan has been adopted
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Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP304
Response Date	30/01/15 12:47
Consultation Point	Policy A 7 Thistle Hill, Minster, Isle of Sheppey (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant?	Yes
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Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate?	Yes
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Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound?	No
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Justified

Q3b) Is the Plan justified?	No
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Please give reasons for your answer to Question 3b.

CPRE Kent accept that the Thistle Hill site is a longstanding identified housing site which has areas already built and under construction. When originally permitted it was envisaged that the site would yield 1,000 dwellings, but as explained in the supporting text to Policy A7 the numbers have steadily increased. The Council now say (in paragraph 6.4.1) that the total yield will be 1,700. However, our assessment of the situation from information on planning applications provided by the Borough Council is that the yield is in fact likely to be around 2,000 dwellings.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage.
- After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

The Council need to re-assess the potential capacity of the Thistle Hill site and amend the stated figures accordingly. This will also have a knock-on effect to the land supply table (Table 4.3.3).

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? No

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP305
Response Date	30/01/15 12:47
Consultation Point	Policy A 11 Plover Road, Minster, Isle of Sheppey (View)
Status	Submitted
Submission Type	Web
Version	0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified? No

Please give reasons for your answer to Question 3b.

CPRE Kent accepts that the Plover Road site is a longstanding identified housing site for which outline planning permission has been granted. Based on this outline permission it is assumed that the yield for the site will be 130 dwellings. However, based on what has happened at the thistle Hill site and the increased densities that have been achieved there, we believe that the ultimate yield from this site will in fact be 188 dwellings (i.e. 4.17ha @ 45dph).

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage.
- After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

The Council need to re-assess the potential capacity of the Plover Road site and amend the anticipated yield accordingly. This will also have a knock-on effect to the land supply table (Table 4.3.3).

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? No

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP309
Response Date	30/01/15 14:10
Consultation Point	Policy DM 1 Maintaining and enhancing the vitality and viability of town centres and other areas (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP310

Response Date 30/01/15 14:11

Consultation Point Table 7.1.1 The Swale Retail Hierarchy ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?	<ul style="list-style-type: none">. The Local Plan has been submitted for Examination in Public. When the Examination in Public will take place. The Report of the Inspector has been published. The Local Plan has been adopted
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Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
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Comment ID	LP314
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Response Date	30/01/15 14:28
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Consultation Point	Policy DM 3 The rural economy (View)
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Status	Submitted
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Submission Type	Web
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Version	0.1
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Legal Compliance

Q1) Do you consider the Local Plan is legally compliant?	Yes
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Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate?	Yes
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Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound?	Yes
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Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by

CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID

LP316

Response Date

30/01/15 14:29

Consultation Point

Policy DM 4 New holiday parks or extensions to existing parks ([View](#))

Status

Submitted

Submission Type

Web

Version

0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant?

Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate?

Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound?

Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP317
Response Date	30/01/15 14:29
Consultation Point	Policy DM 5 The occupancy of holiday parks (View)
Status	Submitted
Submission Type	Web
Version	0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Effective and deliverable

Q3c) Is the Plan effective and deliverable? No

Please give reasons for your answer to Question 3c.

CPRE Kent supports the Policy, but it essentially only covers the situation where an application is made to extend the normal occupancy period. As the Policy seemingly seeks to deal with the occupancy of holiday parks generally, it needs to additionally include the standard occupancy period, as explained in paragraph 7.1.25.

Please note that: • Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
 • You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. • Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage. • After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

After the first sentence of the Policy insert the following new sentence:

“To this end occupation will be limited to 1 March to 31 October in any year, and where sites are not at risk of flooding, to an 11 day Christmas/New Year period (i.e. 23 rd December to 2 nd January).”

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? No

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP318
Response Date	30/01/15 14:30
Consultation Point	Policy DM 6 Managing transport demand and impact (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Effective and deliverable

Q3c) Is the Plan effective and deliverable? No

Please give reasons for your answer to Question 3c.

CPRE Kent generally support this Policy and welcome the references to sustainable transport now included. However, we still consider that the Policy falls short of that currently required in saved Local Plan Policy T5 and we consider that it would be helpful to incorporate the opening paragraph of this Policy into Policy DM6, perhaps as an opening point.

The words “to an unacceptable degree” should be deleted from point 2d. The Council should not be sanctioning any worsening of air quality; the cumulative effect of accepting small decreases in air quality could be quite significant.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage.
- After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

We would wish to see the following changes:

1. The inclusion of the following from currently adopted Policy T5 as an opening point to the Policy:

" The Borough Council will expect development proposals to be well located in relation to public transport links and, where appropriate, promote the use of public transport by new residents through

improved access to existing or new provision. Where a need arises as a result of a development, developers may be required to fund new or enhanced public transport services to the site, particularly in the early stages of the development."

2. The deletion of the words " to an unacceptable degree " from point 2d.

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? No

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP319

Response Date 30/01/15 14:31

Consultation Point Policy DM 7 Vehicle parking ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP322

Response Date 30/01/15 14:38

Consultation Point Policy DM 8 Affordable housing ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified? No

Effective and deliverable

Q3c) Is the Plan effective and deliverable? No

Please give reasons for your answer to Question 3c.

CPRE Kent consider that the Policy could be more effective in helping to deliver affordable housing. Firstly, we note that the Policy only applies to sites where 10 or more dwellings are proposed. We acknowledge that this is in line with new national guidance, by this guidance does allow local planning authorities to apply a lower threshold within AONBs. Given that there are a number of defined settlements within the AONB in Swale we consider that a threshold of 5 dwellings should be applied to these settlements. We do not consider that this would present any viability concerns as properties in the AONB will be desirable and will attract a premium.

Secondly we note that variable percentages of provision will be sought depending on location. We appreciate that the Isle of Sheppey is a challenging housing market area, but we do not believe that there should be no contribution from any developments. Unless evidence shows that there is no need for affordable housing on Sheppey (which we doubt) we consider that a target of 10% should be set for brownfield regeneration sites and 20% for all other sites, and that these quantities should be sought unless viability evidence for individual sites shows that this cannot be achieved. At Sittingbourne and Iwade we do not consider that it is acceptable to require only 10%. Whilst this may be appropriate for the proposed brownfield regeneration sites, it is not for greenfield urban extension or Iwade. For these locations we consider that it would be appropriate for the Policy to require up to 30% unless for individual sites viability is demonstrated to be an issue.

Please note that: • Any non-compliance with the Duty to Co-operate is incapable of modification at examination. • You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. • Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage. • After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

We would wish to see the following modifications to the Policy:

- 1 for settlements within the Kent Downs AONB a threshold of 5 dwellings should be set;
- 2 on the Isle of Sheppey the objective should be to secure up to 10% provision from brownfield sites and up to 20% provision from all other sites unless viability evidence suggests this is not achievable;

- 3 for Sittingbourne the 10% target should apply just to the town centre and other regeneration areas; and
- 4 elsewhere in Sittingbourne and at Iwade, the target should be 30% unless viability evidence suggests this is not achievable.

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

We believe that the Policy fails to provide sufficient support to maximise affordable housing, especially in the rural areas and on greenfield sites.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP323
Response Date	30/01/15 14:39
Consultation Point	Policy DM 9 Rural exceptions housing (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP324
Response Date	30/01/15 14:39
Consultation Point	Policy DM 10 Gypsy and Traveller sites (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP325

Response Date 30/01/15 14:40

Consultation Point Policy DM 11 Extensions to, and replacement of, dwellings in the rural area ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Effective and deliverable

Q3c) Is the Plan effective and deliverable? No

Please give reasons for your answer to Question 3c.

CPRE Kent object to this Policy and would wish to see saved Local Plan Policy RC4 carried forward in its entirety. It is important that a supply of smaller properties are retained in the rural area and, notwithstanding permitted development rights, Policy RC4 provides a mechanism to help achieve this.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage.
- After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

Replace proposed Policy DM11 with Policy RC4 of the currently adopted Plan.

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

Rural affordability is a particular issue and the Council needs to be more proactive in ensuring that maximum provision is proposed and that a ready supply of smaller properties in the rural area is retained.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by

CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID

LP327

Response Date

30/01/15 14:40

Consultation Point

Policy DM 12 Dwellings for rural workers ([View](#))

Status

Submitted

Submission Type

Web

Version

0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant?

Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate?

Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound?

Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP328

Response Date 30/01/15 14:41

Consultation Point Policy DM 13 Extending the garden of a dwelling in the rural area ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP329

Response Date	30/01/15 14:41
Consultation Point	Policy DM 14 General development criteria (View)
Status	Submitted
Submission Type	Web
Version	0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP330

Response Date 30/01/15 14:42

Consultation Point Policy DM 15 New shopfronts, signs and advertisements ([View](#))

Status Submitted
Submission Type Web
Version 0.1
Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID LP332
Response Date 30/01/15 14:42
Consultation Point Policy DM 16 Alterations and extensions ([View](#))
Status Submitted
Submission Type Web
Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP333

Response Date 30/01/15 14:43

Consultation Point Policy DM 17 Open space, sports and recreation provision ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP335

Response Date 30/01/15 14:44

Consultation Point Policy DM 18 Local green spaces ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified? No

Please give reasons for your answer to Question 3b.

CPRE Kent support and welcome the inclusion of a Policy that designates Local Green Spaces. However, we consider that the Policy should be more positively re-worded to better reflect the long-term protection of these areas in accordance with the NPPF.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage.
- After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

Delete the Policy as currently worded and replace with the following:

“The following sites, as shown on the Policies Map, are designated as areas of Local Green Space:

[insert table 7.5.2]

In accordance with national planning policy these areas will be afforded long-term protection from development and development within them will only be accepted in very special circumstances. Development that undermines the special significance of the area to the local community and the reason why it was designated will not be permitted.”

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

We believe that the Policy as currently worded, as a result of the criteria it includes, undermines the long-term protection of these areas as envisaged by the NPPF.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP336
Response Date	30/01/15 14:45
Consultation Point	Policy DM 19 Sustainable design and construction (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP337
Response Date	30/01/15 14:45
Consultation Point	Policy DM 20 Renewable and low carbon energy (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP338

Response Date 30/01/15 14:46

Consultation Point Policy DM 21 Water, flooding and drainage ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP339

Response Date 30/01/15 14:46

Consultation Point Policy DM 22 The coast ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?	<ul style="list-style-type: none">. The Local Plan has been submitted for Examination in Public. When the Examination in Public will take place. The Report of the Inspector has been published. The Local Plan has been adopted
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Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP340
Response Date	30/01/15 14:47
Consultation Point	Policy DM 23 Coastal change management (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant?	Yes
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Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate?	Yes
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Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound?	Yes
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Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by

CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID

LP341

Response Date

30/01/15 14:47

Consultation Point

Policy DM 24 Conserving and enhancing valued landscapes ([View](#))

Status

Submitted

Submission Type

Web

Version

0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant?

Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate?

Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound?

Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP342
Response Date	30/01/15 14:48
Consultation Point	Policy DM 25 The separation of settlements - Important Local Countryside Gaps (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Effective and deliverable

Q3c) Is the Plan effective and deliverable? Yes

Please give reasons for your answer to Question 3c.

CPRE Kent welcome the reinstatement of this Policy in the Plan. We would ask, though, that for consistency that point 3 is redrafted to be more specific as is done in point 12 of Policy ST6.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be

helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. • Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage. • After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

Amend point 3 to read as follows:

"3. Minster, Halfway, Queenborough and Sheerness."

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? No

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP343

Response Date 30/01/15 14:48

Consultation Point Policy DM 26 Rural lanes ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP345
Response Date	30/01/15 14:49
Consultation Point	Policy DM 27 The keeping and grazing of horses (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP346
Response Date	30/01/15 14:49
Consultation Point	Policy DM 28 Biodiversity and geological conservation (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP347
Response Date	30/01/15 14:50
Consultation Point	Policy DM 29 Woodlands, trees and hedges (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP348

Response Date 30/01/15 14:50

Consultation Point Policy DM 30 Enabling development for landscape and biodiversity enhancement ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?	<ul style="list-style-type: none">. The Local Plan has been submitted for Examination in Public. When the Examination in Public will take place. The Report of the Inspector has been published. The Local Plan has been adopted
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Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
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Comment ID	LP349
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Response Date	30/01/15 14:51
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Consultation Point	Policy DM 31 Agricultural land (View)
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Status	Submitted
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Submission Type	Web
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Version	0.1
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Legal Compliance

Q1) Do you consider the Local Plan is legally compliant?	Yes
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Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate?	Yes
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Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound?	Yes
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Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by

CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID

LP350

Response Date

30/01/15 14:51

Consultation Point

Policy DM 32 Development involving listed buildings ([View](#))

Status

Submitted

Submission Type

Web

Version

0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant?

Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate?

Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound?

Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published

. The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP351
Response Date	30/01/15 14:52
Consultation Point	Policy DM 33 Development affecting a conservation area (View)
Status	Submitted
Submission Type	Web
Version	0.1
Legal Compliance	

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
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Comment ID LP352

Response Date 30/01/15 14:53

Consultation Point Policy DM 34 Scheduled Monuments and archaeological sites ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP353

Response Date 30/01/15 14:56

Consultation Point Policy DM 35 Historic parks and gardens ([View](#))
Status Submitted
Submission Type Web
Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID LP354
Response Date 30/01/15 14:56
Consultation Point Policy DM 36 Area of high townscape value ([View](#))
Status Submitted
Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? Yes

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP357

Response Date 30/01/15 14:58

Consultation Point 8.1.27 Paragraph ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified? No

Please give reasons for your answer to Question 3b.

This paragraph states that two of the existing strategic employment sites identified by Policy CP1 do not form any part of the Plan strategy. This being the case, the paragraph serves no purpose and should be deleted.

In any event, the statement made is incorrect as Policy CP1 does not identify the existing strategic employment sites. Whilst the Policy seeks to safeguard and maximise the potential of identified existing strategic employment sites, it doesn't actually identify them and their extent (other than the defined town centre areas) is not defined on the Policies Map. We note that they are listed in paragraph 5.1.7, but if they are the subject of a Policy they need to be defined in the Policy or at the very least on the Policies Map.

Please note that: • Any non-compliance with the Duty to Co-operate is incapable of modification at examination. • You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. • Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage. • After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

Delete the paragraph

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

We would wish to explain our concerns in more detail about the approach towards the existing strategic employment sites

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP360

Response Date 30/01/15 15:01

Consultation Point 8.1.28 Paragraph ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified? No

Please give reasons for your answer to Question 3b.

In accordance with our objection to the identification of the longer term development opportunities, this paragraph should be deleted.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage.
- After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

Delete paragraph

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

The longer term opportunities identified in the Plan will potentially have significant environmental impacts, and these need to be fully understood before commitment is given to them.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted

Comment by CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)

Comment ID LP361

Response Date 30/01/15 15:02

Consultation Point 8.1.29 Paragraph ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified? No

Please give reasons for your answer to Question 3b.

In accordance with our objection to the longer term development opportunities, this paragraph should be deleted.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage.
- After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

Delete paragraph

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

The longer term opportunities identified in the Plan will potentially have significant environmental impacts, and these need to be fully understood before commitment is given to them.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- The Local Plan has been submitted for Examination in Public
- When the Examination in Public will take place
- The Report of the Inspector has been published
- The Local Plan has been adopted

Comment by	CPRE Protect Kent (Swale District Committee) (Mr Brian Lloyd)
Comment ID	LP364
Response Date	30/01/15 15:04
Consultation Point	5.1.7 Paragraph (View)
Status	Submitted
Submission Type	Web

Version 0.1

Legal Compliance

Q1) Do you consider the Local Plan is legally compliant? Yes

Duty to Co-operate

Q2) Do you consider the Local Plan is compliant with the Duty to Co-operate? Yes

Soundness

To be considered sound, the Inspector has to be satisfied that the Plan is positively prepared, justified, effective and consistent with National Policy.

Positively Prepared means that the Plan is prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

Justified means the Plan should be the most appropriate strategy when considered against reasonable alternatives.

Effective means that the plan should be deliverable.

Consistent with National Policy means the Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q3) Do you consider the Local Plan is sound? No

Justified

Q3b) Is the Plan justified? No

Please give reasons for your answer to Question 3b.

We note that the 'Existing Strategic Employment Sites' are listed here and that a symbol showing their location is included on the Key Diagram. However, various references are made to these sites in policies ST5, ST6, ST7 and in particular CP1. None of the sites referred to, though, other than the defined town centre areas, are shown on the Policies Map. It is normal convention, if not a requirement, that if a policy makes reference to a particular site then it should be shown on the Policies Map so that people can see precisely where potential development proposed will or might take place. This is an essential part of the operation of the Policy.

Please note that:

- Any non-compliance with the Duty to Co-operate is incapable of modification at examination.
- You will need to say why your modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.
- Your representation should cover all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representation based on the original representation at publication stage.
- After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues she/he identifies for examination..

Q4) Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness.

The extent of the 'Existing Strategic Employment Sites' should be defined on the Policies Map.

Examination in Public

Please note that written and oral representations carry the same weight and will be given equal consideration in the examination process

Q5) If your representation is seeking a modification to the Local Plan, do you consider it necessary to speak at the Examination in Public? Yes

Reasons for attending the Examination in Public

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the discussion at the Examination in Public.

If you wish to speak at the Examination in Public, please outline why you consider this to be necessary.

We would wish to have the opportunity to explain in more detail our concerns with the way that the existing strategic employment sites are dealt with in the Plan.

Notification of the progress of the Local Plan

Please ensure that we have either an up to date email or postal address at which we can contact you.

Q6) Do you want to be notified of any of the following?

- . The Local Plan has been submitted for Examination in Public
- . When the Examination in Public will take place
- . The Report of the Inspector has been published
- . The Local Plan has been adopted